

2016 Update
September 20, 2016

King County Comprehensive Plan



King County

Office of Performance
Strategy and Budget

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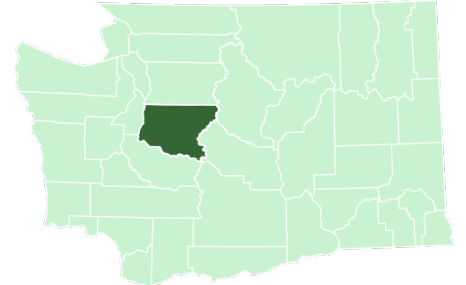
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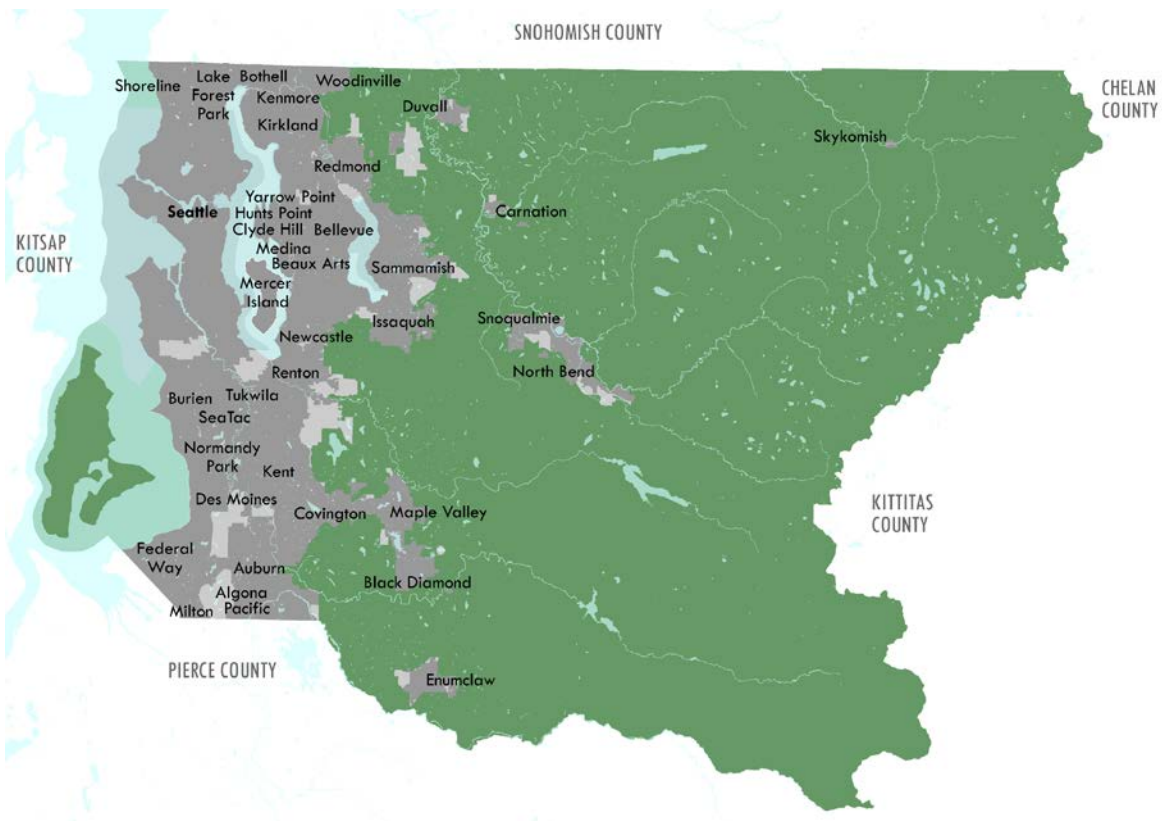
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EXECUTIVE SUMMARY

In 2015, King County was the **most populous county in Washington State** and the **13th most populous county in the nation**. Between 2015 and 2031, King County is targeted to **grow by 252,000 residents**.



The King County Comprehensive Plan is fundamental for directing and managing this anticipated growth. It contains policies guiding development and land use in unincorporated areas of the County, as well as service provision throughout the County and the region. Since the 1994 update, the Comprehensive Plan has worked in accordance with the Washington State Growth Management Act to protect resources and enhance quality of life. The Plan does this by emphasizing the protection of Critical Areas and Natural Resource Lands, protecting Rural Areas and rural character, and designating an Urban Growth Area where density and services should be concentrated. In addition, the Plan guides the County's work with its cities through the Countywide and Multicounty Planning Policies in central Puget Sound.

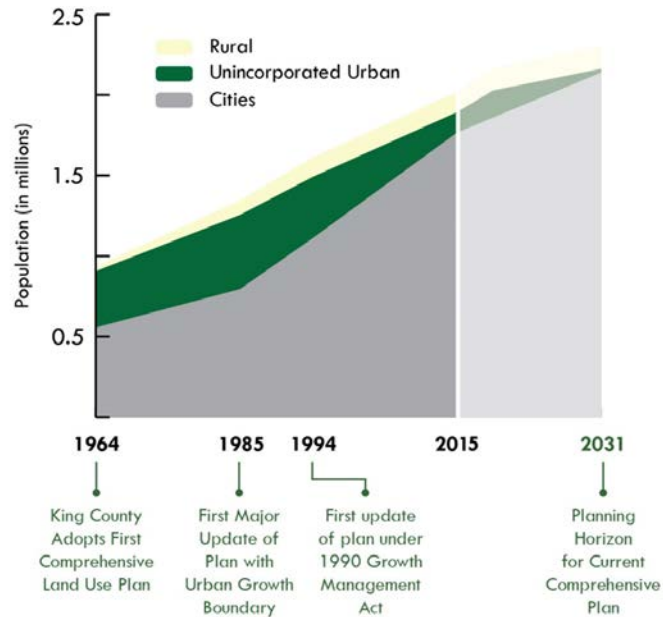


About King County

Demographics

According to most recent available data (2015), King County has an estimated population of **2.05 million people**. Approximately **94%** of King County's residents live in urban areas and **6%** in unincorporated Rural Areas and Natural Resource Lands.

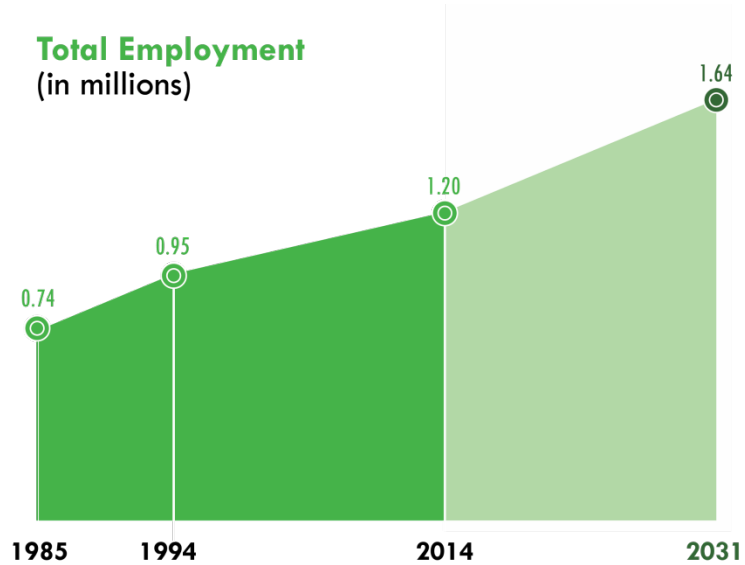
Over the past 20 years, King County has experienced a substantial 25% growth in its population. By 2031, King County is **expected to grow to a population of 2.3 million, adding just over 250,000 residents** to its overall population. Based on the Guiding Principles of the Comprehensive Plan, **95%** of this growth is targeted to be absorbed by cities and **5%** in unincorporated King County.



Economy

The substantial population growth that King County has experienced in recent years can largely be attributed to the area's thriving economy, which has fostered a massive influx of individuals adding to the County's overall workforce. King County comprises the majority of the Seattle-Bellevue-Tacoma metropolitan statistical area and consists of **approximately 70,000 businesses providing nearly 1.2 million jobs**.

The vast majority of King County's workforce is employed in the service sector, such as in the trade-transportation-utilities, professional-businesses services, and education-health services industries. Overall, King County **accounts for 50.3% of Washington's total payroll**.

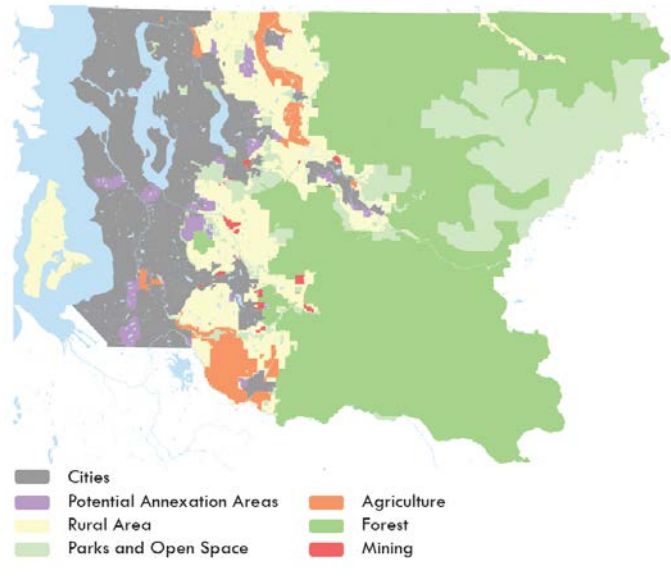


Geography



King County is characterized by beautiful scenery and geographic diversity, stretching from the Puget Sound in the west to the Cascade Crest in the east. There are **39 cities** in the county, ranging in size from the **205-person town of Skykomish** to the bustling metropolis of Seattle, with a population greater than **660,000**. In addition, King County has a variety of working farm- and forestlands, as well as a vast open space network. Numerous water bodies, including rivers, lakes, and streams, provide a key resources and create valuable land assets and unique ecosystems along coastlines and river corridors.

Land Use



King County's total land area is **2,130 square miles**, accounting for 3% of all land in Washington State. Through careful zoning and development regulations, King County manages its land use in a manner that ensures a high quality of life for its residents. Growth management in King County is largely implemented by directing development toward the Urban Growth Area, while protecting existing Rural Areas, open spaces, and Natural Resource Land assets. This map offers a general snapshot of land use across the county, which shows a higher concentration of urban land uses located towards the western Puget Sound area and more rural and resource uses located in the central and eastern parts of the county.

Guiding Principles

Moving Towards a Sustainable King County

King County’s Comprehensive Plan has long been based on a vision of the county as a livable area with healthy, thriving and dense urban communities; ample open space, forest and farm lands preserved for long-term use; a vibrant economy inclusive of numerous sectors; and a transportation system providing a variety of options. In addition, the Plan reflects the 14 goals of the Growth Management Act and the goals of the King County Strategic Plan. In 2015, King County adopted an update to its Strategic Plan, which aims to promote: **mobility; health and human services; economic vitality; safety and justice; accessible, affordable housing; a healthy environment; and efficient, accountable regional and local government.** The following principles, first adopted in the 2012 Comprehensive Plan, are updated to reflect these long-term goals and priorities.

1. Creating Sustainable Neighborhoods



Strive to promote sustainable neighborhoods and communities. Seek to ensure that the benefits and impacts of the county’s activities are equitably distributed among all segments of the population.

2. Preserving & Maintaining Open Space and Natural Resource Lands



Pursue opportunities to preserve and maintain remaining high propriety forest, agriculture and other open space lands.

3. Directing Development Towards Existing Communities



Continue to support the reduction of sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.

4. Providing a Variety of Transportation Choices



Continue to promote an efficient multimodal transportation system that provides residents with a range of transportation choices that respond to community needs and reduce impacts on the natural environment.

5. Addressing Health, Equity and Social and Environmental Justice



Seek to reduce health inequities and proactively address issues of equity, social and environmental justice when evaluating and implementing its land use policies, programs and practices.

6. Achieving Environmental Sustainability



Protect, restore and enhance the county’s natural resources and environment, encourage sustainable agriculture and forestry, reduce climate pollution and prepare for the effects of climate change, including consideration of the inequities and disparities that may be caused by climate change.

New in the 2016 Plan

Major Four-Year Update

The 2016 update is a major four-year review of the Comprehensive Plan and, this year marks the 25th anniversary of the passage of the Growth Management Act. This landmark legislation requires jurisdictions to designate an urban growth area, within which growth would be encouraged, and adopt regulations to conserve resource land and environmentally sensitive areas. By almost any measure, King County has been successful in realizing the broad goals of the Growth Management Act. However, success has not been easy and, looking forward, the Comprehensive Plan needs to respond to new challenges, such as equitable access to opportunity, reducing carbon pollution and responding to climate impacts, addressing housing affordability and strengthening mobility. To address these, **the following updates are included in the 2016 Comprehensive Plan.**

Land Use Policy Amendments

- **Annexation policies revised to be more city-focused.** Creates incentives for annexation by promoting joint planning, encouraging use of city regulations and negotiating on transferable development rights in Potential Annexation Areas (PAAs) where there is an Interlocal Agreement, and revisiting PAA map and Countywide Planning Policies with cities. Amendments in *Chapter 2*.
- **Rural Area policies strengthened to avoid incompatible uses.** Avoiding placement of primarily-urban serving facilities in the Rural Area (consistent with the Growth Management Act), and removal of the mining site conversion demonstration program. Amendments in *Chapters 2, 3, 9 and 12*.
- **Transfer of Development Rights policies enhanced for PAAs.** TDRs can be negotiated in PAAs with annexing cities, and directing amenity funding into unincorporated urban areas receiving TDRs. Amendments in *Chapters 2 and 3*.

Equity and Health Policy Amendments

- **Establishes a new chapter on Housing and Human Services.** The new *Chapter 4* consolidates and updates existing policies, and reflects new initiatives. It calls for new community development tools such as food innovation districts and residential local improvement districts, and commits to explore increasing housing density and affordable housing near businesses and transit.
- **Increases emphasis on Equity and Social Justice.** This includes further integration of Equity and Social Justice principles in policies *throughout the plan*.
- **Reflects current Public Health-related programs** – topics include smoke-free housing, healthy food retail, urban agriculture, the **Local Food Initiative** and farm-supportive programs. Amendments in *Chapters 2 and 3*.

Environmental Policy Amendments

- **Increased focus on Climate Change** in *multiple chapters*. Integration of relevant policies from the Strategic Climate Action Plan and the King County-Cities Climate Collaboration.
- **Stormwater Management Program policies updated.** Reflects the County's new municipal stormwater permit requirements, low impact development, sub-basin planning, infrastructure maintenance and retrofits and infrastructure mapping. Amendments in *Chapters 5 and 9*.
- **New policies on Crude Oil Transport by Rail**– these define the County's role and interests in this emerging policy issue. Amendments in *Chapter 9*.
- **Various environmental topics updated** – topics include noxious weeds, beaver exclusion and removal, enhanced landslide hazard policies, encouraging Green Building, and supporting a market-based price on carbon pollution. Amendments in *Chapters 3, 5, 7 and 9*.

Subarea Planning Program

- **Initiation of a new Community Service Area Planning Program.** Starting in 2016, this process will use the Community Service Areas as the planning geography. Amendments in *Chapter 11*.
- **Adopts the Skyway–West Hill Action Plan.** This is an addendum to existing 1994 West Hill Community Plan.

General Amendments

- Changes to make the plan more **user-friendly** such as this Executive Summary, a more navigable Table of Contents, and a new Workplan section in *Chapter 12* that identifies major work items that start after adoption in 2016.
- Other updates *throughout the plan* including revised data, refined definitions, minor formatting enhancements, and updated references to partnerships and implementation plans.

These amendments, along with others included in the following chapters, are intended to help the Comprehensive Plan remain responsive to the County's growth management challenges of today... and tomorrow.

Plan Elements

Chapters of the Comprehensive Plan

Chapter 1

Regional Growth Management Planning

King County’s growth management policies and regulations are consistent and work in coordination with the Growth Management Act, Multicounty and Countywide Planning Policies, and other technical plans.

Chapter 2

Urban Communities

With the majority of King County residents living and working in the urban area, this chapter includes policies that guide urban development with the goal of creating healthy, sustainable communities.

Chapter 3

Rural Areas and Natural Resource Lands

King County’s rural area and natural resource lands are crucial for sustaining quality of life for county residents into the future. This chapter focuses on protecting these assets from urban development, promoting sustainable economic development and supporting rural communities.

Chapter 4

Housing and Human Services

The availability of adequate and affordable housing has become one of the most pressing issues facing King County today. This chapter contains policies regarding the provision of housing and services for all residents.

Chapter 5

Environment

King County’s natural environment comprises various unique and valuable assets. This chapter contains King County’s approach to environmental protection, conservation, restoration and sustainability.

Chapter 6

Shorelines

Shorelines require particular focus and management given both their immense value and fragility. This chapter contains King County’s Shoreline Master Program, which aims to protect and conserve this unique natural resource.

Chapter 7

Parks, Open Space & Cultural Resources

This chapter addresses King County’s approach to conserving and maintaining its expansive open space system, which includes numerous local and regional parks, and trails, and its cultural resources and historic properties.

Chapter 8

Transportation

Recognizing that availability of safe, accessible and efficient transportation options has significant implications for the quality of life of all county residents, this chapter addresses how King County will distribute investments equitably.

Chapter 9

Services, Facilities & Utilities

The provision of services, facilities and utilities should be concentrated in areas of density and at levels that can support existing and future demand. This chapter addresses how such crucial infrastructure should be developed.

Chapter 10

Economic Development

In its commitment to foster a prosperous, diverse and sustainable economy, the County recognizes that it must support actions and programs promote the success of both businesses and the workforce.

Chapter 11

Community Service Area Planning

This chapter includes policies that recognize the unique characteristics of particular unincorporated communities, provides significant historical context and describes the new subarea planning program.

Chapter 12

Implementation & Amendments

This chapter describes how the policies should be implemented and monitored, major actions that will occur to implement the plan, the procedure for amending the plan and the role of zoning in the planning process.

Appendices

Integral to the vision and goals of the Comprehensive Plan are the detailed inventories, forecasts, financial plans and Urban Growth Area analysis required by the Growth Management Act. A set of technical appendices are adopted as part of the plan to meet Growth Management Act requirements.

Regulations

The King County Comprehensive Plan is implemented through adopted regulations, including the King County zoning Code and other Code titles. All development must meet the requirements of the Code.



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CHAPTER 1

REGIONAL GROWTH MANAGEMENT PLANNING

King County has some of the most beautiful scenery in the country, some of the most productive farmlands, and one of the most vibrant economies. The 2016 King County Comprehensive Plan establishes a vision that preserves this incredible diversity while continuing to acknowledge that residents want options as to where they live, work and play.

The Comprehensive Plan responds to requirements in state growth management planning laws that require jurisdictions to guide growth and development throughout the unincorporated areas of the county and establishes King County's position on major issues such as transportation, annexations, regional water supply and environmental protection.

7
8

9 I. About King County

10 King County Geography

11 King County, covering 2,130 square miles, is the size of the state of Delaware, but much more geographically
 12 diverse. It extends from Puget Sound in the west to 8,000-foot Mt. Daniel at the Cascade crest to the east. King
 13 County's various landforms include saltwater coastline, river floodplains, plateaus, slopes and mountains,
 14 punctuated with lakes and salmon streams. Lake Washington, covering 35 square miles, and Lake Sammamish
 15 with 8 square miles are the two largest bodies of fresh water. Vashon-Maury Island in Puget Sound and Mercer
 16 Island in Lake Washington provide different island environments.

17 King County Jurisdictions

18 In 1994, when King County's first Comprehensive Plan under the Growth Management Act was adopted, the
 19 county had 34 cities with 1,116,000 people. More than a third of annual new residential development was
 20 occurring in unincorporated areas. Since December 1994, five new cities have incorporated and numerous
 21 annexations have occurred, shifting more than 220,000 people into city limits. As of 2015, there are 39 cities
 22 ranging in size from Seattle with more than 660,000 people to Skykomish and Beaux Arts with fewer than 350
 23 each. King County's 39 cities now cover 418 square miles, or 20% of the county's total land area. Unincorporated
 24 King County, the territory outside any city, now has about 253,000 people, or 13% of the county's population.

25 King County Demographics

26 In 2015, with more than 2,050,000 people, King County is the largest county in Washington State and the 13th
 27 largest in the nation. King County exhibits growing diversity: more than one-third of the population is now
 28 persons-of-color. As of 2010, 65% of the population is non-Hispanic white, 15% Asian or Pacific Islander, 7.7%
 29 African-American, 1% Native American and 8.9% Latino (2010 census data).

30 The number of housing units in King County is growing faster than its population. The 2010 Census counted
 31 more than 851,000 houses, apartment and condominium units, and mobile homes. The number of housing units
 32 has increased by 159,000 units (23%) since 1994. Household size has stabilized after declining in the 1970s and
 33 1980s and is now estimated at 2.39 persons per household – the same as in 2000. A slight decline in household
 34 size is anticipated in coming years to about 2.26 in 2031.

35 King County Economy

36 King County is truly the economic engine of Washington State, with more than 1.2 million workers employed at
 37 nearly 80,000 business firms, excluding sole proprietorships. King County's \$87 billion payroll is 52% of
 38 Washington State's \$167 billion payroll and three-fourths of the four-county region's payroll.

39 King County has a cyclical economy, with booms and recessions. Since 2000, the region has had two major
 40 recessions, a boom, and recovery. The result is that as of 2010 the number of jobs was the same as it was in 2000:
 41 about 1.1 million. Since 2010, job growth has been substantial. Manufacturing employment remains important,

47 but, since 2006, growth has been in the trade, business services and information sectors. The economy has
48 diversified from its traditional aerospace and resource bases to high tech, services and trade, both local and
49 international. Given the county’s complement of healthy, innovative businesses and its industrial diversification,
50 its future unemployment rates should be lower than in the state and the nation.
51

52 **II. King County Planning Framework**

53 Prompted by residents concerned about sprawl, King County adopted its first comprehensive land use plan in
54 1964. Two decades later, the 1985 comprehensive land use plan was the first to identify an urban growth
55 boundary line to limit urban growth to areas with the infrastructure needed for facilities and services. It also
56 established policies to protect the Rural Area, conserve the natural environment and designate resource lands for
57 long-term agriculture and forest production.

58
59 King County’s first Comprehensive Plan under the State Growth Management Act was adopted in 1994. The
60 Growth Management Act directs the state's most populous and fastest growing counties and their cities to
61 prepare comprehensive land use plans that anticipate growth over a 20 year horizon and provide for it in a
62 managed manner.

63
64 There is a hierarchy of growth management planning in the county with consistency between the levels. Some
65 issues, such as the establishment of the Urban Growth Area, are best decided at the countywide level, while
66 others, such as the amount of commercial space needed in a neighborhood, are best determined at the subarea
67 plan level. At a broader scale, the Growth Management Act requires development of Multicounty Planning
68 Policies by the counties of King, Kitsap, Pierce and Snohomish, as well as the development of Countywide
69 Planning Policies by King County and its 39 cities. These documents are to be used solely for establishing a
70 countywide framework from which county and city comprehensive plans are developed and adopted.
71

72 **A. Public Participation in Planning**

73 At the core of King County's planning is the goal of providing a high quality of life by actively soliciting public
74 participation to help shape its plans, including strategic, comprehensive, functional, and subarea plans, and use
75 these planning processes to strengthen communities.

76
77 **RP-101** **King County shall strive to provide a high quality of life for all of its residents by**
78 **working with cities, special purpose districts and residents to develop attractive,**
79 **safe and accessible communities at appropriate urban and rural service levels;**
80 **retain rural character and rural neighborhoods; support economic development;**
81 **promote equity and social justice; preserve and maintain resource and open**
82 **space lands; preserve the natural environment; and protect significant cultural**
83 **and historic resources.**

84

85 **RP-102** King County shall actively solicit public participation from a wide variety of
86 sources in its planning processes, including the development, amendment and
87 implementation of its plans.

88
89 **RP-103** King County shall seek comment from tribes during its planning processes.
90

91 **B. Multicounty Planning**

92 The Puget Sound Regional Council is a regional planning agency with specific responsibilities under federal and
93 state law for transportation planning, economic development and growth management. In April 2008, the
94 general assembly of the Puget Sound Regional Council adopted VISION 2040—containing a numeric Regional
95 Growth Strategy and the Multicounty Planning Policies—as an update to the earlier Vision 2020 regional plan.
96 Multicounty Planning Policies address those issues that benefit from greater consistency across jurisdictions and
97 those that are of a countywide or regional nature.

98
99 VISION 2040 is a regional strategy to accommodate the population and job growth expected by 2040 in the
100 four-county Puget Sound region. As an integrated, long-range vision for maintaining a healthy region, promoting
101 economic vitality, a healthy environment and well-being of people and communities, VISION 2040 provides
102 clear direction to regional, county, and local governments on topics such as setting priorities for transportation
103 investment, stimulating economic development, planning for open space, making city and town centers more
104 suitable for transit and walking, and improving transportation safety and mobility. VISION 2040 promotes a
105 triple-bottom line approach to decision-making that seeks to promote social, economic and environmental
106 benefits in all projects, programs and plans.

107
108 As part of VISION 2040, the Regional Growth Strategy looks at how the region can distribute forecast growth,
109 primarily within the designated urban growth area. The strategy is a description of a preferred pattern of
110 urbanization that has been designed to minimize environmental impacts, support economic prosperity, promote
111 adequate and affordable housing, improve mobility and make efficient use of existing infrastructure. The strategy
112 provides regional guidance for counties, cities and towns to use as they develop new local population and
113 employment growth targets and update local comprehensive plans.

114
115 **RP-104** King County's planning should include multicounty, countywide, and subarea
116 levels of planning. Working with residents, special purpose districts and cities
117 as planning partners, the county shall strive to balance the differing needs
118 identified across or within plans at these geographic levels.
119

120 **C. Countywide Planning**

121 State law requires that planning be coordinated on a countywide level, and that the county itself adopt a
122 comprehensive plan to regulate those areas for which it has direct responsibility. The Countywide Planning
123 Policies are required by the state Growth Management Act and provide a countywide framework to coordinate

124 local comprehensive plans and implement VISION 2040. King County and all cities and towns of King County
125 are responsible for ensuring that their respective comprehensive plans are consistent with and implement the
126 Countywide Planning Policies.

127

128 The Growth Management Planning Council is the formal body charged with developing the Countywide
129 Planning Policies and then sending a recommendation to the King County Council for its review and approval.
130 The Growth Management Planning Council is a representative body consisting of elected officials from King
131 County, Seattle, the Sound Cities Association, and the City of Bellevue.¹

132

133 The Countywide Planning Policies were first adopted by King County and ratified by the cities within the county
134 in 1992. In response to VISION 2040, the county and the cities within the county approved a major overhaul
135 and update to the Countywide Planning Policies in 2013. These revised Countywide Planning Policies
136 implement the regional and countywide vision by providing a countywide framework to plan for job growth and
137 new development, including housing, commercial, institutional and other non-residential uses. The Countywide
138 Planning Policies provide broad direction to individual jurisdiction comprehensive plans, including the King
139 County Comprehensive Plan. The goals of the policies include: promoting a compact and centers-focused
140 growth pattern that uses land and infrastructure efficiently, protecting the Rural Area and Natural Resource
141 Lands, providing affordable housing throughout the county and coordinating protection and restoration of the
142 natural environment in King County.²

143

144 **RP-105** **King County should work with the Growth Management Planning Council to**
145 **adopt Countywide Planning Policies that support annual ratifications to allocated**
146 **housing and employment growth targets for cities and the county.**

147

148 **RP-106** **Except for Four-to-One proposals, King County shall not expand the Urban**
149 **Growth Area prior to the Growth Management Planning Council taking action on**
150 **the proposed expansion of the Urban Growth Area.**

151

152 **RP-107** **King County shall not forward to the Growth Management Planning Council for**
153 **its recommendation any proposed expansion of the Urban Growth Area unless**
154 **the proposal was:**

- 155 a. **Included in the scoping motion for a King County Comprehensive Plan**
156 **update;**
157 b. **An area zoning study of the proposal was included in the public review**
158 **draft of a proposed King County Comprehensive Plan update; or**
159 c. **Subjected to the hearing examiner process for site specific map**
160 **amendments as contemplated by the King County Code.**

¹As amended by Ordinance 17687.

²As amended by Ordinance 17687.

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RP-108 King County shall implement the Countywide Planning Policies through its Comprehensive Plan and through Potential Annexation Area, preannexation and other interlocal agreements with its cities.

D. Sub-Regional Planning and Partnerships

King County engages with partners in subareas of the county in sub-regional planning programs and partnerships that are related to the Comprehensive Plan. These activities are guided by the policies in the Comprehensive Plan as well as the other components of the overall King County Planning Framework noted in this chapter. Some key activities are noted below.

- RP-109** King County should establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan, such as:
- a. The King County Cities Climate Collaboration (the "K4C") to confront climate change,
 - b. The Puget Sound Regional Council's Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs,
 - c. The Eastside Rail Corridor Regional Advisory Council, or successor groups, to support a vision that includes dual (recreation trail and public transportation) and multiple objectives, consistent with its federal railbanked status, and
 - d. The Regional Code Collaboration to collaborate on development of and updates to green building codes.

These programs are described in greater detail, and where appropriate additional policies added, in the relevant subsequent chapters of the Comprehensive Plan.

E. Comprehensive Planning

The 2016 update is the fifth major review of the King County Comprehensive Plan. In accordance with Growth Management Act, it is designed to manage growth so that development is directed to designated urban areas and away from the Rural Area and Natural Resource Lands. The Growth Management Act also requires King County to designate and protect critical areas and commercially significant forestry, agriculture, and mining areas. The Growth Management Act requires a comprehensive plan to adhere to a set of fourteen goals and to include the following elements: land use, housing, capital facilities, utilities, rural, shorelines, and transportation. The King County Comprehensive Plan provides a legal framework for managing growth and making decisions about land use in unincorporated King County. Public and private agencies, property owners, developers, community groups and King County staff use the Comprehensive Plan in several ways.

200 The Comprehensive Plan provides guidance to county officials for decisions on proposals such as zoning
201 changes and developments. It also gives the public direction on the county's position on proposed changes in
202 land use or zoning, environmental regulations, or broader policy issues. The Plan also serves as a framework for
203 other plans and regulations such as subarea plans and the King County Code that govern the location and
204 density of land uses in unincorporated King County. The Plan provides a basis for decisions about public
205 spending on facilities and services. Finally, the Plan presents other agencies, such as cities and special purpose
206 districts, with King County's position on large-scale matters such as annexation, use of resource lands,
207 environmental protection and others.

208

209 **RP-110** King County's planning should strengthen communities by addressing all the
210 elements, resources and needs that make a community whole, including:
211 economic growth and the built environment, environmental sustainability,
212 regional and local mobility, health and human potential, and justice and safety.

213

214 **RP-111** King County shall integrate mandated responses to the listings under the
215 Endangered Species Act into future planning, economic development efforts and
216 resource management programs to achieve, where consistent with the
217 Endangered Species Act, a balance between environmental, social and economic
218 goals and objectives. King County shall collaborate with others to conserve
219 species and their habitats in order prevent future listings under the Endangered
220 Species Act.

221

222 **RP-112** King County shall incorporate approaches to reduce greenhouse gas emissions
223 and prepare for the impacts of climate change into its land use and
224 transportation planning, economic development efforts, and natural resource
225 management.

226

227 **RP-113** The Comprehensive Plan Land Use Map is adopted as part of this Plan. It depicts
228 the Urban Growth Area, Urban Growth Area Boundary, Rural Area, Natural
229 Resource Lands and other land uses. The Land Use Map at the end of this
230 chapter generally represents the official Comprehensive Plan Land Use Map.

231

232 **Property Rights:** The Growth Management Act requires cities and counties to balance a variety of goals in the
233 implementation of growth management. One of the goals of Growth Management Act is to provide for the
234 protection of private property rights in relation to the comprehensive planning process of the county. In support
235 of this goal, King County undertakes a review process designed to assess its regulatory and administrative
236 actions to avoid unconstitutional takings of private property.

237

238 **RP-114** King County shall continue its process of reviewing county regulatory and
 239 administrative actions so as to avoid unconstitutional takings of private property.
 240

241 **F. Subarea Planning**

242 Subarea plans, previously called community plans and basin plans, focus the policy direction of the
 243 Comprehensive Plan to a smaller geographic area. Smaller-scale subarea plans, known as area zoning and land
 244 use studies, per King County Code,³ are focused on adoption or amendment of zoning maps on an area wide
 245 basis rather than the broad range of topics that are addressed in a full subarea plan. Examples of subarea plans
 246 and area zoning studies include the Duwamish Coalition Project, White Center Action Plan, Vashon Town
 247 Plan, Fall City Subarea Plan, the East Redmond Subarea Plan, and planning efforts within a watershed or basin.
 248 Development of subarea plans are guided by the following policy as well as other applicable policies of the
 249 Comprehensive Plan and provisions in the King County Code.⁴
 250

251 **RP-115** Subarea plans, including area zoning studies, provide detailed land use plans for
 252 local geographic areas. Subarea plans implement and shall be elements of the
 253 King County Comprehensive Plan and shall be consistent with the Plan's
 254 policies, development regulations and Land Use Map. The subarea plans should
 255 be consistent with functional plans' facility and service standards. The subarea
 256 plans may include, but are not limited to:

- 257 a. Identification of policies in the Comprehensive Plan that apply to the
- 258 subarea;
- 259 b. Review and update of applicable community plan policies;
- 260 c. Specific land uses and implementing zoning, consistent with the
- 261 Comprehensive Plan;
- 262 d. Identification of the boundaries of Unincorporated Activity Centers and
- 263 Rural Towns;
- 264 e. Recommendations for the establishment of new Unincorporated Activity
- 265 Centers, Community and Neighborhood Business Centers, if
- 266 appropriate;
- 267 f. Recommendations for additional Open Space designations and park
- 268 sites;
- 269 g. Recommendations for capital improvements, the means and schedule
- 270 for providing them and amendments to functional plans to support
- 271 planned land uses;
- 272 h. Resolution of land use and service issues in Potential Annexation Areas;
- 273 i. Identification of new issues that need resolution at a countywide level;

³ Per King County Code 20.08.030-Area Zoning

⁴ Per King County Code 20.08.060-Subarea plan

- 274 j. Identification of all necessary implementing measures needed to carry
- 275 out the plan;
- 276 k. Specific land uses and zoning that encourage healthy, livable
- 277 communities by promoting physical activity of walking and bicycling;
- 278 and
- 279 l. Identification of locations and conditions for special overlay districts.

280

281 The passage of Ordinance 17319 and 17415 in 2011 replaced the Unincorporated Area Councils with the

282 Community Service Area geography. As described more fully in Chapter 11, Community Service Area

283 Planning, this geography will be used as the guiding structure for subarea planning starting in 2015.

284

285 To the extent practicable, subarea plans in unincorporated King County should be developed in close

286 coordination between the community and county staff that may have a lead or partial role in implementing the

287 plans to ensure clearer expectations on how and whether community recommendations in a subarea plan are

288 feasible for implementation and within what type of timeframe. This type of coordination, supported by the

289 financial analysis noted in the following policy, is critical to all subarea and functional plans in order to evaluate

290 the resources required and the time frame necessary for full implementation. Plan alternatives and costs should

291 be clearly understood and plans should be financially achievable.

292

293 **RP-116 King County should identify the financial costs and public benefits of proposed**

294 **subarea and functional plans prior to adoption to ensure that implementation can**

295 **be appropriately prioritized.**

296

297 In addition to subarea plans and areawide zoning and land use studies, King County's land use planning also

298 includes other planning processes. These include Comprehensive Plan policy directed subarea studies, such as

299 the establishment of new community business centers, adjusting Rural Town boundaries, or assessing the

300 feasibility of upzoning in urban unincorporated areas. In addition, there are Site Specific Land Use

301 Amendments⁵ and Zone Reclassifications,⁶ which are site specific processes that involve County staff review and

302 recommendations, a public hearing and recommendation by a Hearing Examiner and a decision by County

303 Council. These must be consistent with the Comprehensive Plan or proposed with amendments during the Plan

304 update process.

305

306 **G. Functional Planning**

307 Functional plans are detailed plans for facilities and services and also include action plans and programs for

308 other governmental activities. Some functional plans are operational or programmatic and guide daily

309 management decisions. Others include specific details of facility design and location. Plans that guide specific

310 siting of facilities must be consistent with the Comprehensive Plan. Functional plans are prepared by King

⁵ Per King County Code 20.08.170-Site Specific Land Use Amendments

⁶ Per King County Code 20.08.160-Reclassification

311 County, independent special purpose districts or other public and private agencies. Examples of functional plans
312 in King County include: the Strategic Climate Action Plan, Juvenile Justice Operational Master Plan, Open
313 Space Plan, Regional Wastewater Services Plan, Strategic Plan for Road Services, and Strategic Plan for Public
314 Transportation.

315
316 Capital improvements are important components of functional plans. Capital facilities and spending on
317 improvements and new facilities are closely linked to availability of funds. Functional plans must identify costs
318 and services of needed facilities and distinguish between improvements needed for new growth verses those
319 needed to support existing public health and welfare needs.

320

- 321 **RP-117** **Functional plans for facilities and services should:**
- 322 **a. Be consistent with the Comprehensive Plan and subarea and**
 - 323 **neighborhood plans;**
 - 324 **b. Define required service levels that are appropriate for the Urban Growth**
 - 325 **Area, Rural Area and Natural Resource Lands;**
 - 326 **c. Provide standards for location, design and operation of public facilities**
 - 327 **and services;**
 - 328 **d. Specify adequate, stable and equitable methods of pay for public**
 - 329 **facilities and services;**
 - 330 **e. Be the basis for scheduling needed facilities and services through**
 - 331 **capital improvement programs; and**
 - 332 **f. Plan for maintenance of existing facilities.**

333

334 **RP-118** **Existing functional plans that have not been adopted as part of this**

335 **Comprehensive Plan shall remain in effect and continue as official county policy**

336 **until reviewed and revised to be consistent with the Comprehensive Plan, or until**

337 **repealed or replaced. In case of conflict or inconsistency between applicable**

338 **policies in existing community and functional plans and the Comprehensive**

339 **Plan, the Comprehensive Plan shall govern.**

340

341 **RP-119** **King County shall prepare functional plans to identify countywide facility and**

342 **service needs and define ways to fund these consistent with the King County**

343 **Comprehensive Plan. Independent special purpose districts and other public**

344 **agencies also prepare functional plans that should be considered by King**

345 **County.**

346

347 **H. Comprehensive Plan Review and Amendment**

348 The Growth Management Act allows local comprehensive plan amendments to be considered once each year. In
349 King County, those annual amendments allow technical changes only, except for once every four years. Then,
350 during the "Four-Year Cycle review process," substantive changes to policies, land use designations and the

351 Urban Growth Area boundary can be proposed and adopted. These provisions are detailed in King County Code
352 Title 20.18. Additional information and policies are found in Chapter 12, Implementation, Amendments and
353 Evaluation.

354

355 As part of its review of the Comprehensive Plan, King County, together with its cities, published the 2007 King
356 County Buildable Lands Report and updated it in 2014. Ratified in 2015, the report fulfills the requirements of
357 the Growth Management Act for the county and its cities to evaluate every eight years whether there is sufficient
358 suitable land to accommodate the projected countywide population. The Buildable Lands Report represents a
359 mid-course check on achievement of Growth Management Act goals. The focus of the evaluation is on the
360 designated urban areas of King County and growth targets for those areas as established in the Countywide
361 Planning Policies.

362

363 Based on data from 2006 through 2011, the 2014 Buildable Lands Report evaluated the actual housing
364 constructed, densities of new residential development, and the amount of actual land developed for commercial
365 and industrial uses within the Urban Growth Area. Based on that data, it projected that there is a sufficient
366 amount of land within the Urban Growth Area to accommodate housing, commercial and industrial uses
367 through 2031 and beyond. Additional discussion and policies can be found in Chapter 12, Implementation,
368 Amendments and Evaluation.

369

370 **Docket Request Process:** Another key element of the Comprehensive Plan review and amendment process is
371 the Docket Request Process. As required by the Growth Management Act, King County maintains a docket for
372 recording comments on the King County Comprehensive Plan and associated development regulations. The
373 process and requirements are detailed in the King County Code at 20.18.140. The County reviews all requests,
374 communicates with docket submitters, and makes recommendations to the County Council by the first day of
375 December. The docket report includes an executive recommendation for each item.

376

377 **I. Managing Performance**

378 As part of a growing national movement at all levels of government, King County is embracing performance
379 measurement and management. Performance measurement is measuring and reporting performance data while
380 performance management is using performance information to inform management decisions. Successful
381 organizations rely on performance management to inform leadership about how well they are reaching their
382 goals and where improvements can be made. With adoption of the King County Strategic Plan (*discussed below*),
383 King County committed to the development of a unified and meaningful measurement framework to manage
384 performance at all levels of government.

385

386 The policies in the King County Strategic Plan ensure that appropriate monitoring of the Countywide Planning
387 Policies and Comprehensive Plan will contribute to this measurement framework. King County is carrying out
388 performance management to:

- 389 • Ensure county goals are being met;
- 390 • Improve county services, where necessary;
- 391 • Serve as both a local and a regional government;
- 392 • Increase transparency with the public;
- 393 • Increase use of data for more informed public discussion and decision-making;
- 394 • Increase accountability at all levels of government; and
- 395 • Increase attention to effective performance measurement as called for in the King County Strategic
- 396 Plan.

397

398 **RP-120 King County will measure and assess agency performance and the achievement**
 399 **of Countywide Planning Policies and Comprehensive Plan goals.**

400

401 **RP-121 Using best management practices, King County shall develop assessment and**
 402 **review tools to ensure that health, equity, social and environmental justice**
 403 **impacts are considered in the development, implementation and funding of**
 404 **county projects and programs.**

405

406 Additional information and provisions related to monitoring can be found in Chapter 12, Implementation,
 407 Amendments and Evaluation.

408

409 **J. King County Strategic Plan**

410 In 2010, the King County Council adopted the “King County Strategic Plan, 2010-2014: Working Together for
 411 One King County” through Ordinance 16897. The Strategic Plan was developed to serve as the framework for
 412 countywide priority setting, business planning, budget development, resource allocation, and leadership and
 413 managerial accountability. The Strategic Plan represented a significant countywide effort that obligated all
 414 departments and agencies to work together as a single county government.

415

416 In 2015, the King County Council passed Motion 14317, which adopted new goals and initiated an update of the
 417 Strategic Plan. Motion 14317 outlines goals and guiding principles that address topics in the Growth
 418 Management Act and other locally-defined priorities. These are as follows:

419 **King County’s Goals**

- 420 • *Mobility:* Deliver a seamless network of transportation options to get people where they need to go,
 421 when they need to get there.
- 422 • *Health and Human Services:* Improve the health and well-being of all people in the community.
- 423 • *Economic Vitality:* Increase access to family wage job opportunities throughout the county.

- 424 • *Safety and Justice:* Provide for a safe and just community through proactive law enforcement and an
425 accessible and fair justice system, while implementing alternatives to divert people from the criminal
426 justice system.
- 427 • *Accessible, Affordable Housing:* Increase access to quality housing that is affordable to all.
- 428 • *Healthy Environment:* Preserve open space and rural character while addressing climate change.
- 429 • *Efficient, Accountable Regional and Local Government:* Ensure that County government operates efficiently
430 and effectively and is accountable to the public.

431 **Guiding Principles that Direct our Efforts**

- 432 • *Equitable and Fair:* Address the root causes of inequities to provide for equal access to opportunities for
433 all.
- 434 • *Financially Sustainable:* Align funding, policy and operational goals of King County government.
- 435 • *Regionally Collaborative:* Engage with partners, stakeholders, and public and private organizations to
436 achieve goals.
- 437 • *Quality Local Government:* Provide effective, efficient local governance and services to unincorporated
438 areas.

439

440 **RP-122 Planning in King County shall be consistent with the King County Strategic Plan**

441

by:

442

a. Encouraging vibrant, economically thriving and sustainable communities;

443

444

b. Enhancing the county's natural resources and the environment;

445

c. Supporting safe communities; and

446

d. Providing equitable opportunities for all individuals.

447

448 These planning processes and structures respond to Growth Management Act, Multicounty Planning Policy,

449

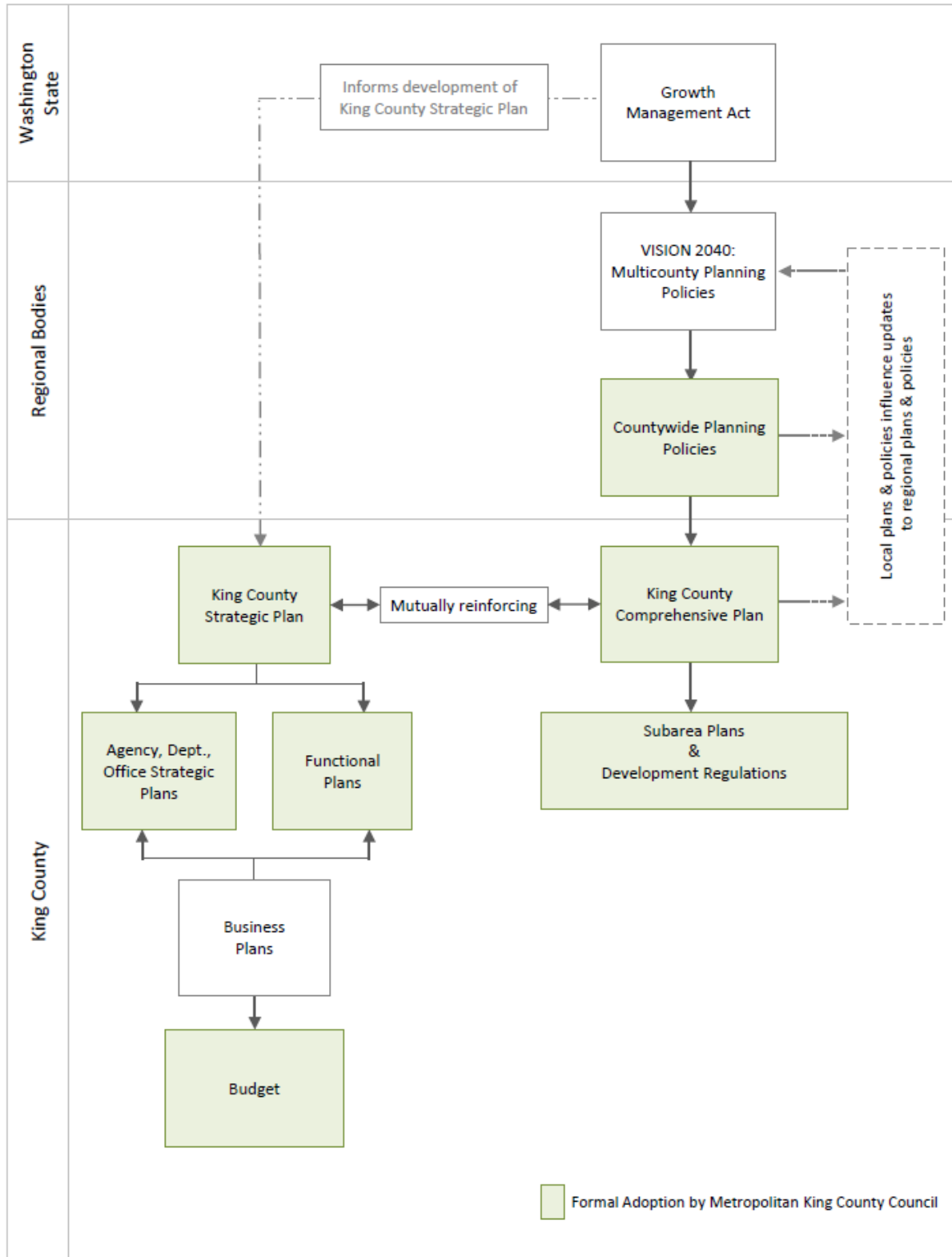
Countywide Planning Policy requirements and goals and reflect local circumstances and priorities. This

450

complex framework is illustrated in the following graphic.

451

452 Figure: Planning Hierarchy Relationship to Growth Management Planning



453
454

455 **III. King County Guiding Principles**

456 The Comprehensive Plan is based on the principles of creating sustainable neighborhoods, preserving open
 457 space, farmland, and rural communities, directing development toward existing communities, and providing a
 458 variety of transportation choices. These **guiding principles** are consistent with the Washington State Growth
 459 Management Act and guide funding decisions, creation and operation of programs and projects, and how the
 460 County interacts with local, state and federal agencies. The impact of implementing these principles has been to:

- 461 • create higher urban densities by directing 96% of the growth into the urban cores of the region (Urban
 462 Growth Area),
- 463 • preserve irreplaceable resource lands, parks and critical areas,
- 464 • improve mobility by making transit service more accessible,
- 465 • sustain a vibrant economy,
- 466 • serve in the capacity of both a local and a regional government,
- 467 • improve water quality and manage stormwater runoff,
- 468 • improve air quality and particulate emissions, and
- 469 • reduce per-capita greenhouse gas emissions.

470

471 **Guiding Principles**

472 **A. Creating Sustainable Neighborhoods**

473 Neighborhoods are the backbone of any community. Creating sustainable neighborhoods may mean using
 474 incentives, programs or regulations to help create new neighborhoods, and support existing neighborhoods.
 475 Encouraging mixed land use and making access to jobs, shopping, and schools easier establishes the
 476 cohesiveness of a neighborhood. Having opportunities for physical activity and providing for people, if they
 477 choose, to age in place and remain in their neighborhood as their lifestyle changes or they face changing physical
 478 capabilities establishes the stability of a neighborhood. All of these factors contribute to creating a sustainable
 479 neighborhood.

480

481 Sustainability of a neighborhood also relates to the impact the neighborhood has on the environment.
 482 Incorporation of sustainable development practices into the design, construction and maintenance of the
 483 neighborhood can reduce greenhouse gas emissions, reduce pollution, reduce the use of natural resources, reduce
 484 energy and other maintenance costs, and enhance property values.

485

486 **RP-201 In its policies and regulations, King County shall strive to promote sustainable**
 487 **neighborhoods and communities. King County shall seek to ensure that the**

488 **benefits and impacts of the county’s activities are equitably distributed among all**
489 **segments of the population.**
490

491 **B. Preserving and Maintaining Open Space and Natural Resource Lands**

492 The people of King County have long recognized that open space lands are essential to what makes this county
493 unique. Since the inception of the Countywide Planning Policies, preserving open space, including enhancing
494 working resource lands such as farmlands and forests, has been a priority of the County and its 39 cities. It is a
495 cornerstone of the Growth Management Act.

496
497 The Growth Management Act requires the County and its cities to form linkages between and within population
498 centers with lands useful for recreation, trails, wildlife habitat and connection of critical areas. To fulfill that
499 mandate, King County operates a regional open space system consisting of parks, trails, natural areas, working
500 resource lands, and flood hazard management lands. These open spaces provide multiple benefits and functions,
501 including visual variety and relief from developed areas, protection of environmental and ecological processes,
502 provision of wildlife habitat, and opportunities for outdoor recreation. However, preserving open space requires
503 careful planning and management to ensure compatibility and long-term viability of these benefits and functions.

504
505 **RP-202 King County shall pursue opportunities to preserve and maintain remaining high-**
506 **priority forest, agriculture and other open space lands.**
507

508 **C. Directing Development Toward Existing Communities**

509 Beginning in the 1940s, a sprawling pattern of low-density development emerged in King County. This sprawl
510 resulted in the accelerated conversion of forests and farms to subdivisions and made it increasingly expensive to
511 provide water, schools, sewer connections, streets, and other services. In addition, zoning codes tended to
512 separate the differing types of land uses, with jobs and stores in one location, homes in another, and schools and
513 parks in yet another.

514
515 The separate land uses were served by a roadway system of wide streets, with infrequent crosswalks, designed to
516 accommodate cars, but not people. This pattern did not support using transit, bicycling, or walking to meet daily
517 transportation needs, thus leading to an overburdening of the roadway system and a loss of regional and personal
518 mobility. Low-density patterns that emerged relied on driving alone for many trips, contributing to persistent air
519 pollution problems and increasing greenhouse gas emissions.

520
521 Reducing sprawl by focusing development into existing urban areas is one of the statutory goals of the state’s
522 Growth Management Act. To achieve that goal, steering growth to already developed communities (both within
523 urban areas and, at much smaller scales in Rural Areas, in a system of central places) with existing infrastructure
524 and services can result in (1) protecting Rural Areas, (2) conserving natural resources, and (3) providing more
525 economical and equitable services and facilities.

526

527 This broader approach does not mean that all new urban development will be high-density. In many cases,
528 existing moderate-density locations, especially single-family neighborhoods, will not significantly change.
529 Rather, King County will work to better integrate the locations where people work, shop, live, and play in a
530 manner that uses public and private resources more efficiently.

531

532 **RP-203 King County shall continue to support the reduction of sprawl by focusing**
533 **growth and future development in the Urban Growth Area, consistent with**
534 **adopted growth targets.**

535

536 **D. Providing a Variety of Transportation Choices**

537 Transportation is critically important to King County and the surrounding region, facilitating access to jobs,
538 education, services, recreation, and housing. King County plays a central role in the region's transportation
539 sector, supporting a variety of motorized and nonmotorized travel modes, involving ground, air, and marine
540 transportation. The county has direct responsibility for (1) the unincorporated area road network, (2) transit
541 services and facilities throughout the county, (3) operation of the King County International Airport and (4)
542 operation of passenger-only ferry service to Vashon Island and West Seattle. King County's services and facilities
543 affect not only the local bus passenger but the jumbo airliner loaded with cargo and bound for destinations
544 overseas.

545

546 The ability to access various transportation modes has a profound effect on quality of life for this county's
547 residents and the vitality of its economy. The county's transportation system must be designed, operated and
548 maintained in a manner that (1) provides access to mobility options for a wide range of users, including
549 historically disadvantaged populations, (2) contributes to safe communities, (3) reduces impacts on the county's
550 natural resources and environment, and (4) fosters a vibrant community.

551

552 **RP-204 King County shall continue to promote an efficient multimodal transportation**
553 **system that provides residents with a range of transportation choices that**
554 **respond to community needs and reduce impacts on the natural environment.**

555

556 **E. Addressing Health, Equity, and Social and Environmental Justice**

557 Despite broad economic and social gains in society and in this country in recent history, inequities exist and
558 continue to persist for significant segments of the population—particularly for communities of color and people
559 living in poverty—across the continuum of measures of social and economic health and well-being. In some
560 cases, inequities are worsening over time. King County is not immune to national trends and statistics, despite its
561 location in the relatively prosperous Puget Sound area. In the United States and in King County, children and
562 adults who live at the bottom of the social and economic ladder face life threatening and debilitating conditions,
563 and lack access to opportunities, far more often than those in the middle, who in turn are more at risk than those
564 at the top.

565

566 On average, people of color and people living in poverty have lower levels of access to quality education; are
567 more likely to be unemployed or underemployed; are more likely to pay too much of their income for housing
568 costs; and are more likely to experience adverse health outcomes, such as obesity, diabetes, or asthma, that can
569 have the effect of reducing life expectancy. These challenges affect specific communities and, in turn, the entire
570 region, resulting in a number of adverse socioeconomic consequences, including, for example, unfilled high-
571 skilled jobs, higher levels of homelessness and higher health care costs.

572

573 Promoting economic opportunity for areas with fewer assets is a key goal of the Growth Management Act. In
574 2010, King County adopted Ordinance 16948, which defined and established the "Fair and Just" principle in the
575 County's Strategic Plan. This transformed the work on equity and social justice from an initiative to an
576 integrated effort that intentionally applies this principle to all work in order to achieve equitable opportunities for
577 all people and communities.

578

579 A key component of this ordinance was defining the "Determinants of Equity," which are the social, economic,
580 geographic, political and physical environment conditions in which people in the county are born, grow, live,
581 work and age that lead to a just and thriving society. Access to the determinants of equity is necessary to have
582 equity for all people regardless of race, class, gender or language spoken. Inequities are created when barriers
583 exist that prevent individuals and communities from accessing these conditions and reaching their full potential.

584

585

586 **Figure: Determinants of Equity**



587

588

589 There is a clear relationship between the majority of the Determinants of Equity and the long-range planning role
 590 of the King County Comprehensive Plan. Land use patterns and transportation investments play key roles in
 591 making communities healthier and more equitable. Well-planned neighborhoods have features such as
 592 connected street networks, nearby shopping, walking paths, and transit service. Access to healthy food and the
 593 protection of agricultural lands affect the rate of obesity, food insecurity and malnutrition. These amenities
 594 reduce dependence on cars, increase opportunities to be physically active, decrease the likelihood to be
 595 overweight, improve air quality, and create opportunities for residents to access jobs, services and other key
 596 destinations that provide a path toward a higher quality of life.

597

598 As noted previously, the Comprehensive Plan plays multiple roles related to land use planning – a countywide
 599 collaborative role in how growth is accommodated in the county and region, and a local land use regulatory role

600 for how growth occurs in unincorporated areas. This dual role is important to recognize given the geographic
601 distribution of communities that are the focus of the County's Equity and Social Justice work.

602
603 King County is committed to working to reduce inequities and address concerns of social justice by
604 incorporating the values of the county's Equity and Social Justice work into the daily practice of developing
605 policies and programs, making funding decisions and delivering services. Further, King County will identify and
606 address the conditions at the root of disparities, engage communities to have a strong voice in shaping their
607 future, and raise and sustain the visibility of Equity and Social Justice. The goal is to start by focusing on
608 prevention and addressing the fundamental causes of the inequities in order to have a greater overall impact.

609
610 In order to achieve this, the County uses the Equity Impact Review Tool as a process to identify, evaluate and
611 communicate the potential equity impact – both positive and negative – of a policy, program, or service. The
612 Equity Impact Review Tool merges empirical (quantitative) data and community engagement findings
613 (qualitative) to inform planning, decision-making and implementation of actions which affect equity in King
614 County. Data are developed and compiled through a number of efforts, and published in a number of sources,
615 including King County's January 2015 report, *The Determinants of Equity*; the King County Performance
616 Dashboard; the public-private *Communities Count* initiative; and the Public Health Community Health Indicators
617 Project. Data from these sources and others should be disaggregated when possible, combined with qualitative
618 data from communities, and analyzed carefully to ensure that equity impacts are rigorously and holistically
619 considered and advanced in the design and implementation of a proposed action (plan, policy and program
620 development; service delivery; operations modification; capital programs and projects, etc.).

621
622 **RP-205 King County will seek to reduce health inequities and proactively address issues**
623 **of equity, social and environmental justice when evaluating and implementing its**
624 **land use policies, programs, and practices.**

625

626 **F. Achieving Environmental Sustainability**

627 King County can influence environmental sustainability through its land use and transportation policies and
628 plans, investments in capital projects and facilities, economic development initiatives, and day-to-day operations.
629 To be effective, sustainability actions need to be taken at many scales: in coordination with neighboring local
630 governments, across county departments, and through the day-to-day actions of individual employees.

631
632 The county's approach to mitigation of and adaption to the effects of climate change have evolved over the last
633 four years. Responding to climate change is an important element of the broader concept of environmental
634 sustainability. This means meeting the needs of the current generation without compromising the capacity of the
635 environment to support future generations.

636
637 **RP-206 King County will protect, restore and enhance its natural resources and**
638 **environment, encourage sustainable agriculture and forestry, reduce climate**

639 pollution and prepare for the effects of climate change, including consideration
640 of the inequities and disparities that may be caused by climate change.
641

642 **IV. Summary of the King County Comprehensive Plan**

643 The Comprehensive Plan contains twelve chapters that address all of the requirements of the Growth
644 Management Act, Countywide Planning Policies and Multicounty Planning Policies. They are as follows:
645

646 **Chapter 1: Regional Growth Management Planning**

647 The vision and goals of this Plan are based on the 14 planning goals specified in the Washington State Growth
648 Management Act, the Countywide Planning Policies, the region’s VISION 2040 and the values voiced by the
649 residents of King County. The official King County Land Use Map is included in this chapter.
650

651 **Chapter 2: Urban Communities**

652 The Urban Communities chapter focuses on the importance of creating and sustaining livable communities. A
653 major tenet of the Growth Management Act is to focus growth in the urban areas. The policies in this chapter
654 facilitate urban development where infrastructure and facilities exist or can be readily provided.
655

656 **Chapter 3: Rural Areas and Natural Resource Lands**

657 Protecting Rural Areas and rural communities in King County is a major focus of the Comprehensive Plan in
658 compliance with both the Growth Management Act and the King County Strategic Plan. This chapter delineates
659 the county’s approach to conserving Rural Areas and Natural Resource Lands, supporting rural communities
660 and their heritage, and supporting the agriculture, forestry, and mining economies. Integral to these efforts are
661 incentive tools such as the Transfer of Development Rights program that ensure the protection of environmental
662 quality and wildlife habitat, while respecting economic values and property rights.
663

664 **Chapter 4: Housing and Human Services**

665 The availability of adequate and affordable housing has become one of the most pressing issues facing King
666 County today. Similarly, partnering with other organizations and jurisdictions to deliver human services is a
667 critical component for creating sustainable communities and supporting environmental justice. In the 2016
668 update, policies on these topics are consolidated into a new chapter.
669

670 **Chapter 5: Environment**

671 King County includes a rich and valuable array of land and water resources ranging from lowland lakes, rivers,
 672 and wetlands in highly urbanized areas, to saltwater shorelines, to nearly pristine landscapes in the foothills of
 673 the Cascades. This chapter establishes policies to ensure future protection of the environment and its
 674 contribution to the quality of life in King County. King County’s programs for protecting its environment
 675 include some of the most progressive in the country. The policies in this chapter will help to ensure that the
 676 environment is protected and sustained, and that the healthy environment goal of the Strategic Plan is achieved.

677
 678 King County seeks to combat climate change through actions to reduce greenhouse gas emissions and make the
 679 natural and built environment more resilient in the face of a changing climate. King County policies and
 680 programs support habitats for native plant and animal species, including those listed as threatened under the
 681 Endangered Species Act. The Environment Chapter includes policies guiding King County's actions to protect
 682 critical areas, improve water quality, and manage invasive species. The county uses a combination of habitat
 683 restoration, incentives, education, technical assistance, and regulations to protect the natural environment. This
 684 chapter also reflects the role of the Puget Sound Partnership in coordinating environmental management,
 685 including providing leadership for a coordinated and comprehensive environmental monitoring program across
 686 Puget Sound.

687
 688 **Chapter 6: Shorelines**

689 King County adopted its first Shoreline Master Program in 1977. In November, 2010, King County approved an
 690 update to the Shoreline Master Program. This update incorporated the shoreline policies in the Comprehensive
 691 Plan for the first time and was approved by the Department of Ecology in 2014.

692
 693 **Chapter 7: Parks, Open Space and Cultural Resources**

694 Protecting and enhancing King County's environment and quality of life through the stewardship and
 695 enhancement of its open space system of parks, trails, natural areas and working resource lands along with its
 696 valued cultural resources continues to be the central focus of this chapter. Furthering the regional trail system
 697 will be guided by the Regional Trails Needs Report (Technical Appendix C2).

698
 699 **Chapter 8: Transportation**

700 This chapter sets the policy framework that guides efficient provision of vital transportation infrastructure and
 701 services that support a vibrant economy, thriving communities, and the county’s participation in critical regional
 702 transportation issues. The chapter reflects the goals of the King County Strategic Plan and the priorities
 703 established in the strategic plans for public transportation, airport and road services. It also reflects the county’s
 704 continuing transition to becoming a road service provider for a primarily rural road system, and speaks to the
 705 challenges of providing transportation services and infrastructure in a time of growing need and severely
 706 constrained financial resources.

707

708 The chapter promotes an integrated, multimodal transportation system that provides mobility options for a wide
709 range of users, including historically disadvantaged populations. It also emphasizes safety, options for healthful
710 transportation choices, and support for greenhouse gas emissions reduction goals. Additional policy focus is
711 provided on maintaining and preserving existing services and infrastructure, implementing clear service priorities
712 and guidelines, using transportation resources wisely and efficiently, and developing sustainable funding sources
713 to support the level of services needed by communities.

714

715 **Chapter 9: Services, Facilities and Utilities**

716 This chapter guides service provision in King County, while recognizing the different service levels within the
717 Urban Growth Area and the Rural Area and Natural Resource Lands. The Growth Management Act requires
718 coordinated planning so that the services required by new residents and their homes and businesses are available
719 as growth occurs. This chapter addresses a wide range of facilities and services provided by the county consistent
720 with specific operational plans, such as the Flood Hazard Management Plan and the Strategic Climate Action
721 Plan, and recognizes that the county is both a regional and a local service provider. The chapter also clarifies the
722 County's intent regarding water supply planning.

723

724 **Chapter 10: Economic Development**

725 This chapter supports the county's long-term commitment to a prosperous, diverse, and sustainable economy by
726 promoting public programs and actions that create the foundation for a successful economy whether within the
727 Urban Growth Area, the Rural Area or on Natural Resource Lands. A successful economy is one in which the
728 private, nonprofit, and public sectors can thrive and create jobs compatible with the environment and
729 community and land use expectations. King County understands that a successful and diverse economy
730 contributes to a strong and stable tax base and a high quality of life for all residents. This chapter recognizes
731 businesses and the workforce as customers of an economic development system and supports actions and
732 programs that promote the strength and health of both groups.

733

734 **Chapter 11: Community Service Area Planning**

735 This chapter uses King County's seven Community Service Areas as the framework for its renewed subarea
736 planning program that offers long-range planning services to unincorporated communities. King County's
737 community plans (except for the Vashon Town, West Hill, and White Center Plans) are no longer in effect as
738 separately adopted plans. In many cases, however, the plans contain valuable historical information about King
739 County's communities and often provide background for the land uses in effect today. Policies from the
740 community plans were retained as part of the Comprehensive Plan to recognize the unique characteristics of
741 each community and to provide historical context.

742

743 **Chapter 12: Implementation, Amendments and Evaluation**

744 The Comprehensive Plan policies, development regulations and Countywide Planning Policy framework have
745 been adopted to achieve the growth management objectives of King County and the region. This chapter
746 describes the county's process for amending the Comprehensive Plan and outlines and distinguishes the annual

747 cycle and the four-year-cycle amendments. The chapter identifies a series of major Workplan actions that will be
748 undertaken between the major update cycles to implement or refine provisions within the Plan. This chapter
749 further explains the relationship between planning and zoning.
750

751 **V. Technical Appendices**

752 Integral to the vision and goals of the Comprehensive Plan are the detailed inventories, forecasts, finance plans
753 and Urban Growth Area analysis required by the Growth Management Act. Four technical appendices (Volume
754 1) are adopted as part of the plan to implement these Growth Management Act requirements (RCW 36.70A.070,
755 36.70A.110, 36.70A.130). Technical Appendices A, B, C, and D were updated in 2008, 2012 and 2016.
756

757 **Volume 1**

758 Technical Appendix A. Capital Facilities and Services

759 Technical Appendix B. Housing

760 Technical Appendix C. Transportation

761 C1. Transportation Needs Report

762 C2. Regional Trail Needs Report

763 Technical Appendix D. Growth Targets and the Urban Growth Area

764 Technical Appendix R. Public Participation Summary 2016
765

766 Additional important information also supports the vision and goals of the Comprehensive Plan. Nine technical
767 appendices (Volume 2) were prepared to provide supporting documentation to the 1994 plan:
768

769 **Volume 2 (1994)**

770 Technical Appendix D. Growth Targets and the Urban Growth Area

771 Technical Appendix E. Washington State Laws

772 Technical Appendix F. History of Planning in King County

773 Technical Appendix G. Economic Development

774 Technical Appendix H. Natural Resource Lands

775 Technical Appendix I. Natural Environment

776 Technical Appendix J. Potential Annexation Areas

777 Technical Appendix K. King County Functional and Community Plans

778 Technical Appendix L. Public Involvement Summary

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Information that supported amendments subsequent to 1994 is included as follows:

Volume_3

Technical Appendix M. Public Participation Summary 2000

Volume_4

Technical Appendix N. Public Participation Summary 2004

Volume_5

Technical Appendix O. Public Participation Summary 2008

Volume_6

Technical Appendix P. Public Participation-Summary 2012

Technical Appendix Q. School Siting Task Force Report

Volume 7

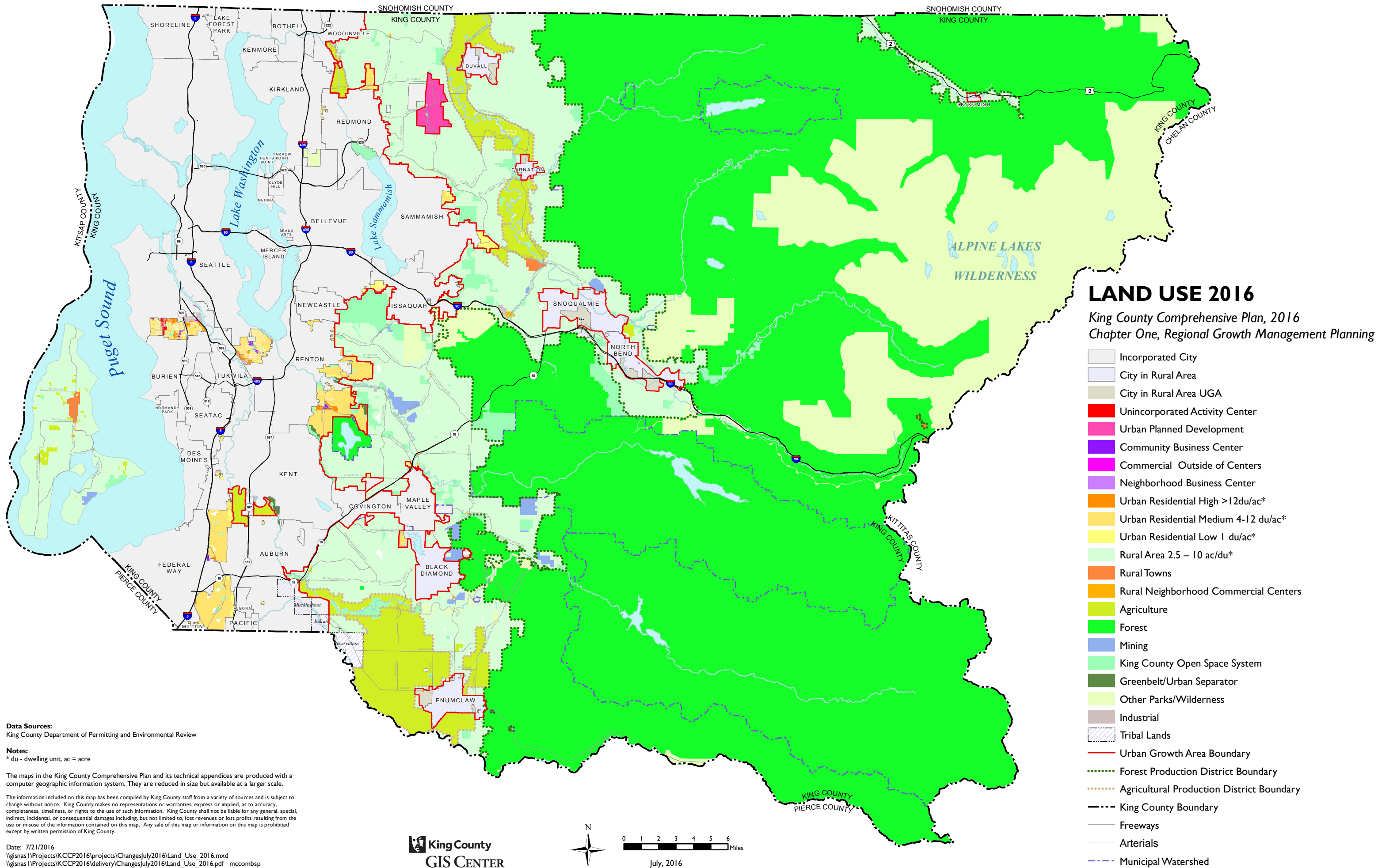
Technical Appendix R. Public Participation Summary 2016

VI. The Regulations

The King County Comprehensive Plan is implemented through regulations adopted as part of the King County Code. All development proposals in King County must meet the requirements of the Code. Additional information and policies are found in Chapter 12, Implementation, Amendments and Evaluation.

VII. For More Information

Please visit the web_site of the King County Department of Performance, Strategy and Budget at <http://www.kingcounty.gov/compplan> for current information on planning in King County and to view electronic versions of the plan and related documents.



LAND USE 2016

King County Comprehensive Plan, 2016
Chapter One, Regional Growth Management Planning

- Incorporated City
- City in Rural Area
- City in Rural Area UGA
- Unincorporated Activity Center
- Urban Planned Development
- Community Business Center
- Commercial Outside of Centers
- Neighborhood Business Center
- Urban Residential High >12du/ac*
- Urban Residential Medium 4-12 du/ac*
- Urban Residential Low 1 du/ac*
- Rural Area 2.5 – 10 ac/du*
- Rural Towns
- Rural Neighborhood Commercial Centers
- Agriculture
- Forest
- Mining
- King County Open Space System
- Greenbelt/Urban Separator
- Other Parks/Wilderness
- Industrial
- Tribal Lands
- Urban Growth Area Boundary
- Forest Production District Boundary
- Agricultural Production District Boundary
- King County Boundary
- Freeways
- Arterials
- Municipal Watershed

Data Sources:
King County Department of Permitting and Environmental Review

Notes:
* du - dwelling unit, ac = acre

The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

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CHAPTER 2 URBAN COMMUNITIES

The Urban Communities chapter brings together many of the major elements that combine to make a healthy and vibrant urban community whole: culture, recreation, business centers, jobs, and sustainability. By merging these elements of urban life into one chapter, King County emphasizes the importance each plays as part of a livable, sustainable and equitable community.

The chapter first defines the Urban Growth Area, where most growth has, will, and should continue to occur, and major land uses within it. The chapter then provides the framework to guide the development of new urban communities and redevelopment of existing communities within the unincorporated portion of the Urban Growth Area.

8
9
10
11
12

Related components in the plan include Chapter 4, Housing and Human Services, Chapter 7, Parks, Open Space and Cultural Resources, Chapter 8, Transportation and others.

13 It is the goal of King County to work toward a model sustainable community to balance growth with natural
14 resource protection while addressing climate change. Sustainable development creates a balance between
15 people, economy, and environment, balancing using resources to meet current needs while ensuring future
16 generations can benefit from equivalent resources. Sustainable development seeks to achieve this goal by
17 addressing the impacts of the built environment in which the residents of King County live and work. To
18 highlight the importance of sustainable development and to consolidate policies applicable to both Rural Areas
19 and Natural Resource Lands as well as urban communities, text and policies regarding sustainable development
20 for public projects can be found in Chapter 9, Services, Facilities and Utilities, Section II (Facilities and
21 Services), subpart D (Capital Facility Planning). Text and policies regarding sustainable development in the
22 private sector can be found in Chapter 10, Economic Development, Section V (Sustainable Development in the
23 Private Sector).

24

25 I. Urban Communities

26 A critical challenge for King County and its residents is to create urban communities that provide the sense of
27 place and the range of choices people want for a quality urban life and experience, as well as to respond to the
28 cultural and economic needs of diverse urban communities. Urban areas need more than physical infrastructure.
29 They also need a broad range of amenities and human services that make them attractive and safe places to work
30 and live, while protecting the physical environment and maintaining the region's quality of life. In short, they
31 need to become and be sustained as healthy and equitable communities. The design goals of healthy
32 communities include making it easier for people to live healthy lives by encouraging mixed land use and greater
33 land density to shorten distances between housing, workplaces, transit, schools and recreation so people can
34 choose to walk or bicycle more easily to these destinations.

35

36 People are more likely to walk to their destination if the distance is less than one-half mile ("walking distance")
37 or to bicycle if the distance is less than three miles ("bicycling distance"). Incorporating high comfort pedestrian
38 and bicycle infrastructure for all ages and abilities, especially sidewalks and bicycle paths that are separated from
39 automobile traffic, can increase the safety and frequency of bicycle, pedestrian and transit trips. Healthy
40 communities provide opportunities for people to be physically active and socially engaged as part of their daily
41 routine and include access to open space and parks. People can, if they choose, age in place and remain in their
42 community as their lifestyle changes or as they face changing physical capabilities. This contributes to a healthy
43 community, as does ensuring access to affordable, healthy food, especially fruits and vegetables, and limiting
44 access to unhealthy substances. An integral part of a healthy community is "healthy housing," which protects
45 residents from exposure to harmful substances and environments, and reduces the risk of injury. These goals can
46 be achieved, in part, through implementing building practices that promote health.

47

48 **U-101 Development within the Urban Growth Area should create and maintain safe,**
49 **healthy and diverse communities. These communities should contain a range of**
50 **affordable, healthy housing and employment opportunities, as well as school and**

51 recreational facilities, and should be designed to protect the natural environment
52 and significant cultural resources.
53

54 **A. The Urban Growth Area**

55 The Growth Management Act requires the county to designate an Urban Growth Area where most growth and
56 development forecasted for King County will be accommodated. By designating an Urban Growth Area and
57 focusing growth within it, King County and other counties in the state will:

- 58 • Limit sprawling development;
- 59 • Reduce costs by encouraging concentrated development;
- 60 • Improve the efficiency of transportation and utilities;
- 61 • Improve equitable access to human services;
- 62 • Protect the Rural Area and Natural Resource Lands;
- 63 • Enhance the preservation of open space; and
- 64 • Mitigate the impacts of climate change and adapt to its effects.

65
66 The Urban Growth Area for King County is designated on the official Land Use Map adopted with this
67 Comprehensive Plan. The original Countywide Planning Policies provided the framework that the Metropolitan
68 King County Council used when adopting the Urban Growth Area as part of the 1994 Comprehensive Plan.¹
69

70 The Urban Growth Area includes all cities within the county, including the Urban Growth Areas for Cities in
71 the Rural Area, the cities' annexation areas, and land within the unincorporated part of the county characterized
72 by urban-type growth. The Urban Growth Area also includes the Bear Creek Urban Planned Developments east
73 of Redmond. See Chapter 3, Rural Areas and Natural Resource Lands, for additional policy guidance on
74 growth within the annexation areas of Cities in the Rural Area.
75

76 King County's total Urban Growth Area covers 461 square miles, less than one-quarter of the county's total land
77 area of 2,130 square miles. Cities comprise most of the land mass of the Urban Growth Area, at 418 square
78 miles; the unincorporated portion of the Urban Growth Area is now about 43 square miles. A general
79 representation of the official Land Use Map is located at the end of Chapter 1, Regional Growth Management
80 Planning.
81

¹ As amended by Ordinance 17687.

82 **U-101a** The Urban Growth Area is considered long-term and can only be amended
83 consistent with the Countywide Planning Policies, and the King County
84 Comprehensive Plan policies.

85
86 **U-102** The Urban Growth Area designations shown on the official Land Use Map include
87 enough land to provide the countywide capacity, as required by the Growth
88 Management Act, to accommodate residential, commercial and institutional
89 growth expected over the period 2006-2031. These lands should include only
90 those lands that meet the following criteria:

- 91 a. Are characterized by urban development that can be efficiently and cost
92 effectively served by roads, water, sanitary sewer and storm drainage,
93 schools and other urban governmental services within the next 20 years;
- 94 b. Do not extend beyond natural boundaries, such as watersheds, which
95 impede provision of urban services;
- 96 c. Respect topographical features that form a natural edge, such as rivers
97 and ridge lines;
- 98 d. Are sufficiently free of environmental constraints to be able to support
99 urban growth without major environmental impacts, unless such areas
100 are designated as an urban separator by interlocal agreement between
101 jurisdictions;
- 102 e. Are included within the Bear Creek Urban Planned Development sites;
103 and
- 104 f. Are not Rural Area or Natural Resource Lands.

105
106 **U-103** Parcels that are split by the Urban Growth Area boundary line should be
107 reviewed for possible redesignation to either all urban or all rural taking into
108 consideration:

- 109 a. Whether the parcel is split to recognize environmentally sensitive
110 features;
- 111 b. The parcel's geographic features;
- 112 c. Whether the parcel will be added to an adjoining city's Potential
113 Annexation Area; and
- 114 d. The requirements of interlocal agreements, or the requirements of King
115 County plans.

116
117 Some cities that border the Urban Growth Area operate parks in the Rural Area. These parks may have been
118 acquired by the city through a direct purchase or through a transfer agreement with King County. Cities can
119 continue to operate parks in the Rural Area consistent with rural development standards. In specific
120 circumstances, cities can request that these parks be redesignated to urban to allow future annexation by the city.
121

122 **U-104** Rural zoned properties that are immediately adjacent to a city and are planned or
123 designated for park purposes by that city may be redesignated to urban when the
124 city has committed to designate the property in perpetuity in a form satisfactory
125 to the King County Council for park purposes and:
126 a. The property is no more than 30 acres in size and was acquired by the
127 city prior to 1994;
128 b. The property is no more than 30 acres in size and receives county
129 support through a park or recreation facility transfer agreement between
130 King County and a city; or
131 c. The property is or was formerly a King County park and is being or has
132 been transferred to a city.

133
134 **U-105** Existing or proposed churches in the Rural Area may be included within the
135 Urban Growth Area when all of the following criteria are met:
136 a. The church property must have an interior lot line as defined by King
137 County Code 21A.06.730 that is adjacent to the original Urban Growth
138 Area boundary as established by the 1994 King County Comprehensive
139 Plan, excluding the Urban Growth Areas of Cities in the Rural Area and
140 excluding Urban Growth Area boundaries established through the
141 Four-to-One Program;
142 b. The church property shall not be adjacent to an Agricultural Production
143 District or the Forest Production District;
144 c. Sewer service is required once the property is included in the Urban
145 Growth Area;
146 d. Direct vehicular access to a principal arterial road is required; and
147 e. The church property shall be included in the Potential Annexation Area
148 of the appropriate city at the same time it is included in the Urban
149 Growth Area.

151 **1. Growth in Urban Centers and the Promotion of Public Health for All**

152 The Multicounty and Countywide Planning Policies guide the development of urban centers, which are
153 principally located in cities, and should accommodate concentrations of housing and employment. Focusing
154 growth into centers helps achieve the goals of a sustainable and equitable community. However, in its
155 unincorporated urban area, King County has a small number of smaller-scale urban centers, which includes an
156 unincorporated activity center, community business centers and neighborhood business centers. These are
157 represented on the Urban Centers map at the end of this chapter.

158
159 Focusing development in urban areas can have a positive effect on public health while also addressing climate
160 change. The percentage of King County residents who are overweight or obese has risen rapidly since the late
161 1980s. With obesity comes increased risk for diabetes, hypertension and heart disease. Evidence suggests one

162 major reason for rising obesity is the lack of physical activity. Growth patterns in suburban areas, which
163 discourage active transportation modes such as walking and bicycling and promote a reliance on private auto
164 use, have contributed to this public health problem.

165
166 Communities that feature a variety of land uses; access to healthy, affordable foods; higher housing density;
167 sidewalks; bicycle infrastructure; and street connections to nearby services promote health and quality of life.
168 Tobacco remains the leading cause of death for King County residents. Zoning regulations can be used to reduce
169 concentrated exposure to alcohol, tobacco and marijuana by regulating the number of outlets that can sell these
170 products and advertising that is in view of the general public. Tobacco use also creates environmental tobacco
171 smoke, which contains more than 4,000 substances and has been classified by the Environmental Protection
172 Agency as a Group A carcinogen. Tobacco-free area policies reduce this hazard.

173
174 While creating communities that have a positive effect on public health, the county is also creating communities
175 that will have a positive effect on climate change. When people replace their auto trips with transit, walking or
176 biking, they are improving their health and reducing their carbon footprint at the same time. Communities that
177 have integrated street networks, a mix of uses, and residential densities supportive of public transportation can
178 reduce vehicle miles traveled because auto trips are being replaced with more walking, biking and transit use.

179
180 **U-106** **Most population and employment growth should locate in the contiguous Urban**
181 **Growth Area in western King County, especially in cities and their Potential**
182 **Annexation Areas. Cities in the Rural Area should accommodate growth in**
183 **accordance with adopted growth targets.**

184
185 **U-107** **King County should support land use and zoning actions that promote public**
186 **health by increasing opportunities for every resident to be more physically**
187 **active. Land use and zoning actions include: concentrating growth into the**
188 **Urban Growth Area; promoting urban centers; allowing mixed-use developments;**
189 **supporting access to healthy, affordable retail foods; and adding pedestrian and**
190 **bicycle facilities and connections.**

191
192 **U-108** **King County should support the development of Urban Centers to meet the**
193 **region's needs for housing, jobs, services, culture and recreation and to promote**
194 **healthy communities; improving access to these services helps address social**
195 **and economic needs of all residents, including disadvantaged communities.**
196 **Strategies may include exploring opportunities for joint development or**
197 **transit-oriented development, siting civic uses in mixed-use areas, and**
198 **leveraging or utilizing existing county assets in urban centers.**

199
200 **U-109** **King County should concentrate facilities and services within the Urban Growth**
201 **Area to make it a desirable place to live and work, to increase the opportunities**

202 for walking and biking within the community, to more efficiently use existing
203 infrastructure capacity and to reduce the long-term costs of infrastructure
204 maintenance.

205

206 **U-109a** King County should encourage development, facilities and policies that lead to
207 compact communities that transit can serve efficiently and effectively. As
208 funding permits, King County should partner with jurisdictions and the private
209 sector to spur development of compact communities and infrastructure
210 investments that enhance alternatives to single occupant vehicles such as
211 transit, safe walking paths and trails, bicycle facilities, car and van pools, and
212 other modes.

213

214 **U-110** King County shall work with cities, especially those designated as Urban
215 Centers, in collaborative efforts that result in transfers of development rights
216 from the Rural Area and Natural Resource Lands.

217

218 **U-111** Development standards for urban areas should emphasize ways to allow
219 maximum permitted densities and uses of urban land while not compromising
220 the function of critical environmental areas. Mitigating measures should serve
221 multiple purposes, such as drainage control, groundwater recharge, stream
222 protection, air quality improvement, open space preservation, cultural and
223 historic resource protection and landscaping preservation. When technically
224 feasible, standards should be simple and measurable, so they can be
225 implemented without lengthy review processes.

226

227 While there are many benefits of focusing growth into centers, one impact of climate change is a greater
228 likelihood that the frequency of hazardous heat islands in urban areas will increase. The term “heat island”
229 refers to urban air and surface temperatures that are higher than the nearby Rural Areas and Natural Resource
230 Lands. Heat islands form as cities replace natural land cover with pavement, buildings, and other infrastructure.
231 The heat island effect can be reduced by requiring cool roofs, cool pavements, tree canopy and other vegetation.
232 These tools are discussed in King County's Green Building Handbook.

233

234 **U-112** King County will work with cities, residents, and developers to design
235 communities and development projects that employ techniques that reduce heat
236 islands throughout the community and the region.

237

238 King County is successfully promoting and supporting policies and programs that focus on the health of students
239 at school. However, the school environment is only one aspect of the overall health of the student. The
240 environment surrounding a school and the routes a typical student travels to school or nearby school-related
241 destinations also must be considered, including managing density of retail uses that primarily sell alcohol,

242 tobacco and marijuana, and low-nutrition products; enhancing green space sites; creating safe areas to walk and
243 bicycle to school; providing for transit and related facilities; and, reducing exposure to environmental toxins and
244 other types of unsafe environments

245

246 **U-113** **King County shall promote children’s health by encouraging and supporting land**
247 **uses in the environment surrounding a school and on travel routes to schools**
248 **that complement and strengthen other formal programs, such as Safe Routes to**
249 **School.**

250

251 **2. Urban Growth Area Targets**

252

253 The Growth Management Act requires the county and its cities to plan for future housing and employment
254 growth target ranges for each jurisdiction. In 1994, the Growth Management Planning Council adopted
255 household and job targets for each jurisdiction to distribute the expected growth in the Countywide Planning
256 Policies.

257

258 Growth target ranges represent regional agreement on jurisdictions' policy choices regarding the amount of
259 growth they intend to accommodate. King County and its cities have also developed targets for employment to
260 foster a local balance between population and employment. The countywide and unincorporated King County's
261 housing growth target and employment targets are contained in the Countywide Planning Policies. In 2008,
262 *VISION 2040* was adopted and established a Regional Growth Strategy that provides guidance to countywide
263 target setting. The Regional Growth Strategy built upon King County’s target setting process and now requires
264 the establishment of housing and employment targets.

265

266 In November 2009, consistent with the new guidance found in *VISION 2040*, a new set of housing and job
267 growth targets were established to guide growth for the period 2006-2031. Each urban jurisdiction including
268 unincorporated King County was assigned a growth target based on land capacity and other factors. The
269 complete table of city growth targets approved in December 2010, and updated for annexations through 2016, is
270 included in this chapter to provide the regional context for the unincorporated area targets.

271

272 **U-114** **Land use policies and regulations shall accommodate a growth target of**
273 **approximately 11,140 housing units and approximately 6,810 jobs by 2031,**
274 **established in the Countywide Planning Policies for the unincorporated portion**
275 **of the Urban Growth Area.**

276

277 **U-115** **King County shall provide adequate land capacity for residential, commercial,**
278 **industrial and other non-residential growth in the urban unincorporated area. As**
279 **required under the Growth Management Act, this land capacity shall be**

280 calculated on a countywide basis and shall include both redevelopment
 281 opportunities as well as opportunities for development on vacant lands.²

282
 283 **U-116 King County shall use housing and employment targets to implement the**
 284 **Comprehensive Plan in urban communities. The targets allocated to subareas of**
 285 **unincorporated King County will be monitored and may be refined through future**
 286 **planning that includes communities, affected cities and service providers.**

287
 288 The following *Figure: King County Growth Targets Update: Revised Table DP-1–adjusted 2015*, portrays housing and
 289 job growth targets for each jurisdiction. It has been updated to reflect annexations that occurred between 2010
 290 and 2016 in the cities of Burien, Kent, Kirkland, Bellevue, Bothell, Sammamish and Tukwila. These cities
 291 annexed large areas of unincorporated King County, shifting those areas' Potential Annexation Area (PAA)
 292 targets into the respective cities. That adjustment of Potential Annexation Area targets into cities was
 293 acknowledged by the Growth Management Planning Council, adopted by the County Council, and ratified by
 294 the cities in 2012-2013 and adjusted again in 2015. The time horizon remains 2006-2031, and the targets for all
 295 other jurisdictions remain the same.

296
 297 The table further provides guidance, in the Potential Annexation Area columns, for transfer of portions of
 298 growth targets into cities when annexation takes place in the future. Although they may be refined through
 299 future planning with affected communities and adjacent cities, these ranges are intended to be used as a guide for
 300 future planning of land uses and decisions on services and infrastructure.

301
 302 **Figure: King County Growth Targets Update: Revised Table DP-1–adjusted 2015**

Regional Geography	Housing Target	PAA Housing Target	Employment Target	PAA Emp. Target
City / Subarea	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
Metropolitan Cities				
Bellevue	17,290		53,000	
Seattle	86,000		146,700	
Total	103,290		199,700	
Core Cities				
Auburn	9,620		19,350	--
Bothell	3,810	810	5,000	
Burien	4,440		5,610	
Federal Way	8,100	2,390	12,300	290
Kent	9,270	90	13,280	210
Kirkland	8,570	0	20,850	0

²As amended by Ordinance 17687.

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Regional Geography	Housing Target	PAA Housing Target	Employment Target	PAA Emp. Target
City / Subarea	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
Redmond	10,200	640	23,000	--
Renton	14,835	3,895	29,000	470
SeaTac	5,800		25,300	
Tukwila	4,850	50	17,550	0
Total	79,495		170,590	
Larger Cities				
Des Moines	3,000		5,000	
Issaquah	5,750	290 110	20,000	
Kenmore	3,500		3,000	
Maple Valley**	1,800	1,060	2,000	
Mercer Island	2,000		1,000	
Sammamish	4,180	350	1,800	
Shoreline	5,000		5,000	
Woodinville	3,000		5,000	
Total	28,230		42,800	
Small Cities				
Algona	190		210	
Beaux Arts	3		3	
Black Diamond	1,900		1,050	
Carnation	330		370	
Clyde Hill	10		--	
Covington	1,470		1,320	
Duvall	1,140		840	
Enumclaw	1,425		735	
Hunts Point	1		--	
Lake Forest Park	475		210	
Medina	19		--	
Milton	50	90	160	
Newcastle	1,200		735	
Normandy Park	120		65	
North Bend	665		1,050	
Pacific	285	135	370	
Skykomish	10		--	
Snoqualmie	1,615		1,050	
Yarrow Point	14		--	
Total	10,922		8,168	
Urban Unincorporated				

Regional Geography City / Subarea	Housing Target	PAA Housing Target	Employment Target	PAA Emp. Target
	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
Potential Annexation Areas	8,760		970	
North Highline	820		2,170	
Bear Creek Urban Planned Dev	910		3,580	
Unclaimed Urban Unincorp.	650		90	
Total	11,140		6,810	
King County UGA Total	233,077		428,068	

* King County Growth Management Planning Council, adopted October 2009 and ratified by cities in 2010. These were re-adopted with the countywide planning policies in 2012 and ratified in 2013.

Targets base year is 2006. PAA / city targets have been adjusted to reflect annexations through 2016.

** Target for Maple Valley PAA is contingent on approval of city-county joint plan for Summit Place.

303

304 **B. Residential Land Use**

305 Housing is the major use of urban land in King County, occupying well over half of the county's developed land
306 area. This plan supports the creation of a full range of housing choices for county residents.

307

308 **U-118 New residential development in the Urban Growth Area should occur where**
309 **facilities and services can be provided at the lowest public cost and in a timely**
310 **fashion. The Urban Growth Area should have a variety of housing types and**
311 **prices, including mobile home parks, multifamily development, townhouses and**
312 **small-lot, single-family development.**

313

314 **1. Residential Densities**

315 The density of eight homes per acre expressed below is a long-term goal and would be an average density of
316 single-family and multifamily developments. Single-family homes will continue to account for most of the land
317 area used for new development in the county. This plan proposes ways to develop single-family homes and
318 densities so that urban land is used more efficiently, homes are more affordable, more housing choices are
319 available and densities are adequate to support effective and efficient transit services. Housing at higher densities
320 can promote public health by creating urban communities that support public transportation and nearby services
321 and thereby increase opportunities for walking or biking.

322

323 **U-119** King County shall seek to achieve through future planning efforts, over the next
324 20 years, including collaborative efforts with cities, an average zoning density of
325 at least eight homes per acre in the Urban Growth Area through a mix of
326 densities and housing types. A lower density zone may be used to recognize
327 existing subdivisions with little or no opportunity for infill or redevelopment.

328
329 **U-120** King County should apply the urban residential, low land use designation in
330 limited circumstances in unincorporated urban areas in order to protect:
331 floodplains, critical aquifer recharge areas, high function wetlands and unstable
332 slopes from degradation, and the link these environmental features have to a
333 network of open space, fish and wildlife habitat and urban separators. The
334 residential density for land so designated should be maintained at one unit per
335 acre, and lands that are sending sites under the Transfer of Development Rights
336 Program may transfer density at a rate of at least four units per acre.

337
338 **U-121** New multifamily housing should be built to the scale and design of the existing
339 community or neighborhood, while contributing to an area-wide density and
340 development pattern that supports transit and allows for a range of housing
341 choices. Multifamily housing in unincorporated urban areas should be sited as
342 follows:
343 a. In or next to unincorporated activity centers or next to community or
344 neighborhood business centers;
345 b. In mixed-use developments in centers and activity areas; and
346 c. On small, scattered parcels integrated into existing urban residential
347 areas. Over time, zoning should encourage a larger proportion of
348 multifamily housing to be located on small scattered sites rather than on
349 larger sites.

350
351 **U-122** Land zoned for multifamily uses should be allowed to be converted to
352 nonresidential zone categories only after new multifamily sites are identified and
353 rezoned to replace the multifamily housing capacity lost due to the conversion.

354
355 **U-122a** King County should explore zoning policies and provisions and tools that
356 increase housing density and affordable housing opportunities within
357 unincorporated urban growth areas, with a focus on areas near frequent transit
358 and commercial areas.

359

360 **2. Minimum Density**

361 In accordance with the Countywide Planning Policies, King County has included a minimum density
362 requirement in its zoning regulations for all new urban residential development with a zoned density of four or
363 more homes per acre.

364

365 **U-123** King County should apply minimum density requirements to all unincorporated
366 urban residential zones of four or more homes per acre, except under limited
367 circumstances such as the:

- 368 a. Presence of significant physical constraints such as those noted in
369 policy U-120, or
- 370 b. Implementation of standards applied to a property through a
371 property-specific development condition, special district overlay, or
372 subarea study.

373

374 **3. Increases of Zoning Density**

375 While King County supports higher densities in unincorporated urban areas, increased densities that would be
376 incompatible with existing neighborhoods or cause significant impacts on roads, services and the environment
377 are discouraged. The following policies will guide decisions on application of densities and proposed rezones.

378

379 **U-124** Requests for increases in density of unincorporated urban residential property
380 zoned for one dwelling unit per acre shall be considered unless the property
381 meets the criteria low land use designation in set forth in Policy U-120.

382

383 **U-125** King County should support proposed zoning changes to increase density within
384 the unincorporated urban area when consistent with the King County
385 Comprehensive Plan Land Use Map and when the following conditions are
386 present:

- 387 a. The development will be compatible with the character and scale of the
388 surrounding neighborhood;
- 389 b. Urban public facilities and services are adequate, consistent with
390 adopted levels of service and meet Growth Management Act
391 concurrency requirements, including King County transportation
392 concurrency standards;
- 393 c. The proposed density change will not increase unmitigated adverse
394 impacts on environmentally critical areas, either on site or in the vicinity
395 of the proposed development;
- 396 d. The proposed density increase will be consistent with or contribute to
397 achieving the goals and policies of this comprehensive plan, and
398 subarea plan or subarea study, if applicable; or
- 399 e. The development is within walking distance of transit corridors or transit
400 activity centers, retail and commercial activities, and is accessible to
401 parks and other recreation opportunities.

402

403 **U-126** King County, when evaluating rezone requests, shall consult with the city whose
404 PAA includes the property under review; if a pre-annexation agreement exists,

405 **King County shall work with the city to ensure compatibility with the city's**
406 **pre-annexation zoning for the area. King County shall also notify special**
407 **purpose districts and local providers of urban utility services and should work**
408 **with these service providers on issues raised by the proposal.**

409
410 As part of its voluntary program with the Federal Aviation Administration to reduce aircraft noise inside
411 residences surrounding the King County International Airport, the County completed a Federal Aviation
412 Administration Part 150 Noise and Land Use Compatibility Study. As part of the study, noise contours were
413 developed and plotted as part of a Noise Mitigation Boundary. Over the past seven years and with available
414 Federal Aviation Administration funding, the County completed a residential sound mitigation program within
415 the Noise Mitigation Boundary. The program provided a variety of noise mitigation components, including
416 insulation, windows, and ventilation to 609 homes surrounding the airport. The program was completed in
417 2015.

418
419 **U-127 King County shall not support requests for residential density increases or**
420 **conversion of non-residential property to residential uses on lands located within**
421 **the outer boundaries of the Federal Aviation Administration approved Noise**
422 **Mitigation Boundary as identified by Seattle-Tacoma International Airport and**
423 **King County International Airport.**

424
425 Development in the Unincorporated Urban Growth Area at a greater density than permitted by the minimum
426 zoning density, but equal to or less than the maximum zoning density allowed under the Residential Density
427 Incentive Program, will be allowed in exchange for public amenities such as low-income housing, preservation of
428 designated historic features or extra energy conservation measures, or through the transfer of development rights
429 from other parts of the county.

430
431 **U-128 Density incentives should encourage private developers to: provide affordable**
432 **housing, significant open space, trails and parks; use the Transfer of**
433 **Development Rights Program, Low Impact Development and Green Building;**
434 **locate development close to transit; participate in historic preservation; and**
435 **include energy conservation measures.**

436
437 **4. Mixed-Use Development**
438 Mixed-use development combines higher density residential units with retail or office uses in the same building
439 or within an integrated development on the same lot. Quality mixed-use developments can provide convenient
440 shopping and services to both residents of the development and those who live nearby. They can help to build a
441 sense of community, as neighboring merchants and residents get to know each other.

442

443 Mixed-use is traditional in older downtowns and commercial areas, where offices and retail typically occupy the
 444 first floor and residences are upstairs. Mixed-use developments can promote public health and help provide
 445 mitigation for climate change by providing opportunities for people to walk or bicycle to retail shopping, such as
 446 grocery stores with fresh fruits and vegetables and locally produced value-added food products, such as cheese,
 447 meats, and preserves. It provides an opportunity to support disadvantaged communities by clustering public
 448 services. If people can replace some of their driving trips with walking, biking or transit, then vehicle miles
 449 traveled will decrease. Further, by placing shopping and services close to where people live, even if some of the
 450 trips are made by auto they will be shorter than if the uses had been separated.

451

452 **U-129** King County supports mixed-use developments in community and neighborhood
 453 business centers, the White Center Unincorporated Activity Center, and in areas
 454 designated commercial outside of centers.

455

456 **U-130** Design features of mixed-use developments should include the following:
 457 a. Integration of the retail and/or office uses and residential units within the
 458 same building or on the same parcel;
 459 b. Quality and appropriate ground level spaces built to accommodate retail
 460 and office uses;
 461 c. Off-street parking behind or to the side of the buildings, or enclosed
 462 within buildings; and
 463 d. Opportunities to have safe, accessible pedestrian connections and
 464 bicycle facilities within the development and to adjacent residential
 465 developments.

466

467 **U-131** In a mixed-use development where residential and nonresidential uses are
 468 proposed in separate structures and the residential uses are proposed to be
 469 constructed prior to the nonresidential uses, permitting and development
 470 reviews should be through a process that ensures an integrated design.

471

472 **U-132** In a mixed-use development, incentives such as increases in residential density
 473 or floor area ratio should be used to encourage the inclusion of well-designed
 474 and accessible public gathering spaces in the site design.

475

476 **U-132a** King County shall allow and support the development of innovative community
 477 gardens and urban agriculture throughout the public realm of residential and
 478 commercial areas.

479

480 **U-132b** King County shall allow and support mixed-use food innovation districts
 481 supportive of affordable, healthy local food.

482

483 **5. Urban Residential Neighborhood Design and Infill/Redevelopment**

484 King County unincorporated urban areas should be designed so that residents enjoy them both for their unique
 485 character and for the amenities they provide. These areas, through local subarea planning processes and
 486 permitting and design standards, should support development that is of the same quality as adjacent cities.

487
 488 The high level of amenities and development include outdoor spaces that are usable, attractive, comfortable, and
 489 enjoyable. The design of urban streets, including features such as parking strips, street trees, alleys and off-street
 490 parking all contribute to the character of urban neighborhoods. Careful site planning can incorporate
 491 neighborhood features, contribute to aesthetic value, minimize site disturbance, conserve energy and, in some
 492 cases, reduce development costs. Neighborhood shopping, grocery stores with fresh fruits and vegetables,
 493 libraries, larger parks, schools and public golf courses are examples of uses that provide amenities for nearby
 494 residents.

495
 496 Small retail establishments integrated into residential development (e.g., a laundromat) can provide convenient
 497 services and help residents reduce automobile trips. Urban areas that are interesting and safe for pedestrians and
 498 bicyclists, and that provide many necessary services close to residential developments, can promote public health
 499 by increasing opportunities for physical activity during daily activities.

- 500
 501 **U-133 King County encourages innovative, quality infill development and**
 502 **redevelopment in existing unincorporated urban areas. A variety of regulatory,**
 503 **incentive and program strategies could be considered, including:**
 504 **a. Special development standards for infill sites;**
 505 **b. Assembly and resale of sites to providers of affordable and healthy**
 506 **housing;**
 507 **c. Impact mitigation fee structures that favor infill developments;**
 508 **d. Greater regulatory flexibility in allowing standards to be met using**
 509 **innovative techniques;**
 510 **e. Coordination with incentive programs of cities affiliated to annex the**
 511 **area;**
 512 **f. Green Building techniques that create sustainable development; and**
 513 **g. Joint public/private loan guarantee pools.**

- 514
 515 **U-134 Single-family detached homes, townhomes, duplexes and apartments shall be**
 516 **allowed in all urban residential zones, provided that:**
 517 **a. Apartments shall not be allowed in the R-1 zone unless 50% or more of**
 518 **the site is environmentally constrained; and**
 519 **b. Apartments in R-1, R-4, R-6 and R-8 shall not be developed at densities**
 520 **in excess of 18 units per acre in the net buildable area.**

521

522 **U-135** **Urban residential neighborhood design should preserve historic structures,**
523 **natural features and neighborhood identity, while providing privacy, community**
524 **space, and safety and mobility for pedestrians and bicyclists of all ages and**
525 **abilities.**

526
527 **U-136** **Site planning tools, such as clustering, shall be permitted in order to allow**
528 **preservation or utilization of unique natural features within a development.**

529
530 **U-137** **New urban residential developments should provide recreational space,**
531 **community facilities and neighborhood circulation for pedestrians and bicyclists**
532 **to increase opportunities for physical activity and ensure access to transit**
533 **facilities where they exist or are planned.**

534
535 **U-138** **Residential developments should provide a variety of housing types and lot**
536 **patterns through lot clustering, flexible setback requirements and mixed attached**
537 **and detached housing.**

538
539 **U-139** **Nonresidential uses, such as schools, religious facilities, libraries and**
540 **small-scale retail and personal services, should be integrated into urban**
541 **residential neighborhoods to create viable neighborhoods with reduced**
542 **dependence on the automobile. These uses should be sited, designed and**
543 **scaled to be compatible with existing residential character and should provide**
544 **convenient and safe walking and bicycling connections to neighboring**
545 **residences.**

546
547 **U-139a** **King County shall support policy and system changes that increase access to**
548 **affordable, healthy foods in neighborhoods.**

549
550 **U-139b** **King County should allow the creation of local improvement districts, where**
551 **required to carry out important public functions that are not otherwise able to be**
552 **carried out by existing local governments.**

553
554 Multifamily residential development is important to King County's housing supply because it uses land and
555 energy efficiently and provides opportunities for affordable rental and ownership housing. Multifamily
556 development is defined as one building that contains two or more separate dwelling units. Multifamily
557 developments can be apartments, duplexes, townhouses, or other innovative housing types.

558

559 **U-140** **Multifamily residential development should provide common and private open**
560 **space; variation in facades and other building design features that may include**
561 **varying window treatments, building colors and materials; and light fixtures that**
562 **will give a residential scale and identity to multifamily development.**
563

564 Generally, larger parcels of buildable vacant land in the Urban Growth Area have been preferred for
565 development. Development of these large parcels, especially for attached units at higher densities, often
566 provoked concerns about compatibility due to their scale and design.

567
568 As larger vacant lots become increasingly scarce, attention will turn more and more towards smaller vacant lots
569 often located within built neighborhoods (i.e., infill) and to redevelopment. Residential development proposals
570 on small lots and redevelopment often can be an unobtrusive and desirable means of increasing density and
571 affordable housing within existing neighborhoods. Infill development and redevelopment are necessary to
572 achieve growth management objectives such as maximizing the efficient use of land and increasing the variety of
573 housing choices and prices.

574
575 **U-141** **King County should support infill and redevelopment proposals in**
576 **unincorporated urban areas that serve to improve the overall character of**
577 **existing communities or neighborhoods. New development should consider the**
578 **scale and character of existing buildings.**
579

580 **6. Residential Site Improvement Standards and Public Services**

581 The following policies govern King County land use regulations and functional plans that contain improvement
582 standards for the review of proposed rezones, residential subdivisions, short subdivisions, multifamily buildings
583 and construction permits.

584
585 **U-142** **Residential developments within the unincorporated urban area, including mobile**
586 **home parks, shall provide the following improvements:**
587 **a. Paved streets (and alleys if appropriate), curbs and sidewalks, and**
588 **internal walkways when appropriate;**
589 **b. Adequate parking and consideration of access to transit activity centers**
590 **and transit corridors;**
591 **c. Street lighting and street trees;**
592 **d. Stormwater treatment and control;**
593 **e. Public water supply;**
594 **f. Public sewers; and**
595 **g. Landscaping around the perimeter and parking areas of multifamily**
596 **developments.**
597

598 **The design and construction quality of development in unincorporated urban**
599 **areas should meet or exceed the quality in the area's designated annexation city.**

600
601 **U-143 Common facilities such as recreation space, internal walkways that provide**
602 **convenient and safe inter- and intra-connectivity, roads, parking (including**
603 **secure bicycle parking), and solid waste and recycling areas with appropriate**
604 **levels of landscaping should be included in multifamily developments. Common**
605 **facilities should be smoke-free to avoid exposure to environmental tobacco**
606 **smoke.**

607
608 Neighborhood recreation space and parks are important amenities for residents. The higher the density, the
609 more essential such amenities become to a desirable living environment. If the site of a proposed development is
610 large enough, a park site dedication or private park site can be required as a condition of a rezone, subdivision or
611 site plan approval.

612
613 **U-144 Recreation space based on the size of the developments shall be provided on**
614 **site, except that in limited cases, fee payments for local level park and outdoor**
615 **recreation needs may be accepted by King County.**

616
617 **U-145 Recreation spaces located within a residential development, except those for**
618 **elderly or other special needs populations, shall include a child's play area.**

619
620 **U-146 Recreation spaces located in residential developments in the Urban Area should**
621 **include amenities such as play equipment, open grassy areas, barbecues,**
622 **benches, bicycle racks, trails and picnic tables.**

623
624 **C. Commercial Land Use**

625 The Countywide Planning Policies call for a significant share of new jobs and housing to occur within cities and
626 in urban centers, which are areas of concentrated employment and housing. The designated urban centers are to
627 accommodate 15,000 jobs within a one-half-mile radius of a major transit stop, an average employment density
628 of 50 jobs per gross acre and an average of 15 housing units per gross acre. All of the urban centers are
629 designated by the Puget Sound Regional Council as Regional Growth Centers and all are located in cities.

630
631 In addition to the urban centers, cities and unincorporated urban King County have existing intensive industrial,
632 commercial and residential areas that will continue to grow and provide employment, services, shopping and
633 housing opportunities, but not at the same level as urban centers. Three categories of centers are established for
634 urban unincorporated areas of King County. Higher density, more-concentrated developed industrial and
635 commercial areas are classified as unincorporated activity centers and are intended to be the primary location for
636 this type of commercial development. Midrange centers are called community business centers and smaller, local

637 centers are called neighborhood business centers. The locations of these centers are shown on the Urban Centers
 638 map at the end of this chapter. This Comprehensive Plan also recognizes existing commercial and industrial
 639 development that is outside of unincorporated activity centers, community business centers and neighborhood
 640 business centers.

641

642 **U-147 Business/office park developments should be located in or adjacent to an**
 643 **unincorporated activity center. They may serve as a transition between**
 644 **office/retail areas and residential areas. They should be designed to take**
 645 **advantage of on-site or nearby structured parking and/or bus service and**
 646 **passenger facilities should be compatible with the objective of higher**
 647 **employment densities.**

648

649 **U-148 New commercial and office development shall locate in designated**
 650 **unincorporated activity centers, community and neighborhood business centers,**
 651 **and in areas designated commercial outside of centers.**

652

653 Warehouse-style retail businesses, large retail complexes, stadiums, large churches and colleges are examples of
 654 land uses that serve as destinations from throughout the region. Such uses require a full range of urban services
 655 including transit, substantial parking, and access to arterials and freeways, and therefore should locate in the
 656 urban area where these services are available. In addition, these land uses have traffic and impervious surface
 657 impacts that are inappropriate for the Rural Area and Natural Resource Lands.

658

659 **U-149 New facilities and businesses that draw from throughout the region, such as**
 660 **large retail uses, large public assembly facilities and institutions of higher**
 661 **education should locate in the Urban Growth Area.**

662

663 **1. Unincorporated Activity Centers**

664 Unincorporated activity centers are the primary locations for commercial and industrial development in urban
 665 unincorporated King County. Currently, White Center is the only designated unincorporated activity center, as
 666 other such centers are now parts of cities. The *White Center Community Action Plan* establishes the size and mix of
 667 uses allowed in the White Center Unincorporated Activity Center.

668

669 **U-150 Unincorporated activity centers in urban areas should provide employment,**
 670 **housing, shopping, services and leisure-time amenities to meet the needs of the**
 671 **local economy. The mix of uses may include:**
 672 **a. Health, human service and public safety facilities;**
 673 **b. Retail stores and services;**
 674 **c. Professional offices;**
 675 **d. Business/office parks;**
 676 **e. Multifamily housing and mixed-use developments;**

- 677 f. Heavy commercial and industrial uses, when there is direct freeway or
678 rail access;
- 679 g. Light manufacturing;
- 680 h. Parks and open space; and
- 681 i. Farmers Markets.
- 682
- 683 **U-151** Within unincorporated activity centers, the following zoning is appropriate:
684 Urban Residential, with a density of twelve to forty-eight dwelling units per acre;
685 Community Business; Neighborhood Business; Office and Industrial.
- 686
- 687 **U-152** King County may designate new unincorporated activity centers or expand
688 existing unincorporated activity centers only through a subarea planning
689 process that should address:
- 690 a. The relationship of the entire center to its surrounding uses including
691 adjacent cities;
- 692 b. Availability of supporting public services;
- 693 c. The function of the center to other centers in the sub-region;
- 694 d. The need for additional commercial and industrial development;
- 695 e. The size and boundaries of the center; and
- 696 f. Zoning.
- 697
- 698 **U-153** The size, uses and boundaries of unincorporated activity centers should be
699 consistent with the following criteria:
- 700 a. More than forty acres in size, excluding land needed for surface water
701 management or protection of environmentally critical areas;
- 702 b. Retail space based on the amount of residential development planned
703 for the surrounding area to provide for community and local shopping
704 needs; and
- 705 c. Retail space should not exceed 60 acres and 600,000 square feet unless
706 it is served by direct freeway access by a principal or minor arterial and
707 is well served by transit.
- 708
- 709 **U-154** Design features of unincorporated activity centers should include the following:
- 710 a. Safe and attractive walkways and bicycle facilities for all ages and
711 abilities with access to each major destination including schools,
712 community centers and commercial areas;
- 713 b. Buildings close to sidewalks to promote walking and access to transit;
- 714 c. Compact design with close grouping of compatible uses;
- 715 d. Off-street parking in multistory structures located to the side or rear of
716 buildings or underground;
- 717 e. Public art;

- 718 f. Public spaces, such as plazas and building atriums;
- 719 g. Retention of attractive natural features, historic buildings and
- 720 established character;
- 721 h. Aesthetic design and compatibility with adjacent uses through setbacks,
- 722 building orientation, landscaping and traffic control;
- 723 i. Screening of unsightly views, such as heavy machinery, outdoor storage
- 724 areas, loading docks and parking areas from the view of adjacent uses
- 725 and from arterials; and
- 726 j. Signs should be regulated to reduce glare and other adverse visual
- 727 impacts on nearby residences, without limiting their potential
- 728 contribution to the color and character of the center.

729
730 **U-155** Development within the designated White Center Unincorporated Activity Center,
731 as shown on the Comprehensive Plan Land Use Map, shall be in accordance with
732 the White Center Community Action Plan.

733
734 **U-156** The White Center Community Action Plan establishes the following zoning as
735 appropriate within the White Center Unincorporated Activity Center: Urban
736 Residential, with a density of twelve to forty-eight dwelling units per acre,
737 Neighborhood Business, Community Business, Office and Industrial.

738
739 **U-157** In the White Center Unincorporated Activity Center, existing Industrial uses
740 should be zoned and regulated to preserve their use into the future. Conversion
741 of industrial properties to other uses shall be strictly limited.

742
743 White Center was selected as one of three case study areas for study as part of the King County Land Use
744 Transportation Air Quality and Health project, also known as HealthScape. Information from the study showed
745 the types of changes in an area’s urban form and transportation system that can lead to an increase in public
746 health. These results have been used to guide development in the White Center area and to prioritize capital
747 expenditures, such as the construction of the 98th Street Connector, which is a pedestrian walkway between
748 Greenbridge and the commercial area of White Center.

749
750 **U-158** In the White Center Unincorporated Activity Center, new major residential
751 developments should include low-impact design features and should promote
752 public health by increasing opportunities for physical activity in daily life. The
753 development should include: safe walkways and bicycle facilities for all ages and
754 abilities with access to commercial areas, schools, and community facilities;
755 trails; and pocket parks.

756

757 **2. Community Business Centers**

758 Community business centers are primarily retail developments designed to serve a nearby market area of 15,000
 759 to 40,000 people. Community business centers should be sited so they do not adversely affect other centers and
 760 are easily accessible by motor vehicles or public transportation, walking or bicycling. Community business
 761 centers should be designed to be compatible with adjacent residential uses, and should promote pedestrian and
 762 bicycle access. As shown on the Urban Centers map at the end of this chapter, these centers include Fairwood,
 763 Roxhill, Skyway and Top Hat.

764

765 **U-159 Community business centers in the urban areas should provide primarily**
 766 **shopping and personal services for nearby residents. Offices and multifamily**
 767 **housing are also encouraged. Industrial and heavy commercial uses should be**
 768 **excluded. Community business centers should include the following mix of**
 769 **uses:**

- 770 a. **Retail stores and services;**
- 771 b. **Professional offices;**
- 772 c. **Community and human services;**
- 773 d. **Multifamily housing as part of a mixed-use development, with residential**
 774 **densities of at least 12 units per acre when well served by transit; and**
- 775 e. **Stands or small outlets that offer fresh, affordable fruit and produce and**
 776 **locally produced value-added food products.**

777

778 **U-160 Designated community business centers are shown on the Comprehensive Plan**
 779 **Land Use Map. Expansion of existing or designation of new community business**
 780 **centers shall be permitted only through a subarea study. Redevelopment and**
 781 **infill development of existing community business centers is encouraged.**

782

783 **U-161 Within community business centers, the following zoning is appropriate:**
 784 **Neighborhood Business, Community Business and Office.**

785

786 **U-162 The specific size and boundaries of community business centers should be**
 787 **consistent with the criteria listed below.**

- 788 a. **More than 10 acres and up to 40 acres in size, excluding land needed for**
 789 **surface water management or protection of environmentally critical**
 790 **areas;**
- 791 b. **Designed to provide shopping and services for a market population of**
 792 **15,000 to 40,000 people;**
- 793 c. **Located one to three miles from an unincorporated activity center or**
 794 **from another community business center. May be located less than two**
 795 **miles from a neighborhood business center when it is demonstrated the**
 796 **neighborhood business center will not be adversely affected; and**
- 797 d. **Must be located at the intersection of two principal or minor arterials.**

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- U-163** **Design features of community business centers should include the following:**
- a. **Safe and attractive walkways and bicycle facilities for all ages and abilities;**
 - b. **Close grouping of stores;**
 - c. **Off-street parking behind or to the side of buildings, or enclosed within buildings;**
 - d. **Public art;**
 - e. **Retention of attractive natural features, historic buildings and established character;**
 - f. **Landscaping, which may include planters and street trees;**
 - g. **Appropriate signage;**
 - h. **Public seating areas; and**
 - i. **Architectural features that provide variation between buildings or contiguous storefronts.**

3. Neighborhood Business Centers

Neighborhood business centers are shopping areas offering convenience goods and services to local residents. Neighborhood business centers are intended to be small and compatible with adjacent residential areas and often are used on the way to another destination (for example, a fuel stop before or after commuting). Sometimes they consist of only one use or business. Neighborhood business centers should be designed to promote pedestrian and bicycle access.

As shown on the Urban Centers map at the end of this chapter, King County has eight of these centers, including Avondale Corner, Beverly Park, Jovita, Lake Geneva, Martin Luther King Jr. Way/60th Ave.-64th Ave. S, Rainier Ave. S./S. 114th St.-S. 117th St., Spider Lake, and Unincorporated South Park.

- U-164** **Neighborhood business centers in urban areas should include primarily retail stores and offices designed to provide convenient shopping and other services for nearby residents. Industrial and heavy commercial uses should be excluded. Neighborhood business centers should include the following mix of uses:**
- a. **Retail stores and services;**
 - b. **Professional offices;**
 - c. **Multifamily housing as part of a mixed-use development with residential densities up to 12 units per acre when convenient to a minor arterial. Higher densities are appropriate when the center is a walkable community, convenient to a principal arterial or well-served by transit; and**
 - d. **Farmers Markets.**

838 **U-165** Designated neighborhood business centers are shown on the Comprehensive
 839 Plan Land Use Map. Expansion of existing or the designation of new
 840 neighborhood business centers shall only be permitted through a subarea study.
 841 Redevelopment and infill development of existing neighborhood business
 842 centers is encouraged.

844 **U-166** Within neighborhood business centers, the following zoning is appropriate:
 845 Neighborhood Business and Office.

847 **U-167** The specific size and boundaries of neighborhood business centers should be
 848 consistent with the criteria listed below.

- 849 a. Ten acres or less in size, excluding land needed for surface water
 850 management or protection of environmentally sensitive features;
- 851 b. Designed to provide convenience shopping for a market population of
 852 8,000 to 15,000 people;
- 853 c. Located within walking distance of transit corridors or transit activity
 854 centers; and
- 855 d. Located one to three miles from another neighborhood business center.

857 **U-168** Design features of neighborhood business centers should include the following:

- 858 a. Safe and attractive walkways and bicycle facilities for all ages and
 859 abilities;
- 860 b. Close grouping of stores;
- 861 c. Off-street parking behind or to the side of buildings, or enclosed within
 862 buildings;
- 863 d. Public art;
- 864 e. Retention of attractive natural features, historic buildings or established
 865 character;
- 866 f. Landscaping, which may include planters and street trees;
- 867 g. Appropriate signage;
- 868 h. Public seating areas; and
- 869 i. Architectural features that provide variation between buildings or
 870 contiguous storefronts.

872 **4. Commercial Development Outside of Centers**

873 The Commercial Outside of Center (CO) Land Use designation recognizes commercial uses predating the
 874 adoption of the county's first Growth Management Act -mandated Comprehensive Plan. These isolated
 875 unincorporated urban areas were and remain located outside a designated urban center (unincorporated activity
 876 center, community business center or neighborhood business center). The CO designation is also appropriate as
 877 a transitional designation within certain potential annexation areas. In these areas, the county will utilize the

878 memorandum of understanding and applicable Comprehensive Plan policies to determine the appropriate
879 zoning to implement this transitional designation.

880

881 **U-169** **Stand-alone commercial developments legally established outside designated**
882 **centers in the unincorporated urban area may be recognized with the CO**
883 **designation and appropriate commercial zoning, including any identified**
884 **potential zoning classification. An action to implement a potential zoning**
885 **classification shall not require a detailed subarea study, if the current CO**
886 **designation is to remain unchanged. When more detailed subarea plans are**
887 **prepared, these developments may be designated as centers and allowed to**
888 **grow if appropriate, or may be encouraged to redevelop consistent with the**
889 **residential density and design policies of the Comprehensive Plan.**

890

891 **U-170** **The CO designation may be applied as a transitional designation in Potential**
892 **Annexation Areas identified in a signed memorandum of understanding between**
893 **a city and the county for areas with a mix of urban uses and zoning in order to**
894 **facilitate the joint planning effort directed by the memorandum of understanding.**
895 **Zoning to implement this transitional designation should recognize the mix of**
896 **existing and planned uses. No zone changes to these properties to allow other**
897 **nonresidential uses, or zone changes to allow expansion of existing**
898 **nonresidential uses onto other properties, should occur unless or until a subarea**
899 **study with the city is completed.**

900

901 **5. Commercial Site Improvement Standards and Public Services**

902 The following policy governs King County land use regulations and functional plans that contain improvement
903 standards for the review of proposed rezones and commercial construction permits.

904

905 **U-171** **Commercial, retail and industrial developments in the unincorporated urban area**
906 **should foster community, create enjoyable outdoor areas and balance needs of**
907 **automobile movement with pedestrian and bicycle mobility and safety.**
908 **Commercial and industrial developments shall provide the following**
909 **improvements:**
910 **a. Paved streets;**
911 **b. Sidewalks for all ages and abilities and bicycle facilities in commercial**
912 **and retail areas;**
913 **c. Adequate parking for employees and business users;**
914 **d. Landscaping along or within streets, sidewalks and parking areas to**
915 **provide an attractive appearance;**
916 **e. Adequate stormwater control, including curbs, gutters and stormwater**
917 **retention facilities;**

- 918 f. Public water supply;
- 919 g. Public sewers;
- 920 h. Controlled traffic access to arterials and intersections; and
- 921 i. Where appropriate, in commercial areas, common facilities, such as
- 922 shared streets, walkways, and waste disposal and recycling with
- 923 appropriate levels of landscaping.

924
 925 The design and construction quality of development in unincorporated urban
 926 areas should meet or exceed the quality in the area’s designated annexation city.
 927

928 **6. Industrial Development**

929 Maintaining a strong industrial land supply is an important factor in maintaining the county's economic base and
 930 providing family-wage jobs. The following policies assure that industrial development is supported and is also
 931 compatible with adjacent land uses while providing appropriate services for employees. In addition, King
 932 County is committed to helping return contaminated sites to productive use.
 933

934 **U-172** Within the Urban Growth Area, but outside unincorporated activity centers,
 935 properties with existing industrial uses shall be protected. The county may use
 936 tools such as special district overlays to identify them for property owners and
 937 residents of surrounding neighborhoods.

938
 939 **U-173** Industrial development should have direct access from arterials or freeways.
 940 Access points should be combined and limited in number to allow smooth traffic
 941 flow on arterials. Access through residential areas should be avoided.

942
 943 **U-174** Small amounts of retail and service uses in industrial areas may be allowed for
 944 convenience to employees and users.

945
 946 **U-175** King County, in collaboration with cities and the development community, should
 947 create and fund a process to clean up and reclaim polluted industrial areas in
 948 order to expand the land available for industrial development.
 949

950 **D. Urban Planned Developments and Fully Contained Communities**

951 The Growth Management Act allows, within the designated Urban Growth Area, development of large land
 952 ownerships that may offer the public and the property owner opportunities to realize mutual benefits when such
 953 development is coordinated through the review process as an Urban Planned Development. Possible public
 954 benefits include greater preservation of public open space, proponent contributions to major capital improvement
 955 needs, diversity in housing types and affordability, and the establishment of the specific range and intensity of
 956 uses for the entire Urban Planned Development. A property owner and the public could benefit from the

957 efficiency of combined hearings and land use decision making, as well as the establishment of comprehensive
 958 and consistently applied project-wide mitigations guiding the review of subsequent land use approvals.

959

960 **U-176** **Sites for potential new Urban Planned Developments may be designated within**
 961 **the established Urban Growth Area to realize mutual benefits for the public and**
 962 **the property owner. Two Urban Planned Developments areas have been**
 963 **designated by the county: the Bear Creek Urban Planned Development area,**
 964 **comprised of the Redmond Ridge (formerly known as Northridge) Urban Planned**
 965 **Development, the Trilogy at Redmond Ridge (formerly known as Blakely Ridge)**
 966 **Urban Planned Development, and the Redmond Ridge East Urban Planned**
 967 **Development; and Cougar Mountain Village Urban Planned Development. Future**
 968 **Urban Planned Development sites in the Urban Growth Area shall be designated**
 969 **through a subarea planning process, or through a Comprehensive Plan**
 970 **amendment initiated by the property owner.**

971

972 **U-177** **The creation of Urban Planned Developments is intended to serve as a model for**
 973 **achieving a mix of uses, appropriate development patterns, and high quality**
 974 **design, as well as providing for public benefits that shall include:**
 975 **a. Open space and critical areas protection;**
 976 **b. Diversity in housing types and affordability;**
 977 **c. Quality site design; and**
 978 **d. Transit and nonmotorized transportation opportunities.**

979

980 The Bear Creek Urban Planned Development area was first designated for urban development in 1989 in the
 981 Bear Creek Community Plan. The urban designation of this area under the Growth Management Act was
 982 established in the Countywide Planning Policies in 1992 and affirmed in 1994. The Bear Creek Urban Planned
 983 Development area was included in the Urban Growth Area designated in the 1994 King County Comprehensive
 984 Plan. Since the adoption of the 1994 Comprehensive Plan, both Redmond Ridge and Trilogy have been
 985 approved as Urban Planned Developments and King County has entered into development agreements
 986 governing the development of these sites. The legality of these development approvals was challenged and these
 987 legal challenges have been rejected. Therefore, these sites will be, and are being, developed at urban densities.

988

989 Through the adoption of the King County Comprehensive Plan 2000 Update, King County reaffirmed its urban
 990 designation of the Bear Creek Urban Planned Development area. In addition to the reasons that led the county
 991 (and the region) to originally include this area within the county's Urban Growth Area, when the county adopted
 992 the 2000 update, it noted that: two sites within this area had been approved for urban development after the
 993 adoption of the original Growth Management Act Comprehensive Plan; significant infrastructure improvements
 994 had been made at these sites; and the ultimate development of these sites was proceeding in accordance with
 995 issued permit approvals. The existence of these urban improvements further supported a conclusion that this

996 area is characterized by urban growth within the meaning of the Growth Management Act and was therefore
997 appropriately included within the county's Urban Growth Area.

998

999 Since the county considered and adopted the 2000 update, significant development within the Bear Creek Urban
1000 Planned Development area has taken place. The Urban Planned Development permits approved by the county
1001 required the construction of infrastructure needed to support urban development of the Bear Creek Urban
1002 Planned Development area. Those infrastructure improvements have now been completed or are under
1003 construction. This includes sanitary sewer trunk lines and pump stations; water trunk lines, pump stations, and
1004 storage facilities; stormwater collection, detention, treatment and discharge facilities; other utilities; a park and
1005 open space system linked by trails; and required road improvements. In addition, King County has granted final
1006 plat approval for lots for more than 2,100 of the dwelling units approved by the Redmond Ridge and Trilogy
1007 Urban Planned Development permits and more than 1,600 of those dwelling units have been built, are under
1008 construction, or have been permitted. Furthermore, major community facilities and services such as the 18-hole
1009 golf course and clubhouse, the Redmond Ridge Community Center, and the retail center and grocery store have
1010 been completed or are under construction. All of these developments support the conclusion that the Redmond
1011 Ridge and Trilogy Urban Planned Development sites are now fully characterized by and irrevocably committed
1012 to urban growth, and the county therefore reaffirms its urban designation of the Bear Creek Urban Planned
1013 Development area.

1014

1015 The urban designation of the Bear Creek, now referred to as Redmond Ridge East, has an approved Urban
1016 Planned Development permit and a Fully Contained Community permit that authorized the urban development
1017 of Redmond Ridge East. Redmond Ridge East is served by the urban infrastructure that has already been
1018 constructed to serve the Redmond Ridge and Trilogy Urban Planned Development sites.

1019

1020 The county reaffirms its urban designation of the Redmond Ridge East for the following reasons: this site has
1021 always been treated by King County as part of the Bear Creek Urban Planned Development urban area; this site
1022 is adjacent to the urban development that has already occurred and that will continue to occur at Trilogy and
1023 Redmond Ridge; this site is located in relationship to the rest of the Bear Creek Urban Planned Development
1024 area so as to be appropriate for urban growth; and this site is an area that will be served by existing urban public
1025 facilities and services that have been provided in accordance with Trilogy and Redmond Ridge Urban Planned
1026 Development permit requirements.

1027

1028 The Growth Management Act allows counties to establish a process, as part of the Urban Growth Area
1029 designation, for reviewing proposals to authorize new Fully Contained Communities. Criteria for approval of
1030 Fully Contained Communities are contained in Revised Code of Washington (RCW) 36.70A.350. If a county
1031 establishes in its comprehensive plan a process for authorizing Fully Contained Communities, it must adopt
1032 procedures for approving Fully Contained Communities in its development regulations. King County has
1033 established a Fully Contained Community consisting of the Bear Creek Urban Planned Development area.

1034

- 1035 **U-178** King County has established a Fully Contained Community. This one area is
 1036 designated through this Comprehensive Plan and is shown on the Land Use Map
 1037 as the urban planned community of the Bear Creek Urban Planned Development
 1038 area comprised of Trilogy at Redmond Ridge, Redmond Ridge, and Redmond
 1039 Ridge East Urban Planned Development sites. Nothing in these policies shall
 1040 affect the continued validity of the approved Urban Planned Development permits
 1041 for these sites. This Fully Contained Community designation may be
 1042 implemented by separate or coordinated Fully Contained Community permits.
 1043
- 1044 **U-179** The population, household, and employment growth targets and allocations for
 1045 the county's Urban Growth Area in this plan include the Bear Creek Urban
 1046 Planned Development area. Accordingly, the requirements in Revised Code of
 1047 Washington 36.70A.350(2) that the county reserve a portion of the 20-year
 1048 population projection for allocation to new Fully Contained Communities has
 1049 been satisfied.
 1050
- 1051 **U-180** The review and approval process for a Fully Contained Community permit shall
 1052 be the same as that for an Urban Planned Development permit, except the
 1053 following additional criteria shall be met, pursuant to the provisions of RCW
 1054 36.70A.350:
- 1055 a. New infrastructure (including transportation and utilities infrastructure)
 1056 is provided for and impact fees are established and imposed on the Fully
 1057 Contained Community consistent with the requirements of RCW
 1058 82.02.050;
 - 1059 b. Transit-oriented site planning and traffic demand management programs
 1060 are implemented in the Fully Contained Community. Pedestrian, bicycle,
 1061 and high occupancy vehicle facilities are given high priority in design
 1062 and management of the Fully Contained Community;
 - 1063 c. Buffers are provided between the Fully Contained Community and
 1064 adjacent non-Fully Contained Community areas. Perimeter buffers
 1065 located within the perimeter boundaries of the Fully Contained
 1066 Community delineated boundaries, consisting of either landscaped
 1067 areas with native vegetation or natural areas, shall be provided and
 1068 maintained to reduce impacts on adjacent lands;
 - 1069 d. A mix of uses is provided to offer jobs, housing, and services to the
 1070 residents of the new Fully Contained Community. No particular
 1071 percentage formula for the mix of uses should be required. Instead, the
 1072 mix of uses for a Fully Contained Community should be evaluated on a
 1073 case-by-case basis, in light of the geography, market demand area,
 1074 demographics, transportation patterns, and other relevant factors
 1075 affecting the proposed Fully Contained Community. Service uses in the

- 1076 Fully Contained Community may also serve residents outside the Fully
1077 Contained Community, where appropriate;
- 1078 e. Affordable housing is provided within the new Fully Contained
1079 Community for a broad range of income levels, including housing
1080 affordable by households with income levels below and near the median
1081 income for King County;
 - 1082 f. Environmental protection has been addressed and provided for in the
1083 new Fully Contained Community, at levels at least equivalent to those
1084 imposed by adopted King County environmental regulations;
 - 1085 g. Development regulations are established to ensure urban growth will not
1086 occur in adjacent nonurban areas. Such regulations shall include but
1087 are not limited to: rural zoning of adjacent Rural Areas; Fully Contained
1088 Community permit conditions requiring sizing of Fully Contained
1089 Community water and sewer systems so as to ensure urban growth will
1090 not occur in adjacent nonurban areas; and/or Fully Contained
1091 Community permit conditions prohibiting connection by property
1092 owners in the adjacent Rural Area (except public school sites) to the
1093 Fully Contained Community sewer and water mains or lines;
 - 1094 h. Provision is made to mitigate impacts of the Fully Contained Community
1095 on designated agricultural lands, forest lands, and mineral resource
1096 lands; and
 - 1097 i. The plan for the new Fully Contained Community is consistent with the
1098 development regulations established for the protection of critical areas
1099 by King County pursuant to RCW 36.70A.170.

1100

1101 For purposes of evaluating a Fully Contained Community permit the following
1102 direction is provided: The term "fully contained" is not intended to prohibit all
1103 interaction between a Fully Contained Community and adjacent lands but to limit
1104 impacts on adjacent lands and contain them within the development site as much
1105 as possible. "Fully contained" should be achieved through the imposition of
1106 development conditions that limit impacts on adjacent and nearby lands and do
1107 not increase pressures on adjacent lands for urban development. "Fully
1108 contained" is not intended to mandate that all utilities and public services
1109 needed by an urban population both start and end within the property (since
1110 sewer, water, power, and roads, are of such a nature that the origin and/or outfall
1111 cannot reasonably exist within the property boundaries), but that the costs and
1112 provisions for those utilities and public services that are generated primarily by
1113 the Fully Contained Community (schools, police, parks, employment, retail
1114 needs) be reasonably accommodated within its boundaries and not increase
1115 pressure for more urban development on adjacent properties.

1116

1117 **U-181** Except for existing Fully Contained Community designations, no new Fully
 1118 Contained Communities shall be approved in King County.
 1119

1120 **E. Urban Separators and the Four-to-One Program**

1121 The Countywide Planning Policies call for the county and cities to implement urban separators. Different from
 1122 the Rural Area and Natural Resource Lands, these are low-density areas within the Urban Growth Area that
 1123 create open space corridors, provide a visual contrast to continuous development and reinforce the unique
 1124 identities of communities. Urban separators can play a significant role in preserving environmentally critical
 1125 areas and in providing habitat for fish and wildlife. They also provide recreational benefits, such as parks and
 1126 trails, and meet the Growth Management Act's requirement for greenbelts and open space in the Urban Growth
 1127 Area. Urban Separators are mapped on the Land Use 2008 map in Chapter 1, Regional Growth Management
 1128 Planning.
 1129

1130 **U-182** Urban separators are corridors of land that define community or municipal
 1131 identities and boundaries, provide visual breaks in the urban landscape, and link
 1132 parks and open space within and outside the Urban Growth Area. These urban
 1133 corridors should include and link parks and other lands that contain significant
 1134 environmentally sensitive features, provide wildlife habitat or critical resource
 1135 protection, contain defining physical features, or contain historic resources. The
 1136 residential density for land so designated should be maintained at one unit per
 1137 acre, and lands that are sending sites under the Transfer of Development Rights
 1138 Program may transfer density at a rate of at least four units per acre.
 1139

1140 **U-183** King County should actively pursue designating urban separators in the
 1141 unincorporated area and work with the cities to establish permanent urban
 1142 separators within the unincorporated area that link with and enhance King
 1143 County's urban separator corridors.
 1144

1145 **U-184** Designated urban separators should be preserved through park, trail and open
 1146 space acquisitions; incentive programs such as the Transfer of Development
 1147 Rights Program; the Public Benefit Rating System Program; and regulatory
 1148 measures.
 1149

1150 While urban separators complement the regional open space system by helping to define urban communities, the
 1151 King County Four-to-One Program provides an opportunity to add land to the regional open space system
 1152 through the dedication of permanent open space. The Four-to-One Program has been recognized as an
 1153 innovative land use technique under the Growth Management Act³ and for King County, the purpose of the
 1154 program is to create a contiguous band of open space, running north and south along the main Urban Growth

³ 36.70A.070 (5)(b) and .090 Revised Code of Washington

1155 Area Boundary. Since its inception in 1994, just over 1,300 acres have been added to the Urban Growth Area
 1156 while nearly 4,500 acres of permanent open space have been conserved. Changes to the Urban Growth Area
 1157 through this program are processed as Land Use Amendments to the King County Comprehensive Plan, subject
 1158 to the provisions in King County Code chapter 20.18.

1159

1160 **U-185** Through the Four-to-One Program, King County shall actively pursue dedication
 1161 of open space along the original Urban Growth Area line adopted in the 1994
 1162 King County Comprehensive Plan. Through this program, one acre of Rural Area
 1163 zoned land may be added to the Urban Growth Area in exchange for a dedication
 1164 to King County of four acres of permanent open space. Land added to the Urban
 1165 Growth Area for drainage facilities that are designed as mitigation to have a
 1166 natural looking visual appearance in support of its development, does not require
 1167 dedication of permanent open space.

1168

1169 **U-186** King County shall evaluate Four-to-One proposals for both quality of open space
 1170 and feasibility of urban development. The highest-quality proposals shall be
 1171 recommended for adoption as amendments to the Urban Growth Area. Lands
 1172 preserved as open space shall retain their Rural Area designations and should
 1173 generally be configured in such a way as to connect with open space on adjacent
 1174 properties.

1175

1176 **U-187** King County shall use the following criteria for evaluating open space in
 1177 Four-to-One proposals:
 1178 a. Quality of fish and wildlife habitat areas;
 1179 b. Connections to regional open space systems;
 1180 c. Protection of wetlands, stream corridors, ground water and water
 1181 bodies;
 1182 d. Unique natural, biological, cultural, historical, or archeological features;
 1183 e. Size of proposed open space dedication and connection to other open
 1184 space dedications along the Urban Growth Area line; and
 1185 f. The land proposed as open space shall remain undeveloped, except for
 1186 those uses allowed in U-188.

1187

1188 **U-188** King County shall preserve the open space acquired through the Four-to-One
 1189 Program primarily as natural areas, passive recreation sites or resource lands for
 1190 farming or forestry. King County may allow the following additional uses only if
 1191 located on a small portion of the open space, provided that these uses are found
 1192 to be compatible with the site's natural open space values and functions such as
 1193 those listed in the preceding policy:

1194

a. Trails;

- 1195 b. **Compensatory mitigation of wetland losses on the urban designated**
- 1196 **portion of the project, consistent with the King County Comprehensive**
- 1197 **Plan and the Critical Area Ordinance; and**
- 1198 c. **Active recreation uses not to exceed five percent of the total open space**
- 1199 **area. Support services and facilities for the active recreation uses may**
- 1200 **locate within the active recreation area only, and shall not exceed five**
- 1201 **percent of the active recreation area. An active recreation area shall not**
- 1202 **be used to satisfy the active recreation requirements for the urban**
- 1203 **designated portion of the project as required by King County Code Title**
- 1204 **21A.**
- 1205

1206 **U-189 Land added to the Urban Growth Area under the Four-to-One Program shall have**

1207 **a minimum density of four dwellings per acre and shall be physically contiguous**

1208 **to the original Urban Growth Area, unless there are limitations due to the**

1209 **presence of critical areas, and shall be able to be served by sewers and other**

1210 **efficient urban services and facilities; provided that such sewer and other urban**

1211 **services and facilities shall be provided directly from the urban area and shall not**

1212 **cross the open space or Rural Area. Drainage facilities to support the urban**

1213 **development shall be located within the urban portion of the development. In**

1214 **some cases, lands must meet affordable housing requirements under this**

1215 **program. The total area added to the Urban Growth Area as a result of this policy**

1216 **shall not exceed 4,000 acres.**

1217

1218 **U-190 King County shall amend the Urban Growth Area to add Rural Area lands to the**

1219 **Urban Growth Area consistent with Policy U-185 during the annual**

1220 **Comprehensive Plan amendment process. Open space dedication shall occur at**

1221 **final formal plat recording. If the applicant decides not to pursue urban**

1222 **development or fails to record the final plat prior to expiration of preliminary plat**

1223 **approval, the urban properties shall be restored to a Rural Area zoning and land**

1224 **use designation during the next annual review of the King County**

1225 **Comprehensive Plan.**

1226

1227 **F. Eastside Rail Corridor**

1228 The Eastside Rail Corridor is a former freight-rail facility railbanked under the National Trails System Act, 16

1229 USC 1247(d), extending approximately 19 miles on its mainline from Renton to Woodinville with an

1230 approximately seven mile “spur” extending from Woodinville to Redmond. King County, the cities of Redmond

1231 and Kirkland, Sound Transit, and Puget Sound Energy have acquired Burlington Northern Santa Fe Railway’s

1232 (BNSF) property interests in the Eastside Rail Corridor and have established a shared policy goal of dual use

1233 (recreational trail and public transportation), supporting mobility through transit, nonmotorized and active

1234 transportation, including access to transit outside the corridor, consistent with its federal railbanked status. The

1235 owners share other multiple objectives for the corridor, including accommodating utilities, parks, recreation and
 1236 cultural amenities, and encouraging equitable access to these facilities, and to housing and jobs, in support of
 1237 economic opportunity for all King County residents.

1238

1239 **U-191 King County shall collaborate with all Eastside Rail Corridor owners, adjacent**
 1240 **and neighboring jurisdictions, and other interested and affected parties in**
 1241 **support of achieving a vision for the corridor that includes dual use (recreational**
 1242 **trail and public transportation) and supports multiple objectives, consistent with**
 1243 **federal railbanking.**

1244

1245 **U-192 King County shall identify and implement actions that support development of**
 1246 **the Eastside Rail Corridor to include dual use (recreational trail and public**
 1247 **transportation), consistent with federal railbanking, and to achieve multiple**
 1248 **objectives, such as actions to include property management and maintenance,**
 1249 **service and capital planning and improvements, community and stakeholder**
 1250 **engagement, securing funding to implement priority activities, and other actions.**

1251

1252 **U-193 King County shall work within all appropriate planning venues and processes to**
 1253 **integrate the Eastside Rail Corridor into land use plans, transportation system**
 1254 **plans, trail system plans, utility plans, and other plans, including significant**
 1255 **capital projects or plans that affect and relate to dual use (recreational trail and**
 1256 **public transportation), consistent with federal railbanking, and achieving multiple**
 1257 **objectives for the corridor.**

1258

1259 **II. Potential Annexation Areas**

1260 The annexation of urban unincorporated areas is good public policy. The State Growth Management Act and
 1261 the regionally adopted Countywide Planning Policies stipulate that counties are the appropriate providers of
 1262 regional services and of local services to the Rural Area and Natural Resource Lands. For their part, cities are
 1263 the appropriate providers of local urban services to all areas within the designated Urban Growth Area
 1264 Boundary. This logical split of government services is in part a reflection of the greater taxing authority afforded
 1265 to cities by the state Legislature. Annexation is a means to achieve the desired governmental service and land
 1266 use vision set forth in regional policy and state law so that residents of urban areas receive urban level services.

1267

1268 King County’s annexation efforts are particularly important given the impacts of historical patterns of
 1269 annexation. Over time, higher tax revenue-generating areas – retail, industrial, and commercial centers and more
 1270 affluent residential neighborhoods – have incorporated or annexed first, while lower income, ethnically diverse
 1271 communities remained unincorporated. Given the County’s limited taxing authority, promoting annexation is
 1272 the best way to advance equity and socially just outcomes for residents in unincorporated urban areas.

1273

1274 Although it is the policy of the county to support and promote annexation, its formal ability to do so is extremely
1275 limited. State laws provide the cities, county residents and property owners with the authority to initiate the
1276 annexation process. A successful annexation initiative depends on establishing a collaborative and ongoing
1277 dialogue between the three affected interest groups: residents, the county, and the affected city. However, King
1278 County has a successful history of engaging in annexation discussions with urban unincorporated area residents.
1279 Most recently, from 2008 to 2015, there have been six major annexations:

- 1280 • Lea Hill and Auburn West Hill into Auburn;
- 1281 • Benson Hill into Renton;
- 1282 • North Highline Area X into Burien;
- 1283 • Panther Lake into Kent;
- 1284 • Juanita-Finn Hill-Kingsgate into Kirkland; and
- 1285 • Klahanie into Sammamish.

1286

1287 As a result of these and some smaller annexations, by 2016, King County's urban unincorporated population
1288 dropped by more than 110,000 persons from its 2007 level, to an estimated population of 119,900 (comparable to
1289 the population of Kent, the third largest city in the county).

1290

1291 Much of the remaining urban unincorporated area is made up of geographically isolated islands surrounded by
1292 cities or adjacent to the urban growth boundary. Because these areas are scattered across the county, the
1293 provision of local services is costly. Covering the cost of serving these areas reduces the amount of revenue
1294 available for regional services and for local services in the Rural Area. Therefore, King County has a strong
1295 fiscal interest in seeing the remaining urban unincorporated areas annexed to cities within the next several years.

1296

1297 The policies in this section are intended to guide the county's decision making on annexation-related issues to
1298 ensure the needs of residents in the urban unincorporated area are considered, the perspective of the future
1299 annexing city is considered and that a smooth transition from county to city government occurs.

1300

1301 **U-201** In order to meet the Growth Management Act and the regionally adopted
1302 **Countywide Planning Policies goal of becoming a regional service provider for all**
1303 **county residents and a local service provider in the Rural Area and Natural**
1304 **Resource Lands, King County shall encourage annexation of the remaining**
1305 **urban unincorporated area. The county may also act as a contract service**
1306 **provider where mutually beneficial.**

1307

1308 **U-201a** In all urban unincorporated areas, King County shall consider equity and social
1309 **justice in its planning, project development, and service delivery approach.**

1310

- 1311 **U-202** To help create an environment that is supportive of annexations, King County
 1312 shall work with cities and with neighborhood groups, local business
 1313 organizations, public service providers and other stakeholders on
 1314 annexation-related activities to move the remaining urban islands towards
 1315 annexation by the city most appropriate to serve it. King County will also seek
 1316 changes at the state level that would facilitate annexation of urban
 1317 unincorporated areas.
 1318
- 1319 **U-202a** The County should seek state legislative authority to impose taxes in
 1320 unincorporated urban areas consistent with the taxing authorities and rates of
 1321 cities, and seek to impose rates consistent with the city to improve service
 1322 delivery and infrastructure levels.
 1323
- 1324 **U-203** The Potential Annexation Areas Map adopted by the Growth Management
 1325 Planning Council illustrates city-designated potential annexation areas (PAAs),
 1326 contested areas (where more than one city claims a PAA), and those few areas
 1327 that are unclaimed by any city. For contested areas, the county should attempt
 1328 to help resolve the matter, or to enter into an interlocal agreement with each city
 1329 for the purpose of bringing the question of annexation before voters. For
 1330 unclaimed areas, King County should work with adjacent cities and service
 1331 providers to develop a mutually agreeable strategy and time frame for
 1332 annexation. For areas affiliated with a city for annexation, King County should
 1333 proactively support annexations.
 1334
- 1335 **U-204** King County shall support annexation proposals that are consistent with the
 1336 Countywide Planning Policies and the Washington State Growth Management
 1337 Act, when the area proposed for annexation is wholly within the annexing city's
 1338 officially adopted PAA, and when the area is not part of a contested area.
 1339
- 1340 **U-205** King County shall not support annexation proposals that would:
 1341 a. Result in illogical service areas;
 1342 b. Create unincorporated islands, unless the annexation is preceded by an
 1343 interlocal agreement in which the city agrees to pursue annexation of the
 1344 remaining island area in a timely manner;
 1345 c. Focus solely on areas that would provide a distinct economic gain for
 1346 the annexing city at the exclusion of other proximate areas that should
 1347 logically be included;
 1348 d. Move designated Agricultural and/or Forest Production District lands
 1349 into the Urban Growth Area; or

1350 e. Apply zoning to maintain or create permanent, low-density residential
1351 areas, unless such areas are part of an urban separator or are
1352 environmentally constrained, rendering higher densities inappropriate.

1353

1354 **U-206** King County shall favor annexation over incorporation as the preferred method
1355 of governance transition. King County will not support incorporations when the
1356 proposed incorporation area is financially infeasible.

1357

1358 **U-207** King County shall work with cities to develop pre-annexation or annexation
1359 interlocal agreements to address the transition of services from the county to the
1360 annexing cities. The development of such agreements should include a public
1361 outreach process to include but not be limited to residents and property owners
1362 in the Potential Annexation Areas, as well as residents and property owners in
1363 the surrounding areas. Such agreements may address a range of
1364 considerations, including but not limited to:

- 1365 a. Establishing a financing partnership between the county, city and other
1366 service providers to address needed infrastructure;
- 1367 b. Providing reciprocal notification of development proposals in Potential
1368 Annexation Areas, and opportunities to identify and/or provide
1369 mitigation associated with such development;
- 1370 c. Supporting the city's desire, to the extent possible, to be the designated
1371 sewer or water service provider within the Potential Annexation Area,
1372 where this can be done without harm to the integrity of existing systems
1373 and without significantly increasing rates;
- 1374 d. Assessing the feasibility and/or desirability of reverse contracting in
1375 order for the city to provide local services on the county's behalf prior to
1376 annexation, as well as the feasibility and/or desirability of the county
1377 continuing to provide some local services on a contract basis after
1378 annexation;
- 1379 e. Exploring the feasibility of modifying development, concurrency and
1380 infrastructure design standards prior to annexation, when a specific and
1381 aggressive annexation timeline is being pursued;
- 1382 f. Assessing which county-owned properties and facilities should be
1383 transferred to city control, and the conditions under which such
1384 transfers should take place;
- 1385 g. Transitioning county employees to city employment where appropriate;
- 1386 h. Ensuring that land use plans for the annexation area are consistent with
1387 the Countywide Planning Policies with respect to planning for urban
1388 densities and efficient land use patterns; provision of urban services,
1389 affordable housing, and transportation; the protection of critical areas;
1390 and the long-term protection of urban separators;

- 1391 i. Continuing equivalent protection of cultural resources, and county
- 1392 landmarks and historic resources listed on the King County Historic
- 1393 Resource Inventory;
- 1394 j. Maintaining existing equestrian facilities and establishing equestrian
- 1395 linkages; and
- 1396 k. Establishing a timeline for service transitions and for the annexation.
- 1397

1398 King County will explore new options to affiliate unincorporated urban areas with cities, and to make the
1399 provision of services to such areas financially sustainable.

1400

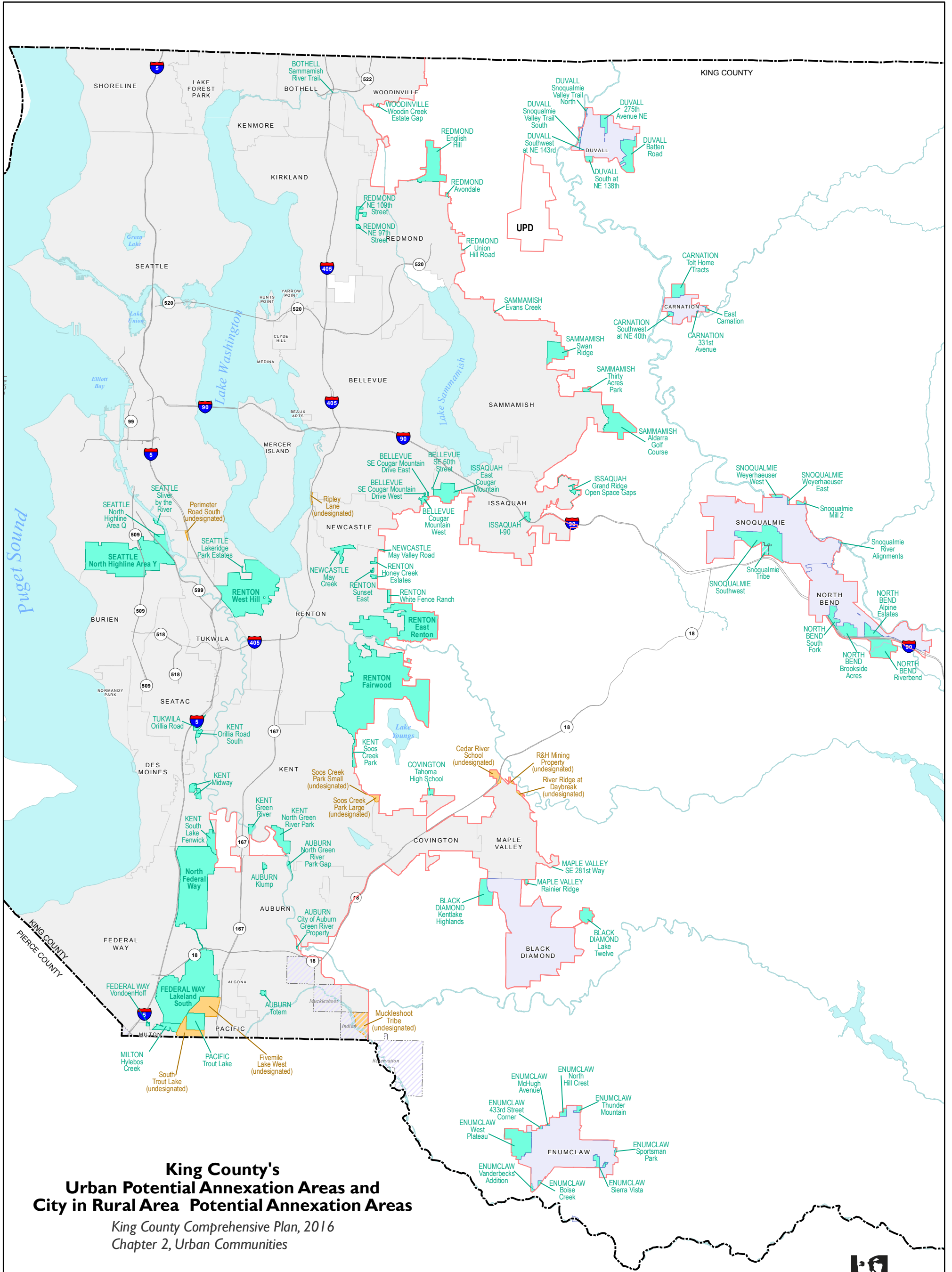
1401 **U-208 King County should engage in joint planning processes for the urban**
1402 **unincorporated areas with the area’s designated annexation city. Alternatively,**
1403 **upon a commitment from the city to annex through an interlocal agreement, King**
1404 **County will engage in joint planning processes for the urban unincorporated**
1405 **areas in tandem with the annexing city. Such planning may consider land use**
1406 **tools such as:**

- 1407 a. traditional subarea plans or areawide rezoning;
- 1408 b. allowing additional commercial and high-density residential
- 1409 development through the application of new zoning;
- 1410 c. Transfers of Development Rights that add units to new development
- 1411 projects; and
- 1412 d. application of collaborative and innovative development approaches,
- 1413 such as design standards.

1414

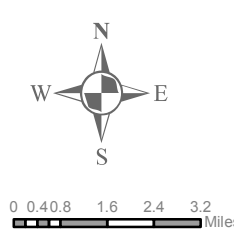
1415 **King County will work through the Growth Management Planning Council to**
1416 **develop a plan to move the remaining unincorporated urban Potential Annexation**
1417 **Areas towards annexation.**

1418



**King County's
Urban Potential Annexation Areas and
City in Rural Area Potential Annexation Areas**
King County Comprehensive Plan, 2016
Chapter 2, Urban Communities

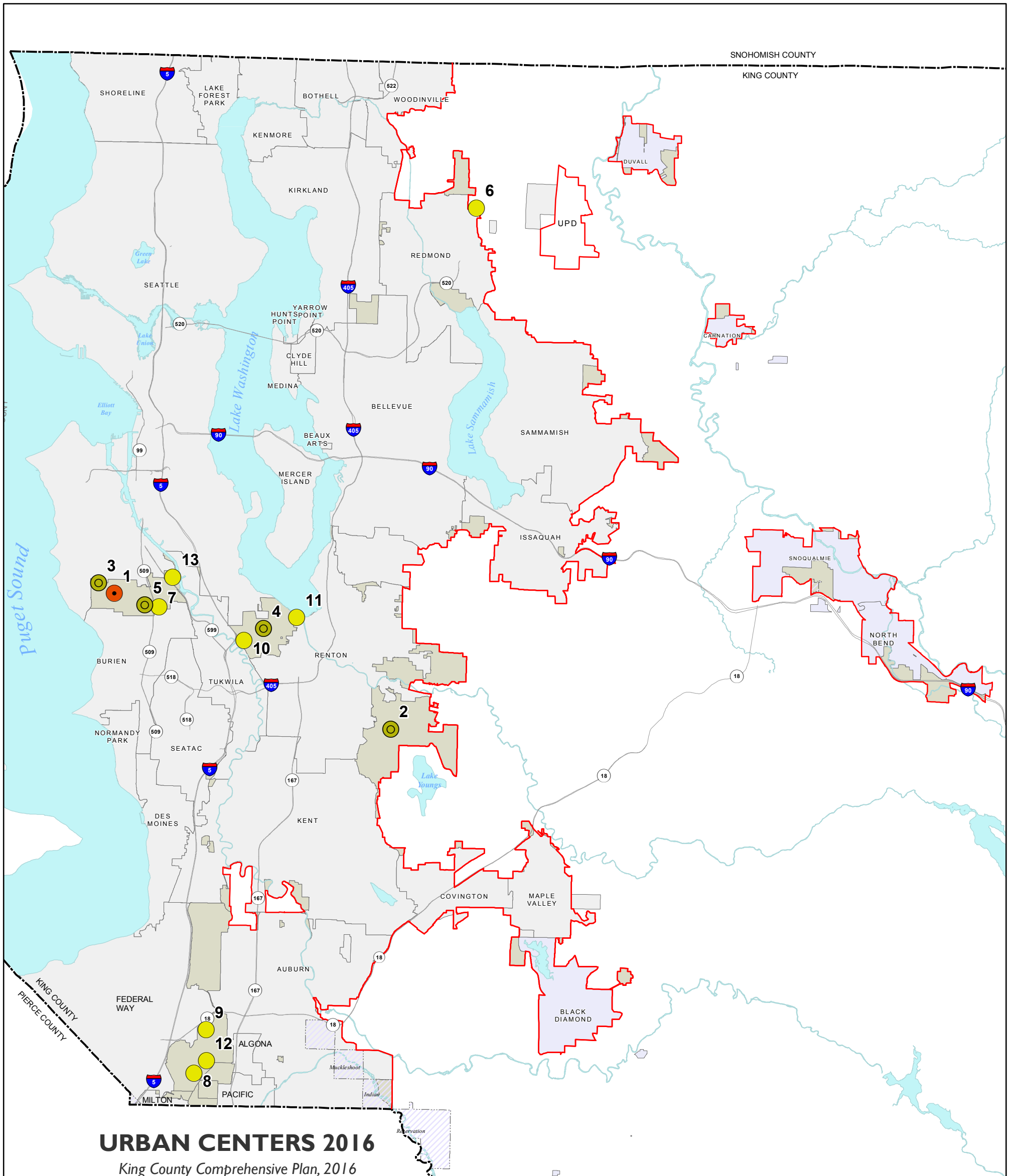
- Designated City PAAs
- Undesignated PAAs
- Incorporated City
- City in Rural Area
- Urban Growth Area



Data Sources:
King County Office of Performance, Strategy and Budget
Regional Planning Section

Notes:
The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County



URBAN CENTERS 2016

King County Comprehensive Plan, 2016
Chapter Two, Urban Communities

- Unincorporated Activity Center
- 1** White Center
- Community Business Centers
- 2** Fairwood
- 3** Roxhill
- 4** Skyway
- 5** Top Hat
- Neighborhood Business Centers
- 6** Avondale Corner
- 7** Beverly Park
- 8** Jovita
- 9** Lake Geneva
- 10** Martin Luther King Jr. Way/60th Ave.-64th Ave. S
- 11** Rainier Ave. S/S. 114th St.-S. 117th St.
- 12** Spider Lake
- 13** Unincorporated South Park

- Incorporated City
- Potential Annexation Areas
- City in Rural Area
- Tribal Lands
- Urban Growth Area Boundary
- King County Boundary
- Freeways



0 0.4 0.8 1.6 2.4 3.2 Miles



Data Sources:
King County Department of Permitting and Environmental Review

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Date: 7/17/2016

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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 land use classifications of Rural Area, Rural Neighborhood Commercial Centers, and Rural Towns. It also addresses the designated Natural Resource Lands, which include lands designated Agriculture, Forest, or Mining on the Land Use Map.

8
9

10 **1. Growth Management Act Goals, Elements, and Requirements**

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

18
19 Section VI of this chapter satisfies Growth Management Act Goal 8 to maintain and enhance natural
20 resource-based industries; the Revised Code of Washington 36.70A.170 requirement to designate natural
21 resource lands; and the Revised Code of Washington 36.70A.080 optional conservation element by conserving
22 natural resource lands.

23
24 **2. Equity and Social Justice Initiative**

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

29
30 In its role as a local government in the unincorporated area, King County is committed to work to reduce
31 inequities and provide opportunities by incorporating the values of the county's Equity and Social Justice work
32 into the daily practice of developing policies and programs, making funding decisions and delivering services.

33
34 Policies in this chapter also support healthy built and natural environments by protecting natural resource lands
35 from development and ensuring a mix of land uses that support rural jobs, natural resource-based businesses and
36 conserved open spaces that provide environmental services such as clean air, clean water and wildlife habitat.
37 Agricultural policies support local food systems and provide access to affordable, healthy, and culturally
38 appropriate foods for county residents. Agricultural policies in this chapter that implement the county's 2015
39 Local Food Initiative address the need to bring additional land into food production, to improve access to
40 technical and financial resources for farmers that need them, and make local food more accessible in underserved
41 communities.

42
43 Additional policies related to economic development in the agriculture and forestry sectors are located in
44 Chapter 10, Economic Development.

45
46 The King County Rural Forest Commission and Agriculture Commission advise the county on the development
47 and implementation of strategies, programs, policies and regulations that affect rural communities and resource

48 lands. The members of these advisory boards are chosen to represent the diverse interests of affected rural
49 residents and business owners.

50

51 **3. Rural Area and Communities**

52 Understanding and conserving the unique characteristics of the Rural Area – a term which includes all the Rural
53 land use categories – and each of the county’s distinct rural communities will help King County retain its rural
54 character and its agricultural, forestry, and mining heritage.

55

56 King County’s Rural Area, including communities such as the Hobart Plateau, Vashon Island, the Snoqualmie
57 Valley, and the Enumclaw Plateau, are characterized by low-density residential development, farms, ranches,
58 forests, watersheds crucial for both fisheries and flood hazard management, mining areas, small cities and towns,
59 historic sites and buildings, archaeological sites, and regionally important recreation areas. These rural uses
60 complement and support the more extensive resource uses in the designated Natural Resource Lands. The
61 location of the Rural Area between the Urban Growth Area and the designated Natural Resource Lands helps to
62 protect commercial agriculture and timber from incompatible uses.

63

64 Designation and conservation of the Rural Area supports and sustains rural communities and rural character as
65 valued parts of King County’s diversity. It also provides choices in living environments; maintains a link to King
66 County’s heritage; allows farming, livestock uses, and forestry to continue; and helps protect environmental
67 quality and sensitive resources, such as groundwater recharge areas and watersheds crucial for both fisheries and
68 flood hazard management. Rural King County also acts to enhance urban areas by providing a safe and reliable
69 local food source, nearby open space and parks for a variety of recreation and tourism opportunities, and
70 educational opportunities to explore current and historic agricultural and forestry practices.

71

72 Within the Rural Area geography, zoning includes Rural Area 2.5, Rural Area 5, Rural Area 10, and Rural Area
73 20; zoning with the Rural Town and Rural Neighborhood Commercial Center land use designations; and other
74 related zoning. The purpose of this zoning and the associated land use designations is to provide services and
75 limited goods that satisfy rural residents’ and local businesses’ daily needs.

76

77 **4. Resource Lands**

78 The growing, harvest, extraction, processing, and use of products from the land play an important role in King
79 County’s economy by providing jobs and products for local use and export. Agricultural and forest lands also
80 provide scenic views, links to King County’s cultural heritage, and environmental benefits such as wildlife
81 habitat, improvements in air and water quality, and carbon sequestration. In large measure, King County’s
82 quality of life is dependent upon the thoughtful planning and sound management of these lands to ensure their
83 long-term conservation and productive use.

84

85 The population growth in the Puget Sound Region since 1945 has resulted in the conversion of agricultural and
86 forest lands to other uses, and the reduction of mining opportunities. The natural resource land base has
87 diminished for many reasons, among them the demand for more land for urban land uses, fragmentation of large
88 acreages into rural residential properties, loss of infrastructure such as local processing facilities for
89 resource-based industries, and the high cost of land. Since 1994, when King County designated its Resource
90 Lands of long term significance under Growth Management Act, it has been much more successful in retaining
91 these areas.

92
93 Section VI contains King County's strategy for conservation of these valuable resource lands and for encouraging
94 their productive and sustainable management. The strategy consists of policies to guide planning, incentives,
95 education, and regulation. Although Section VI focuses on the designated Resource Lands of long term
96 commercial significance, many of the policies are applicable to farm, forest and mineral lands in the Rural Area
97 as well.

98

99 **I. Rural Area**

100 Preserving rural King County plays a key role in ensuring a continuing variety of landscapes, maintaining the
101 diverse communities that often portray the rural legacy, and supporting the evolving rural economic
102 opportunities for the county and its residents. The rural landscape is characterized by extensive forests and farm
103 lands, free-flowing rivers and streams that provide high-quality habitat for fish and wildlife, and a mixture of
104 housing types along with small commercial enterprises and business hubs. Rural Areas and rural-based
105 economies contribute to the range of choices and enhance the quality of life of all county residents. The Growth
106 Management Act and the King County Strategic Plan envision different landscapes, infrastructure, and level of
107 services for urban and rural communities. King County is committed to sustaining rural economic clusters and
108 rural character.

109

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

120

121 The glacial soils and terrain that give King County its natural beauty also create significant environmentally
122 critical areas, such as steep, erodible slopes, wetlands and groundwater recharge areas. Maintenance of tree

123 cover, natural vegetation and wetlands are critical to the continued functioning of the ecosystem and
124 preservation of rural character. The interplay of forest cover, soils and water are essential to watershed health,
125 ensuring adequate unpolluted groundwater recharge, stormwater runoff flow control and pollution reduction,
126 carbon sequestration and habitat functions.

127

128 Conserving Rural Areas and Natural Resource Lands in King County is integral to providing diversity in lifestyle
129 choices; sustaining farming, livestock, and forestry economies; protecting environmental quality and wildlife
130 habitat; providing recreation opportunities and maintaining a link to the county’s resource-based heritage.

131

132 **A. Rural Legacy and Communities**

133 King County’s rural legacy is found in the rich history of its rural communities and continues today in the
134 preservation of the county’s historic, cultural, ecological, and archaeological sites, and to its rich and varied
135 forestry, agricultural, and mining heritage. The railroad played a significant role in the historic growth and
136 development of the county; its legacy is still seen in tourism opportunities in the Cities in the Rural Area such as
137 Skykomish and Snoqualmie. Historic barns are found throughout the agricultural areas of the county. Lumber
138 mills influenced the development of communities, such as the Rural Commercial Neighborhood Center of
139 Preston, where the mill site is still in existence and historic photos adorn the walls of the community center.
140 Chapter 7, Parks Open Space and Cultural Resources of this Comprehensive Plan provides the direction and
141 policies for preserving the county’s rural heritage. The policies that relate to conserving the farms and forests in
142 King County are discussed in sections II and VI of this chapter.

143

144 **R-101 King County will continue to preserve and sustain its rural legacy and**
145 **communities through programs and partnerships that support, preserve, and**
146 **sustain its historic, cultural, ecological, agricultural, forestry, and mining heritage**
147 **through collaboration with local and regional preservation and heritage**
148 **programs, community groups, rural residents and business owners including**
149 **forest and farm owners, rural communities, towns, and cities, and other**
150 **interested stakeholders.**

151

152 **B. Rural Character**

153 The Growth Management Act requires the protection of traditional rural activities and rural character. King
154 County is committed to protecting rural character and recognizes that each of its rural communities has distinct
155 and unique characteristics. These communities vary depending on settlement and economic history, geography,
156 and distance from the urbanizing areas of the region. For example, residents of Vashon Island, accessible only
157 by ferry, sea or air, enjoy an island’s leisurely and scenic lifestyle. Residents of the hilly gorge region around
158 Black Diamond enjoy numerous recreational opportunities. There are small communities throughout rural King
159 County, such as Hobart and Cumberland, each with its own unique history and lifestyle. Other communities
160 with rich rural heritages, such as Old Maple Valley, are in transition as development of land in and adjacent to

161 the areas is occurring. In the Snoqualmie Valley, farming is still the mainstay, while further east, the Town of
162 Skykomish has a significant railroad and forestry history.

163
164 Population growth in Puget Sound communities affects rural character everywhere in the region. King County
165 was once firmly rooted in agriculture, forestry and mining. However, with regional growth both the rural
166 economy and the rural population are changing, as are the expectations of some rural residents for county
167 services. Some residents are more accustomed to independent lifestyles focused around resource uses such as
168 farming, dairying, keeping of livestock, or forestry. Other residents and visitors can be surprised by the sights,
169 sounds, and smells associated with rural living; and can be accustomed to higher levels of service and facilities
170 than are traditionally provided in the Rural Area.

171
172 One of the challenges facing the county is to provide for a diversity of lifestyle choices while providing public
173 services at rural levels. As the county recognizes a profound difference between the nature and character of
174 unincorporated rural King County as compared to the urban areas, it is the intent of the county to continue to
175 provide services at established rural levels that support and help maintain rural character.

176

177 **C. Public Engagement**

178 Several years ago, numerous rural residents realized both a need to protect their diverse communities and to
179 represent their common interests to the county. Thus, the Unincorporated Area Councils were created to
180 represent the interests of rural residents and business owners, within a specific area.

181
182 However, the rural Unincorporated Area Councils do not cover a substantial portion of the Rural Area, thus
183 leaving many rural constituencies without a voice on county policies and programs directed at sustaining and
184 enhancing the character of Rural Areas and Natural Resource Lands, Rural Neighborhood Commercial Centers,
185 and Rural Towns. These rural constituencies include: community groups, such as homeowners associations;
186 interests groups such as Vashon Arts Center and local chambers of commerce; and individual rural residents and
187 business owners.

188
189 In order to implement its goals, objectives, and strategies for broader public engagement, King County has
190 created several Community Service Areas that encompass all of unincorporated King County, including areas
191 without representation by any Unincorporated Area Council. The Community Service Areas provide a conduit
192 for greater participation by all residents in unincorporated King County and increase opportunities for residents
193 to inform county decisions relating to programs and capital projects within each Community Service Area.

194

195 **R-102** King County will continue to support the diversity and richness of its rural
196 communities and their distinct character by working with its rural constituencies
197 through its Community Service Areas program to sustain and enhance the rural
198 character of Rural Area Zoned Land, Natural Resource Lands, Rural
199 Neighborhood Commercial Centers, and Rural Towns.
200

201 **II. Rural Designation**

202 **A. Rural Area Designation Criteria**

203 The Rural Area designation in King County represents the multi-use nature of rural lands, including working
204 farms and forests, livestock uses, home-based businesses and housing. The term Rural Area refers to the
205 geographic area that includes lands zoned as Rural Area 2.5, Rural Area 5, Rural Area 10, and Rural Area 20;
206 zoning within the Rural Commercial Neighborhood Centers and Rural Towns land use designations, and other
207 related zoning. The sustainability and enhancement of these areas and their underlying economic health is
208 critical to the range of lifestyle choices available in King County.
209

210 The criteria set forth in this section were used to draw the boundaries of the Rural Area designated by this plan.
211

212 **R-201** It is a fundamental objective of the King County Comprehensive Plan to maintain
213 the character of its designated Rural Area. The Growth Management Act
214 specifies the rural element of comprehensive plans include measures that apply
215 to rural development and protect the rural character of the area (Revised Code of
216 Washington 36.70A.070 (5)). The Growth Management Act defines rural character
217 as it relates to land use and development patterns (Revised Code of Washington
218 36.70A.030 (15)). This definition can be found in the Glossary of this Plan. Rural
219 development can consist of a variety of uses that are consistent with the
220 preservation of rural character and the requirements of the rural element. In
221 order to implement Growth Management Act, it is necessary to define the
222 development patterns that are considered rural, historical or traditional and do
223 not encourage urban growth or create pressure for urban facilities and service.
224

225 Therefore, King County's land use regulations and development standards shall
226 protect and enhance the following attributes associated with rural character and
227 the Rural Area:

- 228 a. The natural environment, particularly as evidenced by the health of
229 wildlife and fisheries (especially salmon and trout), aquifers used for
230 potable water, surface water bodies including Puget Sound and natural
231 drainage systems and their riparian corridors;

- 232 b. Commercial and noncommercial farming, forestry, fisheries, mining,
- 233 home-occupations and home industries;
- 234 c. Historic resources, historical character and continuity important to local
- 235 communities, as well as archaeological and cultural sites important to
- 236 tribes;
- 237 d. Community small-town atmosphere, safety, and locally owned small
- 238 businesses;
- 239 e. Economically and fiscally healthy Rural Towns and Rural Neighborhood
- 240 Commercial Centers with clearly defined identities compatible with
- 241 adjacent rural, agricultural, forestry and mining uses;
- 242 f. Regionally significant parks, trails and open space;
- 243 g. A variety of low-density housing choices compatible with adjacent
- 244 farming, forestry and mining and not needing urban facilities and
- 245 services;
- 246 h. Traditional rural land uses of a size and scale that blend with historic
- 247 rural development; and
- 248 i. Rural uses that do not include primarily urban-serving facilities.
- 249

R-202

The Rural Area designations shown on the King County Comprehensive Plan Land Use Map include areas that are rural in character and meet one or more of the following criteria:

- 250 a. Opportunities exist for significant commercial or noncommercial farming
- 251 and forestry (large-scale farms and forest lands are designated as
- 252 Resource Lands);
- 253 b. The area will help buffer nearby Natural Resource Lands from conflicting
- 254 urban uses;
- 255 c. The area is contiguous to other lands in the Rural Area, Resource Lands
- 256 or large, predominantly environmentally critical areas;
- 257 d. There are major physical barriers to providing urban services at
- 258 reasonable cost, or such areas will help foster more logical boundaries
- 259 for urban public services and infrastructure;
- 260 e. The area is not needed for the foreseeable future that is well beyond the
- 261 20-year forecast period to provide capacity for population or
- 262 employment growth;
- 263 f. The area has outstanding scenic, historic, environmental, resource or
- 264 aesthetic values that can best be protected by a Rural Area designation;
- 265 or
- 266 g. Significant environmental constraints make the area generally unsuitable
- 267 for intensive urban development.
- 268
- 269
- 270
- 271

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

278
 279 While the Growth Management Act, the Countywide Planning Policies and King County’s policies and
 280 regulations call for protecting the Rural Area by limiting housing densities, there are many other features in
 281 addition to density that characterize the Rural Area. Some of the most important features include integration of
 282 housing with traditional rural uses such as forestry, farming and keeping of livestock; protection of streams,
 283 wetlands and wildlife habitat; preservation of open vistas, wooded areas and scenic roadways; and availability of
 284 and reliance on minimal public services. King County is committed to maintaining these features as well, and
 285 the policies in this chapter call for continuing and expanding upon these efforts.

286
 287 **R-203 King County’s Rural Area is considered to be permanent and shall not be**
 288 **redesignated to an Urban Growth Area until reviewed pursuant to the Growth**
 289 **Management Act (Revised Code of Washington 36.70A.130(3)) and the**
 290 **Countywide Planning Policies.**

291
 292 **B. Forestry and Agriculture in Rural King County**

293 The Rural Area (encompassing the Rural 2.5, Rural 5, Rural 10, and Rural 20 zoning designations) includes
 294 working farms and forests. These contribute to rural character; the diversity and self-sufficiency of local
 295 economies; and open space, wildlife habitat, flood hazard management, and environmental quality. However,
 296 Rural Area land in farm and forest use has diminished since 1985, mostly through the conversion of these lands
 297 to residential uses. Pressures to convert from resource use include the high land value for alternative uses and
 298 the encroachment of residential and other development that conflicts with the resource use.

299
 300 Although most of King County’s agriculture and timber lands are within designated Agricultural and Forest
 301 Production Districts, there is a significant land base for agriculture and forestry in the Rural Area. King County
 302 has studied this land base, has mapped agricultural use, and has identified rural forest areas where forestry will
 303 be enhanced and protected. Efforts to conserve the forest, farm, and livestock uses are important and include
 304 technical assistance and incentive programs such as the Transfer of Development Rights Program (as presented
 305 in Section III).

306
 307 **R-204 Farming and forestry are vital to the preservation of rural King County and**
 308 **should be encouraged throughout the Rural Area. King County should**
 309 **encourage the retention of existing and establishment of new rural**
 310 **resource-based uses, with appropriate site management that protects habitat**

- 311 resources. King County’s regulation of farming, keeping of livestock, and
312 forestry in the Rural Area should be consistent with these guiding principles:
- 313 a. Homeowner covenants for new subdivisions and short subdivisions in
314 the Rural Area should not restrict farming and forestry;
 - 315 b. Development regulations for resource-based activities should be tailored
316 to support the resource use and its level of impact;
 - 317 c. Agricultural and silvicultural management practices should not be
318 construed as public nuisances when carried on in compliance with
319 applicable regulations, even though they may impact nearby residences;
320 and
 - 321 d. County environmental standards for forestry and agriculture should
322 protect environmental quality, especially in relation to water and
323 fisheries resources, while encouraging forestry and farming.

324

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

330

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

334

335 The importance of farming and forestry to the Rural Area was first emphasized in the 1994 Comprehensive Plan.
336 Subsequently, the county took steps to encourage the continuation of farm and forestry practices in the Rural
337 Area, including developing a *Farm and Forest Report* in 1996. The report recommended a series of actions to
338 protect the rural farm and forest land base as well as the practices of farming and forestry, including the provision
339 of technical assistance to aid property owners in land management, outreach to owners of properties vulnerable
340 to development, creating opportunities for property owners to sell their development rights, and seeking funding
341 for public acquisition of rural properties that had an existing resource-based use. The report also recommended
342 the continuation of the King County Agriculture Commission and the appointment of a Rural Forest
343 Commission to review the impact of proposed regulations on rural forestry and recommend incentive programs.

344

345 **1. Forestry**

346 Since 1996, King County has been actively implementing the recommendations of the *Farm and Forest Report*
347 through the Forestry Program. Throughout the Rural Area, King County encourages small-scale forestry and
348 land stewardship through a variety of land owner incentive and community-based programs that:

- 349 a. Promote forest stewardship through education and technical assistance programs, such as the
350 Washington State University Extension Forest Stewardship Programs;
- 351 b. Provide technical assistance and information to landowner groups and community associations
352 seeking to implement land/water stewardship, management of stormwater runoff, habitat
353 restoration and management plans;
- 354 c. Create opportunities and incentives for voluntary, cooperative management of woodlots and open
355 space currently in separate ownership;
- 356 d. Offer technical assistance and information to landowners who are interested in managing their
357 forest for non-timber specialty forest products;
- 358 e. Explore opportunities for providing relief from special levies and assessments;
- 359 f. Conduct projects on King County park lands to demonstrate sustainable forestry practices, and
360 g. Provide education and assistance in the control of noxious and invasive weeds, including
361 information on integrated pest management and protection of pollinators in accordance with the
362 best management practices established by the Environmental Protection Agency and Washington
363 State Noxious Weed Control Board, and as implemented by the King County Noxious Weeds
364 Program.

365

366 The county encourages forest stewardship planning and active forest management as a means of reducing
367 conversion of forestland to other uses, improving forest health, increasing rural economic prosperity and
368 reducing risks from wildfire. Hundreds of landowners have written forest stewardship plans and have enrolled in
369 current use taxation programs, demonstrating a commitment to forest management.

370

371 The county has worked with the Rural Forest Commission to identify and propose changes to the King County
372 Code to remove impediments to the implementation of forest stewardship plans. However, the small size of
373 rural forest properties presents another obstacle to implementation of forest plans. Because the volume of timber
374 harvested at any one time is usually small, it is difficult for landowners to find forestry services or log buyers.
375 Many contractors do not consider small sites to be forestland with potential management opportunities, and they
376 have not developed the tools and skills to work with small sites. There is untapped potential for work to be done
377 by the private sector on small private forestlands. Outreach to forestry consultants and labor contractors
378 concerning the potential small lot forest market is needed. Continuing forestry technical assistance and cost
379 share to landowners, who otherwise are unlikely to pursue management activities, will encourage active forest
380 stewardship and rural economic development.

381

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

384

385 **R-206** **The conservation of forest land and forestry throughout the Rural Area shall**
386 **remain a priority for King County. Landowner property tax incentives, technical**
387 **assistance, permit assistance, regulatory actions and community-based**
388 **education shall be used throughout the Rural Area to sustain the forest land base**
389 **and forestry activities. King County should ensure that its regulations,**
390 **permitting processes and incentive programs facilitate and encourage active**
391 **forest management and implementation of forest stewardship plans.**
392

393 The Forestry Program will continue to evaluate additional ways to conserve rural forest lands and encourage
394 forestry. In addition, King County has identified properties for acquisition, and has worked in partnership with
395 other jurisdictions and stakeholder groups to match high priority sites with funding sources for permanent
396 conservation. King County owns and manages approximately 26,000 acres of forestland. Of this, 3,850 acres
397 are designated as working forests: Taylor Mountain Forest, Ring Hill, Sugarloaf, Island Center, Dockton,
398 Mitchell Hill, Tokul Creek and Preston Ridge forests. The county has extended its forest stewardship program to
399 implement active management for forest health on other forested open space properties. The county has also
400 conserved more than 142,000 acres of forested properties by purchasing the development rights. These
401 properties remain in either private ownership or under Washington State Department of Natural Resources
402 ownership.
403

404 Although economic incentive programs and technical assistance are available to all property owners in the Rural
405 Area interested in pursuing small-scale forestry, special efforts to maintain forest cover and the practice of
406 sustainable forestry are warranted where there are opportunities to sustain large, contiguous blocks of rural
407 forest. The Agricultural and Forest Lands map identifies such areas as Rural Forest Focus Areas and notes the
408 locations and boundaries of each focus area.
409

410 **R-207** **Rural Forest Focus Areas are identified geographic areas where special efforts**
411 **are necessary and feasible to maintain forest cover and the practice of**
412 **sustainable forestry. King County shall target funding, when available, new**
413 **economic incentive programs, regulatory actions, fee and easement acquisition**
414 **strategies and additional technical assistance to the Rural Forest Focus Areas.**
415 **Strategies specific to each Rural Forest Focus Area shall be developed,**
416 **employing the combination of incentive and technical assistance programs best**
417 **suited to each focus area.**
418

419 **R-208** **The Rural Forest Focus Areas should be maintained in parcels of 20 acres or**
420 **more in order to retain large, contiguous blocks of rural forest. Regulations**
421 **and/or incentives should seek to achieve a maximum density of one home per 20**
422 **acres.**
423

424 **2. Farming**

425 The 1996 *Farm and Forest Report* provided a series of strategies for conserving farmland and sustaining farming
 426 both within the designated Agricultural Production District where some of the County's best agricultural soils
 427 are found and outside the Agricultural Production District, where there continues to be a significant amount of
 428 farming. A 2013 aerial photo survey identified about 12,000 acres of Rural Area-zoned land in active
 429 agriculture, much of it in livestock production.

431 **R-209 King County should develop incentives to encourage agricultural activities in the**
 432 **remaining prime farmlands located outside the Agricultural Production District.**
 433 **These incentives could include tax credits, expedited permit review, reduced**
 434 **permit fees, permit exemptions for activities complying with best management**
 435 **practices, assistance with agricultural waste management or similar programs.**

437 The raising and management of livestock and the production of associated products are components of the
 438 county's agricultural economy. Livestock raised in the county includes, but is not limited to, cattle, buffalo,
 439 sheep, hogs, llamas, alpacas, goats, and poultry.

441 **R-210 King County supports the raising and management of livestock and the**
 442 **production of related value-added products. The management of livestock and**
 443 **the lands and structures supporting the raising of livestock, should be consistent**
 444 **with industry best management practices and must comply with county, state,**
 445 **and federal regulations related to the specific industry.**

447 Additional policies related to farming can be found in Section VI. Resource Lands.

449 **C. Equestrian Activities**

450 King County recognizes the contributions of equestrian livestock husbandry, training, competition, and
 451 recreation activities to the overall rural quality of life and economic base in King County. Equestrian activities
 452 provide a lifestyle value to numerous county residents and visitors and a source of revenue for rural residents and
 453 business owners. There are numerous organizations that support the equestrian industry by providing education
 454 and promoting equine husbandry, including the King County Agriculture Program, Washington State University
 455 Extension, Future Farmers of America, 4-H, the King County Executive Horse Council, Backcounty Horsemen,
 456 the Enumclaw Forested Foothills Recreation Association, and numerous other special interest equestrian-related
 457 groups.

459 In recent years the diversity of equestrian uses has expanded throughout the rural portions of the county, going
 460 well beyond the traditional uses of a child and his or her favorite horse, a 4-H horse show, or a trail ride through
 461 the woods. Today's equestrian uses include raising and training a variety of horse breeds, an increase in the
 462 number of riding arenas, and the construction of a state-of-the-art horse rehabilitation facility. This diversity of

463 equestrian uses should be sustained and encouraged where compatible with the existing character of the area in
464 which equestrian facilities are proposed to be built or expanded.

465
466 Several constraints may limit the development or expansion of equestrian activities. Even though the Growth
467 Management Act limits growth in the Rural Area, some growth continues to occur throughout the Rural Areas
468 of the county, reducing the availability of open land to sustain livestock, equestrian activities, and threatening
469 existing or potential trail segments that may be lost to uncoordinated land developments.

470
471 **R-211 King County should continue to support and sustain equestrian activities and**
472 **ensure that regulations support those activities compatible with the area in which**
473 **they are located. The county should encourage subdivision layouts that**
474 **preserve opportunities for livestock and equestrian activities.**

475
476 Trail riding throughout rural King County is a popular equestrian use enjoyed by both urban and rural residents.
477 Although llama and alpaca treks are becoming increasingly popular, most of the trail riding in King County is on
478 horses and mules. Several constraints, including uncoordinated land development, may limit the continuation,
479 development, or expansion of equestrian trails or trail segments. Additionally, as ownership of private and/or
480 public land with existing trails is transferred, these trails may be lost when easements are not in place to protect
481 the trails at the time of the transaction or if the new owner is not aware that a trail runs across the parcel.

482
483 The following policies address the need to continue to support trails for equestrian, multi-use, and existing trail
484 linkage purposes.

485
486 **R-212 King County should support equestrian use trails throughout the Rural Area and**
487 **in the Agricultural and Forest Production Districts, as appropriate, by:**
488 **a. Working with local communities to identify and protect multiple-use**
489 **trails and key linkages that support equestrian travel;**
490 **b. Maintaining equestrian links, including multiple-use trails, where**
491 **appropriate;**
492 **c. Ensuring parking areas serving multiple-use trails are designed and**
493 **constructed, whenever possible to handle parking for horse trailers; and**
494 **d. Constructing and maintaining equestrian trails under County ownership**
495 **or management consistent with King County Backcountry Trail or**
496 **Regional Trail Standards whenever possible.**

497
498 **R-213 Soft-surface multiple-use trails in corridors separate from road rights-of-way are**
499 **the preferred option for equestrian travel for safety reasons and to avoid**
500 **conflicts with residential activities associated with the street. Existing off-road**
501 **trails should be preserved during site development, with relocation as**
502 **appropriate to accommodate development while maintaining trail connections.**

503 The King County Road Design and Construction Standards will accommodate
 504 safe equestrian travel within road rights-of-way. Where appropriate, capital
 505 improvement programs for transportation and park facilities shall also enable the
 506 use of new facilities by equestrians. Construction standards for multiple-use
 507 nonmotorized trails to be established in road rights-of-way within the Rural Area
 508 should assure a minimum eight-foot-wide gravel shoulder on arterial roads and
 509 4.0 foot gravel shoulder on local access roads, or provide a trail separated from
 510 the driving lanes by a ditch or other barrier. Construction standards for
 511 soft-surface multiple-use nonmotorized trails in corridors separate from road
 512 rights-of-way shall be consistent with current trail construction and maintenance
 513 practices as promulgated by the U.S. Forest Service.

514
 515 **R-214** King County’s land use regulations should protect rural equestrian community
 516 trails by supporting preservation of equestrian trail links in the Rural Area and
 517 within the Agricultural and Forest Production District. Representatives of the
 518 equestrian community should be given the opportunity to review and monitor
 519 regulatory and policy actions by King County, such as Rural Area development
 520 regulations, that have the potential to affect equestrian trails.

521
 522 **R-215** Property owners in the Agricultural and Forest Production Districts are
 523 encouraged to voluntarily allow continued equestrian access to existing trails or
 524 alternative access if the existing trail impedes future use of their property.

525
 526 **R-216** Equestrian trails should be a category in the county’s Public Benefit Rating
 527 System, so that a landowner who provides trail access may qualify for a tax
 528 reduction under the program.

529
 530 **R-217** County departments negotiating trades or sales of county land shall determine
 531 whether any historically established trails exist on the property, and, when
 532 economically feasible, ensure that those trails are retained or replaced and are
 533 not lost as a condition of the trade or sale. Trails that provide key linkages, for
 534 either multi-use or equestrian trails, shall be considered to have strategic value
 535 to the county’s trail network and shall be retained or replaced whenever possible.

536

537 **III. Rural Densities and Development**

538 **A. Rural Growth Forecast**

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

541

542 The Rural Area land uses are restricted from accommodating large amounts of growth, but low-density
543 residential development and other traditional rural uses are allowed. The Growth Management Act requires that
544 rural development be contained and controlled to ensure the protection of rural character, assure the visual
545 compatibility of rural development with the surrounding Rural Area, protect environmentally critical areas and
546 habitat, and protect against conflicts with natural resource uses, such as farming, forestry, and mining.

547
548 In 2009, the Growth Management Planning Council adopted urban area targets to accommodate the most recent
549 countywide population projections supplied by the state. These urban targets assumed Rural Area forecast of
550 fewer than 6,000 additional housing units during the period 2006 to 2031. No attempt has been made to allocate
551 this rural forecast to subareas of rural King County. As targets will not be updated until approximately 2019,
552 these assumptions remain unchanged.

553
554 Since adoption of King County's initial Comprehensive Plan under the Growth Management Act in 1994,
555 annual building permit activity in the Rural Area and on Natural Resource Lands has continued to drop to an
556 average of less than 200 new building permits per year since 2007. Between 2000 and 2010, Rural Areas and
557 Natural Resource Lands grew by about 4,000 housing units to a total of 49,000. However, the population of
558 these areas actually declined slightly during the decade, and stood at 124,000 in 2010. Since then, the population
559 has grown slightly. Application of new zoning measures and other regulatory tools have helped to reduce
560 subdivision activity. The current rate of 200 new homes per year could continue for decades.

561
562 The application of lower-density zoning or more restrictive standards could reduce the creation of new lots, but
563 there are limited opportunities to address development of existing legal lots. One measure that would slow the
564 growth rate on existing lots would be the establishment of an annual limit on the number of building permits to
565 be issued in the Rural Area. This alternative would be more palatable if it were linked to a development rights
566 transfer or purchase program.

567
568 **R-301** **A low growth rate is desirable for the Rural Area, including Rural Towns and**
569 **Rural Neighborhood Commercial Centers, to comply with the State Growth**
570 **Management Act, continue preventing sprawl and the overburdening of rural**
571 **services, reduce the need for capital expenditures for rural roads, maintain rural**
572 **character, protect the environment and reduce transportation-related greenhouse**
573 **gas emissions. All possible tools may be used to limit growth in the Rural Area.**
574 **Appropriate tools include land use designations, development regulations, level**
575 **of service standards and incentives.**

576
577 **B. Residential Densities**

578 The low-density residential living choices available in the Rural Area provide an important part of the variety of
579 housing options for King County residents. The residential land use policies in this section, together with their
580 implementing regulations, strike a balance between making rural housing available to those who desire a rural

581 way of life and keeping densities and the number of housing units low enough so they can be supported by a
582 rural level of public facilities and services, be compatible with nearby commercial and noncommercial farming
583 and forestry, and prevent or significantly reduce adverse impacts of development on the natural environment.
584

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

590

- 591 **R-302 Residential development in the Rural Area should occur as follows:**
- 592 **a. In Rural Towns at a variety of densities and housing types, compatible**
 - 593 **with maintenance of historic resources and community character; and**
 - 594 **b. Outside Rural Towns at low densities compatible with traditional rural**
 - 595 **character and uses, farming, forestry, mining and rural service levels.**

596

597 The use of land and the density of development (measured as the number of homes or other structures per acre
598 or per square mile of land) are key determinants and contributors to the character of the Rural Area, as described
599 above in Section A. Although human settlement of King County's Rural Area has a wide variety of uses and
600 densities, both the historical and desirable range of uses and densities defined here are necessarily narrower and
601 less intense than that found in the Urban Area. Residential development at very low densities (including the
602 land for accessory uses, on-site sewage disposal and local water supply) consumes or will consume most of the
603 land in the Rural Area. Residential density may be the single, most important factor in protecting or destroying
604 rural character that can be influenced by government policies and regulations.

605

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

611

- 612 **R-303 The Rural Area zoned properties should have low residential densities that can**
- 613 **be sustained by minimal infrastructure improvements such as septic systems**
- 614 **and rural roads, should cause minimal environmental degradation and impacts to**
- 615 **significant historic resources, and that will not cumulatively create the future**
- 616 **necessity or expectation of urban levels of services.**

617

- 618 **R-304 Rural area zoned residential densities shall be applied in accordance with R-305**
- 619 **– R-309. Individual zone reclassifications are discouraged and should not be**

620 **allowed in the Rural Area. Property owners seeking individual zone**
621 **reclassifications should demonstrate compliance with R-305 – R-309.**

622
623 Although King County designated Resource Lands and zoned extensive portions of its territory as Agricultural
624 Production Districts or Forest Production Districts, very low residential densities adjacent to Natural Resource
625 Lands are essential to minimize land use conflicts. In addition, a significant part of the Rural Area land base is
626 still used for farming or forestry uses. Therefore, suitability of lands for continuing resource uses and proximity
627 to designated natural Resource Lands will be important considerations in applying the lower rural densities.

628
629 **R-305 A residential density of one home per 20 acres or 10 acres shall be achieved**
630 **through regulatory and incentive programs on lands in the Rural Area that are**
631 **managed for forestry or farming respectively, and are found to qualify for a Rural**
632 **Forest Focus Area designation in accordance with R-207.**

633
634 **R-306 A residential density of one home per 10 acres shall be applied in the Rural Area**
635 **where:**
636 **a. The lands are adjacent to or within one-quarter mile of designated**
637 **Agricultural Production Districts, the Forest Production District or legally**
638 **approved long-term mineral resource extraction sites; or**
639 **b. The lands contain significant environmentally constrained areas as**
640 **defined by county ordinance, policy or federal or state law, or regionally**
641 **significant resource areas or substantial critical habitat as determined by**
642 **legislatively approved basin plans or Watershed Resource Inventory**
643 **Area Plans; and**
644 **c. The predominant lot size is greater than or equal to 10 acres in size.**

645
646 **R-307 For Vashon-Maury Island, a residential density of one home per 10 acres:**
647 **a. Shall be maintained on areas zoned RA-10 as of 1994 to help protect**
648 **community character and reduce adverse impacts on the island’s**
649 **infrastructure; and**
650 **b. Shall be applied to areas with a predominant lot size of 10 acres or**
651 **greater and mapped as category I Critical Aquifer Recharge Areas.**

652
653 **R-308 A residential density of one home per five acres shall be applied in the Rural Area**
654 **where:**
655 **a. The land is physically suitable for development with minimal**
656 **environmentally sensitive features or critical habitat as determined by**
657 **legislatively adopted watershed based plans;**
658 **b. Development can be supported by rural services;**
659 **c. The land does not meet the criteria in this plan for lower density**
660 **designations; and**

661 d. The predominant lot size is less than 10 acres.

662

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

672

673 **R-309 The RA-2.5 zone has generally been applied to Rural Areas with an existing**
 674 **pattern of lots below five acres in size that were created prior to the adoption of**
 675 **the 1994 Comprehensive Plan. These smaller lots may still be developed**
 676 **individually or combined, provided that applicable standards for sewage**
 677 **disposal, environmental protection, water supply, roads and rural fire protection**
 678 **can be met. A subdivision at a density of one home per 2.5 acres shall only be**
 679 **permitted through the Transfer of Development Rights from property in the**
 680 **designated Rural Forest Focus Areas. The site receiving the density must be**
 681 **approved as a Transfer of Development Rights receiving site in accordance with**
 682 **the King County Code. Properties on Vashon-Maury Islands shall not be eligible**
 683 **as receiving sites.**

684

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

692

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

696

697 **R-311 The King County Residential Density Incentive Program shall not be available for**
 698 **development in the Rural zones.**

699

700 **C. Transfer of Development Rights Program**

701 The Growth Management Act encourages the use of innovative techniques for land use management. King
 702 County has a long tradition of using such techniques, including programs promoting transfers of development
 703 rights, to achieve its land management goals.

704
 705 To that end, King County promotes the transfer of development rights from land valuable to the public as
 706 undeveloped (“sending sites”), to land better able to accommodate growth (“receiving sites”). The Transfer of
 707 Development Rights Program is a voluntary program that allows sending site landowners to achieve an
 708 economic return on their property while maintaining it in forestry, farming, habitat, parks, or open space in
 709 perpetuity. It also increases housing opportunities in Urban Area receiving sites where urban services and
 710 infrastructure can accommodate additional growth.

711
 712 Sending site landowners choose to sever the right to develop their land from the land itself and sell their
 713 development rights to receiving site landowners who are permitted to build additional development capacity
 714 above the base density, but at or below the allowed maximum density under current zoning, with the purchase of
 715 Transferable Development Rights. When Transferable Development Rights are allocated to sending site
 716 property owners, the land is protected from future development in perpetuity through a conservation easement.

717
 718 In so doing, the Transfer of Development Rights Program: (1) benefits Rural Area and Natural Resource Land
 719 property owners by providing them financial compensation to not develop their land, (2) directs future Rural
 720 Area and Natural Resource Land development growth into urban areas, saving the County the cost of providing
 721 services to rural development and yielding climate change benefits through reduced household
 722 transportation-related greenhouse gas emissions, and (3) permanently preserves land through private market
 723 transactions.

724
 725 **R-312 As an innovative means to permanently preserve private lands with countywide**
 726 **public benefit, to encourage higher densities in urban areas and reduce**
 727 **residential development capacity in Rural Area and Natural Resource Lands,**
 728 **King County shall continue to operate an effective Transfer of Development**
 729 **Rights Program.**

730
 731 **R-313 The purpose of the Transfer of Development Rights Program is to reduce**
 732 **development potential in the Rural Area and designated Natural Resource Lands,**
 733 **and its priority is to encourage the transfer of development rights from private**
 734 **rural properties into the Urban Growth Area.**

735

736 **R-314** King County supports and shall work actively to facilitate the transfer of Rural
 737 Area and Natural Resource Lands development rights to:
 738 a. Preserve the rural environment, encourage retention of resource-based
 739 uses and reduce service demands;
 740 b. Provide permanent protection to significant natural resources;
 741 c. Increase the regional open space system;
 742 d. Maintain low density development in the Rural Area and Natural
 743 Resource Lands;
 744 e. Steer development growth inside the Urban Growth Area in ways that
 745 promote quality urban neighborhoods where residents want to work and
 746 live; and
 747 f. Provide mitigation for the impacts of urban development on global
 748 climate change by simultaneously reducing transportation-related
 749 greenhouse gas emissions and sequestering carbon through retention
 750 of forest cover and conserving agricultural lands.

751
 752 **R-315** To promote transfers of development rights, King County shall:
 753 a. Facilitate transfers from private property owners with sending sites to
 754 property owners with receiving sites;
 755 b. Operate the King County Transfer of Development Rights Bank to
 756 facilitate the Transfer of Development Rights market and bridge the time
 757 gap between willing sellers and buyers of Transferrable Development
 758 Rights through buying, holding, and selling Transferable Development
 759 Rights;
 760 c. Work with cities to develop interlocal agreements that encourage
 761 transfers of development rights from Rural Areas and Natural Resource
 762 Lands into cities;
 763 d. Work with cities regarding annexation areas where Transferrable
 764 Development Rights are likely to be used;
 765 e. Work with communities and seek funding and other means to provide
 766 public amenities to enhance the livability of incorporated and
 767 unincorporated area neighborhoods accepting increased densities
 768 through the Transfer of Development Rights Program; and
 769 f. Work with the Washington State Department of Commerce, Puget Sound
 770 Regional Council, and King County cities to implement Washington State
 771 Regional Transfer of Development Rights legislation.

772
 773 **1. Sending and Receiving Sites**

774 **R-316** Eligible sending sites shall be lands designated on the King County
 775 Comprehensive Plan land use map as Rural Area (RA-2.5, RA-5, RA-10, and RA-
 776 20), Agriculture (A), Forestry (F), and Urban Separator, and shall provide

777 permanent land protection to create a significant public benefit. Priority sending
778 sites are:
779 a. Lands in Rural Forest Focus Areas;
780 b. Lands adjacent to the Urban Growth Area boundary;
781 c. Lands contributing to the protection of endangered and threatened
782 species;
783 d. Lands that are suitable for inclusion in and provide important links to the
784 regional open space system;
785 e. Agricultural and Forest Production District lands;
786 f. Intact shorelines of Puget Sound; or
787 g. Lands identified as important according to the Washington State
788 Department of Ecology's Watershed Characterization analyses.
789

790 **R-317** For Transfer of Development Rights purposes only, qualified sending sites are
791 allocated development rights as follows:
792 a. Sending sites in the Rural Area zoned RA-2.5 shall be allocated one
793 Transferrable Development Right for every two and one-half acres of
794 gross land area
795 b. Sending sites with Rural Area (RA-5, RA-10, and RA-20) or Agricultural
796 zoning shall be allocated one Transferrable Development Right for every
797 five acres of gross land area;
798 c. Sending sites with Forest zoning shall be allocated one Transferrable
799 Development Right for every eighty acres of gross land area;
800 d. Sending sites with Urban Separator land use designation shall be
801 allocated four Transferrable Development Rights for every one acre of
802 gross land area;
803 e. If a sending site has an existing dwelling or retains one or more
804 development rights for future use, the gross acreage shall be reduced in
805 accordance with the site's zoning base density for the purposes of
806 Transferrable Development Right allocation; and
807 f. King County shall provide bonus Transferrable Development Rights to
808 sending sites in the Rural Area as follows:
809 1. The sending site is a vacant RA zoned property and is no larger
810 than one-half the size requirement of the base density for the
811 zone; and
812 2. The sending site is a RA zoned property and is located on a
813 shoreline of the state and has a shoreline designation of
814 conservancy or natural.
815

816 **R-318** Prior to the county's allocation of Transferable Development Rights to a sending
817 site landowner, the landowner shall record and place on title of sending site

818 parcel a conservation easement documenting the development restrictions. If
819 development rights are being retained for future development, the subsequent
820 development must be clustered, and the tract preserved with a permanent
821 conservation easement shall be larger than the developed portion. In the case of
822 lands within the Rural Forest Focus Areas, no more than one dwelling unit per 20
823 acres shall be retained, and the tract preserved with a conservation easement
824 shall be at least 15 acres in size.

825

826 **R-319** Transferrable Development Rights may be used on receiving sites in the
827 following order of preference as follows:
828 a. Incorporated Cities. Transfers into incorporated areas shall be detailed
829 in an interlocal agreement between the city receiving the development
830 rights and the county;
831 b. Unincorporated urban commercial centers;
832 c. Other unincorporated urban areas; and
833 d. Rural Areas zoned RA-2.5, unless they are on Vashon Island, may
834 receive transfers of development rights, but only from the Rural Forest
835 Focus Areas.

836

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

841

842 **R-320** King County should seek other public funding and private-public partnerships for
843 incorporated and unincorporated urban area amenities to strengthen the Transfer
844 of Development Rights Program and facilitate the transfer of development rights
845 from Rural Areas and Natural Resource Areas into the King County Urban
846 Growth Area to preserve the rural environment, encourage retention of rural and
847 resource-based uses, and avoid urban service demands in the Rural Area.

848

849 **R-320a** King County shall provide amenities to urban unincorporated Transferrable
850 Development Right receiving areas to improve the livability of the receiving area.
851 Amenities should be provided at levels commensurate with the number of
852 Transferrable Development Rights used in the receiving area. The type, timing
853 and location of amenities provided to urban unincorporated Transferrable
854 Development Right receiving areas should be informed by a public engagement
855 process including members of the affected receiving area and the city affiliated
856 with annexation.

857

858 **R-321** King County should pursue public funding and public-private partnerships, and
859 bond or levy proposals, for additional Transfer of Development Rights Bank
860 funding to target threatened private Rural Areas or Natural Resource Lands.
861 Development rights purchased through such a program should be sold into any
862 appropriate urban location.
863

864 **2. Rural and Resource Land Preservation Transfer of Development Rights**
865 **Program**

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

871
872 **R-322** The goals of the *Rural and Resource Land Preservation Transfer of Development*
873 *Rights Program* are to: (1) reduce the development potential in Rural Area and
874 Natural Resource Lands by 25%; (2) increase activity in the Transfer of
875 Development Rights market; (3) bolster demand for Transferrable Development
876 Rights; (4) offer Rural Area and Natural Resource Lands property owners access
877 to incentive programs; (5) protect low-density Rural Areas from encroaching
878 urban development; and (6) reduce greenhouse gas emissions by decreasing
879 vehicle miles traveled from the Rural Area and Natural Resource Lands and by
880 sequestering carbon.

881
882 **R-323** The *Rural and Resource Land Preservation Transfer of Development Rights*
883 *Program* shall include, but is not limited to, the following:
884 a. In addition to the density that is allowed on a receiving site in the urban
885 growth area from the purchase of Transferrable Development Rights, the
886 county shall evaluate the climate change benefits achieved by reducing
887 transportation related greenhouse gas emissions that result from the
888 transfer of development rights from the sending site, provided that such
889 consideration is not precluded by administrative rules promulgated by
890 the state;
891 b. In order to satisfy transportation concurrency requirements in the Rural
892 Area in a transportation concurrency travel shed that is non-concurrent,
893 a development proposal for a short subdivision creating up to four lots
894 may purchase Transferrable Development Rights from other Rural Area
895 or Natural Resource Land properties in the same travel shed; allowing
896 this is intended to reduce overall traffic impacts in rural travel sheds by
897 permanently removing development potential. The transfer shall not
898 result in an increase in allowable density on the receiving site. A short

- 899 subdivision creating two lots where the property has been owned by the
 900 applicant for five or more years and where the property has not been
 901 subdivided in the last ten years shall satisfy the transportation
 902 concurrency requirements without having to purchase Transferrable
 903 Development Rights;
- 904 c. King County shall provide an added density bonus of up to a 100%
 905 increase above the base density allowed in K.C. Code 21A.12.030, when
 906 Transferrable Development Rights are used for projects within any
 907 designated commercial center or activity center within the Urban Growth
 908 Area that provides enhanced walkability design and incorporates transit
 909 oriented development;
- 910 d. King County may allow accessory dwelling units in the Rural Area that
 911 are greater than one thousand square feet, but less than 1,500 square
 912 feet, if the property owner purchases one Transferrable Development
 913 Right from the Rural Area; and
- 914 e. King County may allow a detached accessory dwelling unit on a RA-5
 915 zoned lot that is two and one-half acres or greater and less than three
 916 and three-quarters acres if the property owner purchases one
 917 Transferrable Development Right from the Rural Area.
 918

919 **D. Nonresidential Uses**

920 Although low-density residential development, farming and forestry are the primary uses in the Rural Area,
 921 some compatible public and private uses are appropriate and contribute to rural character. Compatible uses
 922 might include small, neighborhood churches, feed and grain stores, produce stands, forest product sales and
 923 home occupations such as woodcrafters, small day care facilities or veterinary services. In addition, it may be
 924 necessary to locate some public facilities in the Rural Area, such as utility installations that serve rural homes.
 925 Any allowed nonresidential uses should be designed to blend with rural residential development and resource
 926 uses.

927

928 **R-324 Nonresidential uses in the Rural Area shall be limited to those that:**

- 929 a. Provide convenient local products and services for nearby residents;
- 930 b. Require location in a Rural Area;
- 931 c. Support natural resource-based industries;
- 932 d. Provide adaptive reuse of significant historic resources; or
- 933 e. Provide recreational and tourism opportunities that are compatible with
 934 the surrounding Rural Area.

935

936 **These uses shall be sited, sized and landscaped to complement rural character**
 937 **as defined in policy R-101 and R-201, prevent impacts to the environment and**
 938 **function with rural services including on-site wastewater disposal.**

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R-325 Golf facilities shall be permitted 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.

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

R-326 Except as provided in R-327:

- a. New schools and institutions primarily serving rural residents shall be located in neighboring cities and rural towns;**
- b. New schools, institutions, and other community facilities primarily serving urban residents shall be located within the Urban Growth Area; and**
- c. New community facilities and services that primarily serve rural residents shall be located in neighboring cities and rural towns, with limited exceptions when their use is dependent on a rural location and their size and scale supports rural character.**

R-327 Consistent with the recommendations of the School Siting Task Force, included as Appendix Q, 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 on the site to a high school**

- 980 use only if no feasible alternative site can be located within the Urban
981 Growth Area;
- 982 f. Lake Washington 2: parcel numbers 3326069010 and 3326069009, as
983 shown on the King County Department of Assessments map as of March
984 31, 2012, may develop as a new school only if no feasible alternative site
985 can be located within the Urban Growth Area, in which case it may be
986 incorporated into the Urban Growth Area; and
- 987 g. Enumclaw A and D: the rural portions of parcel numbers 2321069064,
988 2321069063, and 2321069062, as shown on the King County Department
989 of Assessments map as of March 31, 2012, may develop as ballfields or
990 recreational playfields only, for a school located on the urban portions of
991 the parcels.

992

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

995

996 **R-329 Library services for the Rural Area should be provided by bookmobiles, or by**
997 **libraries in Rural Towns or Cities in the Rural Area.**

998

999 **E. Character and Development Standards**

1000 The aesthetic qualities and character of the Rural Area depend on a combination of factors, including low
1001 densities; a high ratio of undeveloped or undisturbed soil and natural or crop vegetation to development
1002 (impervious surfaces), such as roads and structures; historic buildings and landscapes; and minimal development
1003 standards, public facilities and services beyond those needed for environmental protection and basic public
1004 health and safety.

1005

1006 **R-330 New subdivisions in the Rural Area should strive to maintain the size and scale**
1007 **of traditional development patterns and rural character.**

1008

1009 **R-331 New subdivisions in the Rural Area should be designed and developed to**
1010 **maximize conservation of existing forest cover and native vegetation, and to**
1011 **minimize impervious surfaces within individual lots and in the subdivision as a**
1012 **whole. King County shall develop additional site design standards for new**
1013 **subdivisions that further reduce the impacts of new homes in the Rural Area on**
1014 **the natural environment, resource uses and other adjacent land uses.**

1015

1016 **R-332 Site design standards for new subdivisions in the Rural Area should include:**
1017 **minimization of impervious surfaces; limitations on entrance signage;**
1018 **preservation of natural contours, existing meadows and opportunities for**

1019 keeping of horses; and other standards to limit features typical of urban or
1020 suburban development.
1021

1022 **R-333 Rural residential development adjacent to Agricultural and Forest Production**
1023 **Districts shall be sited to minimize interference with activities related to resource**
1024 **uses. Residences next to the Forest Production District shall be built with**
1025 **greater setbacks from the Forest Production District boundaries for safety and to**
1026 **reduce nuisance complaints.**
1027

1028 **R-334 To maintain traditional rural development patterns and assure continued**
1029 **opportunities for resource activities in the Rural Area, large lot development is**
1030 **preferred in the Rural Area. Clustering of lots is permitted when:**

- 1031 a. The development provides equal or greater protection of the natural
1032 environment, natural resource lands, historic resources or
1033 archaeological sites;
- 1034 b. Clusters are limited in size to be compatible with surrounding large lots
1035 or nearby agricultural and forestry uses;
- 1036 c. The clustered development is offset with a permanent resource land
1037 tract preserved for forestry or agriculture, as designated by the owner at
1038 time of subdivision or short subdivision, or a permanent open space
1039 tract. Under no circumstances shall the tract be reserved for future
1040 development; and
- 1041 d. The development can be served by rural facilities and service levels
1042 (such as on-site sewage disposal and fire protection).
1043

1044 Resource and open space tracts often require stewardship over time to control stormwater runoff and associated
1045 pollutants, prevent or control invasive species encroachment and to restore forest health, species diversity, and
1046 wildlife habitat structure.
1047

1048 **R-335 When a resource or open space tract is created as part of a plat, the county**
1049 **should require a stewardship plan to ensure appropriate management of the**
1050 **tract.**
1051

1052 Low-density development in the Rural Area will have different residential street needs from those in the Urban
1053 Growth Area. Travel demand is generally lower on rural roads and road maintenance is a proportionately
1054 greater per capita cost than in the Urban Growth Area.
1055

1056 Rural streets and roads outside Rural Towns generally will have no more than two travel lanes, no curbs or
1057 sidewalks and feature unpaved shoulders and open drainage ditches. Local access streets for residential
1058 subdivisions will constitute a significant proportion of the site disturbance and impervious surface associated

1059 with new development in the Rural Area and therefore must take the environment into consideration equally
1060 with traffic flow and vehicular access.

1061

1062 **R-336 King County shall continue to support the rural development standards that have**
1063 **been established to protect the natural environment by addressing seasonal and**
1064 **maximum clearing limits, impervious surface limits and resource-based**
1065 **practices. Stormwater management practices should be implemented that**
1066 **emphasize preservation of natural drainage systems, protect water quality and**
1067 **natural hydrology of surface waters and groundwater. Rural development**
1068 **standards should also, where feasible, incorporate and encourage Low Impact**
1069 **Design principles for managing stormwater onsite by minimizing impervious**
1070 **surfaces, preserving onsite hydrology, retaining native vegetation and forest**
1071 **cover, capturing and reusing rainwater, controlling pollution at the source, and**
1072 **protecting groundwater. King County shall take care that requirements for onsite**
1073 **stormwater management complement requirements for onsite wastewater**
1074 **management.**

1075

1076 **R-336a To help achieve the goal of reducing energy use and greenhouse gas emissions**
1077 **associated with new construction, King County should adopt and implement**
1078 **green building codes that are appropriate, ambitious and achievable. Adoption**
1079 **of such codes may result in an increased use of renewable energy technologies**
1080 **that may be sited in the Rural Areas and Natural Resource Lands, as appropriate.**
1081 **Development standards will seek to ensure that the siting, scale and design of**
1082 **these facilities respect and support rural character.**

1083

1084 **IV. Rural Public Facilities and Services**

1085 The policies below set forth King County’s general approach to providing services and setting facility standards
1086 for the Rural Area and provide guidance for siting those facilities that require Rural Area locations. See Chapter
1087 8, Transportation, and Chapter 9, Services, Facilities and Utilities, for more detailed policies on specific facilities
1088 and services such as roads, on-site sewage treatment and disposal systems and water supply.

1089

1090 In order to focus growth within the Urban Growth Area, financial resources must be prioritized to develop and
1091 maintain sufficient urban infrastructure and services in the Urban Growth Area to accommodate that growth.
1092 Further, the presence of a high level of public infrastructure and services has been demonstrated to create
1093 pressure for new growth. To use financial resources efficiently and reduce growth pressure in the Rural Area,
1094 King County will not provide an urban level of infrastructure and services to the Rural Area. Chapter 8,
1095 Transportation, and Chapter 9, Services, Facilities and Utilities, clarify King County’s priorities for
1096 transportation and other facility improvements in the Rural Area and Natural Resource Lands.

1097

1098 **R-401** King County shall work with cities and other agencies providing services to the
1099 Rural Area to adopt standards for facilities and services in the Rural Area that
1100 protect basic public health and safety and the environment, but are financially
1101 supportable at rural densities and do not encourage urban development.

1102
1103 **R-402** Public spending priorities for facilities and services within the Rural Area should
1104 be as follows:

- 1105 a. First, to maintain existing facilities and services that protect public
1106 health and safety;
- 1107 b. Second, to upgrade facilities and services when needed to correct level
1108 of service deficiencies without unnecessarily creating additional
1109 capacity for new growth; and
- 1110 c. Third, to support sustainable economic development that is sized and
1111 scaled at levels appropriate for Rural Areas and does not foster
1112 urbanization.

1113
1114 In 2014, King County adopted an update to the Rural Economic Strategy Plan, through Motion 17956; this
1115 motion provides guidance to economic development activities in the Rural Area, as well as on Natural Resource
1116 Lands, and is described in more detail in Chapter 10, Economic Development.

1117
1118 **R-403** In the Rural Area, standards and plans for utility service should be consistent
1119 with long-term, low-density development and resource industries. Utility
1120 facilities that serve the Urban Growth Area but must be located in the Rural Area
1121 (for example, a pipeline from a municipal watershed) should be designed and
1122 scaled to serve primarily the Urban Growth Area. Sewers needed to serve
1123 previously established urban “islands,” Cities in the Rural Area, Rural Towns, or
1124 new or existing schools pursuant to R-327 and F-264 shall be tightlined and have
1125 access restrictions precluding service to the Rural Area.

1127 **V. Rural Commercial Centers**

1128 This section addresses Rural Neighborhood Commercial Centers, Rural Towns, Cities in the Rural Area,
1129 industrial uses in the Rural Area, and promoting public health in the Rural Area.

1130
1131 The Rural Neighborhood Commercial Centers, Rural Towns, the Cities in the Rural Area, and non-resource
1132 industrial uses located in rural King County contribute to the vitality of the rural economy. Additionally, the
1133 Cities in the Rural Area and Rural Towns provide variety in development patterns and housing choices and
1134 provide employment opportunities, retail shopping, and other services to nearby residents. These cities and
1135 towns also contain a significant portion of King County’s historic architecture and are the primary locations for

1136 nonresidential uses in the Rural Area. The Rural Neighborhood Commercial Centers provide limited, local
 1137 convenience shopping, restaurants, and services to meet the daily needs of rural residents.

1138

1139 **A. Rural Neighborhood Commercial Centers**

1140 Rural Neighborhood Commercial Centers are small commercial developments, or in some cases, historic towns
 1141 or buildings, that are too small to provide more than convenience shopping and services to surrounding
 1142 residents. They generally do not have infrastructure or services such as water supply or sewage disposal systems
 1143 any different from those serving the surrounding area. Examples of Rural Neighborhood Commercial Centers
 1144 include the store at Stillwater on the Carnation-Duvall Road, the town of Cumberland on the Enumclaw
 1145 Plateau, and Preston. The county is implementing projects and exploring new options to ensure the
 1146 continuation of the character and businesses in these important rural centers.

1147

1148 **R-501 The Rural Neighborhood Commercial Centers designated on the Comprehensive**
 1149 **Plan Land Use Map are small-scale business areas that should provide**
 1150 **convenience shopping and services for the surrounding community. No new**
 1151 **Rural Neighborhood Commercial Centers are needed to serve the Rural Area.**
 1152 **Expansion of the boundaries of the existing Rural Neighborhood Commercial**
 1153 **Centers shall not be permitted except through a subarea study.**

1154

1155 The designated Rural Neighborhood Commercial Centers shown on the Land Use map are:

- 1156 **Bear Creek:** Cottage Lake and Redmond-Fall City Road/236th NE
- 1157 **East King County:** Greenwater, Baring and Timberlane Village
- 1158 **Enumclaw:** Cumberland, Krain’s Corner and Newaukum
- 1159 **Newcastle:** Coalfield and East Renton Plateau
- 1160 **Snoqualmie:** Preston and Stillwater
- 1161 **Tahoma/Raven Heights:** Maple Valley, Hobart, Ravensdale and North Cedar Grove Road
- 1162 **Vashon:** Burton, Dockton, Tahlequah, Portage, Heights Dock, Jack’s Corner, Vashon
 1163 Center, Vashon Service Center, Vashon Heights and Maury Island Service
 1164 Center

1165

1166 The policies in this section are based on a recognition of the limited size of most Rural Neighborhood
 1167 Commercial Centers, the limited utilities and other services available to them, and a desire to preserve their
 1168 existing character and relationship to the surrounding rural community.

1169

1170 **R-502** Rural Neighborhood Commercial Centers should accommodate only small-scale
1171 retail, community and human services, and personal service uses that provide
1172 convenience shopping and services to nearby Rural Area residents.

1173
1174 **R-503** King County commercial development standards for Rural Neighborhood
1175 Commercial Centers should facilitate economic reuse of existing structures,
1176 minimize increases in impervious surfaces, and encourage retention of historic
1177 character and scale. Urban-level parking, landscaping, and street improvement
1178 standards are not appropriate for Rural Neighborhood Commercial Centers
1179 except as demonstrated as being needed to address the safety of the public.

1180
1181 **R-503a** Where appropriate, King County should allow the use of existing
1182 structures/parcels to accommodate Farmers Markets within Rural Neighborhood
1183 Commercial Centers.

1184

1185 **B. Rural Towns**

1186 Rural Towns are unincorporated towns governed directly by King County, but may provide a focal point for
1187 community groups such as chambers of commerce or community councils to participate in public affairs.

1188

1189 The purposes of the Rural Town designation are to recognize existing concentrations of higher density and
1190 economic activity in the Rural Area, whether by virtue of historical rural settlements or redesignation of an
1191 urban commercial center; provide a physical focus for the historic identity of rural communities; and allow for
1192 modest growth of residential and economic uses within these designations if supported by the community and
1193 adequate utilities and other public services are available. At the present time, the Rural Towns are Fall City,
1194 Snoqualmie Pass, and the Town of Vashon and are recognized as such within the Comprehensive Plan. The
1195 county supports the economic vitality of these communities and is offering programs and working with the
1196 businesses and residents in and near these communities to help ensure their continued economic health.

1197

1198 Although higher-density development in Rural Towns may require public sewers, applying the full range of
1199 urban development standards (e.g. for street improvements or landscaping) may not be necessary, and may not
1200 be consistent with the historic character of these communities. Although Rural Towns also may in some
1201 circumstances develop at densities similar to those in the Urban Growth Area or in Cities in the Rural Area, they
1202 are considered part of the Rural Area for purposes of the Growth Management Act, do not provide significant
1203 growth capacity, and are not subject to the growth targets adopted for the Urban Growth Area.

1204

1205 **R-504** King County designates the Rural Towns of Fall City, Snoqualmie Pass, and the
1206 Town of Vashon as unincorporated Rural Towns. These historical settlements in
1207 unincorporated King County should provide services and a range of housing
1208 choices for Rural Area residents. The boundaries of the designated Rural Towns
1209 are shown on the Comprehensive Plan Land Use Map. Adjustments to these
1210 boundaries shall only occur through a subarea study, and shall not allow
1211 significant increases in development potential or environmental impacts. No new
1212 Rural Towns are needed to serve the Rural Area.

1213
1214 **R-505** Commercial and industrial development that provides employment, shopping,
1215 and community and human services that strengthen the fiscal and economic
1216 health of rural communities should locate in Rural Towns if utilities and other
1217 services permit. Urban-level parking, landscaping, and street improvement
1218 standards are not appropriate for Rural Towns. Sidewalks and other pedestrian
1219 safety measures should be provided to serve the Rural Town.

1220
1221 **R-506** Rural Towns may contain higher-density housing than permitted in the
1222 surrounding Rural Area, and should provide affordable and resource-worker
1223 housing if utilities and other services permit. Development density in Rural
1224 Towns may approach that achieved in Cities in the Rural Area.

1225
1226 The policies in this section apply only to the unincorporated Rural Towns. King County encourages Cities in
1227 the Rural Area to adopt land use policies and development standards that protect and enhance their historical
1228 character.

1229
1230 **R-507** Rural Towns serve as activity centers for the Rural Area and may be served by a
1231 range of utilities and services, and may include several or all of the following
1232 land uses, if supported by necessary utilities and other services and if scaled
1233 and designed to protect rural character:

- 1234 a. Retail, commercial, and industrial uses to serve the surrounding Rural
1235 Area population;
- 1236 b. Residential development, including single-family housing on small lots
1237 as well as multifamily housing and mixed-use developments;
- 1238 c. Other retail, commercial, and industrial uses, such as resource
1239 industries, tourism, commercial recreation, and light industry; and
- 1240 d. Public facilities and services such as community services, churches,
1241 schools, and fire stations.

1242
1243 **R-508** Sewers may be allowed in Rural Towns if necessary to solve existing water
1244 quality and public health problems which cannot be addressed by other
1245 methods, provided that any extension of sewer mains from urban areas to serve

1246 **a Rural Town shall be tightlined systems designed to not serve any intervening**
1247 **lands. All alternatives shall be exhausted before sewers may be allowed. Rural**
1248 **Towns shall not be enlarged to facilitate provision of sewers.**

1249
1250 Rural and urban residents alike value the historic character of King County’s Rural Towns. New development
1251 can enhance the character and valuable features of Rural Towns through careful design and location.

1252
1253 **R-509 Rural Towns should be compact, promoting pedestrian and nonmotorized travel**
1254 **while permitting automobile access to most commercial and industrial uses.**
1255 **New development should be designed to strengthen the desirable characteristics**
1256 **and the historic character of the town, be supported by necessary public**
1257 **facilities and services, and be compatible with historic resources and nearby**
1258 **Rural Area or Natural Resource Land uses. New industrial uses should locate**
1259 **where they do not disrupt pedestrian or bicycle traffic in established retail areas**
1260 **of town or conflict with residential uses.**

1261
1262 **C. Cities in the Rural Area**

1263 The cities in King County's rural area are incorporated areas whose local governments are involved in the
1264 region’s planning processes on an equal legal basis with the suburban cities, Bellevue and Seattle. The cities are
1265 Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie.

1266
1267 The Growth Management Act stipulates that Cities in the Rural Area and their Potential Annexation Areas are
1268 to be treated as part of the Urban Growth Area. The Countywide Planning Policies also provide for urban land
1269 uses and densities and urban services in those locations. Excessive growth in Cities in the Rural Area and in
1270 Rural Towns, however, may create pressure for extending urban services (for example, sewers) across the Rural
1271 Area or Resource Lands, may increase conversion pressure on nearby Resource Lands and adversely affect rural
1272 character. Therefore, King County views Cities in the Rural Area as qualitatively different from the Urban
1273 Growth Area as a whole, even though they may provide significant opportunities for residential or employment
1274 growth within their boundaries.

1275
1276 King County has worked with the Cities in the Rural Area to establish Potential Annexation Areas to
1277 accommodate growth. These areas are shown as part of the Urban Growth Area on the Comprehensive Plan
1278 Land Use Map at the end of Chapter 1, Regional Growth Management Planning. Additionally, the county is
1279 working with these cities on individual economic development strategies and options, as well as regional
1280 economic and tourism opportunities.

1281
1282 **R-510 The Cities in the Rural Area and their Potential Annexation Areas are part of the**
1283 **overall Urban Growth Area for purposes of planning land uses and facility needs.**
1284 **King County should work with Cities in the Rural Area to encourage the provision**

1285 of affordable housing, to minimize the impacts of new development on the
1286 surrounding Rural Areas and to plan for growth consistent with long-term
1287 protection of significant historic resources, the surrounding Rural Area and
1288 Natural Resource Lands.

1289
1290 **R-511 Within Potential Annexation Areas of Cities in the Rural Area the following uses**
1291 **shall be permitted until the area annexes to the city:**
1292 **a. Residential development at a density of one home per five acres or less**
1293 **with mandatory clustering; and**
1294 **b. Nonresidential development such as commercial and industrial as**
1295 **determined through previous subarea plans.**
1296

1297 **D. Non-Resource Industrial Uses and Development Standards in the**
1298 **Rural Area**

1299 There are three existing industrial areas in the Rural Area containing multiple industrial uses on several sites.
1300 One is located within the southwest portion of the Town of Vashon. The second is a designated industrial area
1301 adjacent to the Rural Neighborhood Commercial Center of Preston. The Preston Industrial Area recognizes an
1302 existing concentration of industrial uses that contributes to the economic diversity of the Rural Area, but
1303 expansion of this industrial area beyond the identified boundaries is not permitted (see Countywide Planning
1304 Policy CP-942). The third industrial area is located along State Route 169 on lands that have been and continue
1305 to be used as for industrial purposes and have a designation as a King County Historic Site.

1306
1307 **R-512 The creation of new Industrial-zoned lands in the Rural Area shall be limited to**
1308 **those that have long been used for industrial purposes, do not have potential for**
1309 **conversion to residential use due to a historic designation and that may be**
1310 **accessed directly from State Route 169.**

1311
1312 **R-513 Rural Public Infrastructure Maintenance Facilities, and agriculture and forestry**
1313 **product processing should be allowed in the Rural Area. Other new industrial**
1314 **uses in the Rural Area shall be permitted only in Rural Towns and in the**
1315 **designated industrial area adjacent to the Rural Neighborhood Commercial**
1316 **Center of Preston.**

1317
1318 In order to preserve rural character and protect sensitive natural features, new rural industrial development in the
1319 Rural Area needs to be of a scale and nature that is distinct from urban industrial development. The scale and
1320 intensity and many of the uses allowed in urban industrial development are not appropriate for rural industrial
1321 areas. The following policy applies to all new industrial development in the Rural Area.

1322

- 1323 **R-514** **Development regulations for new industrial development in the Rural Area shall**
1324 **require the following:**
- 1325 **a. Greater setbacks, and reduced building height, floor/lot ratios, and**
1326 **maximum impervious surface percentage standards in comparison to**
1327 **standards for urban industrial development;**
 - 1328 **b. Maximum protection of sensitive natural features, especially salmonid**
1329 **habitat and water quality;**
 - 1330 **c. Building and landscape design that respects the aesthetic qualities and**
1331 **character of the Rural Area, and provides substantial buffering from the**
1332 **adjoining uses and scenic vistas;**
 - 1333 **d. Building colors and materials that are muted, signs that are not internally**
1334 **illuminated, and site and building lighting that is held to the minimum**
1335 **necessary for safety;**
 - 1336 **e. Heavier industrial uses, new industrial uses producing substantial waste**
1337 **byproducts or wastewater discharge, or new paper, chemical and allied**
1338 **products manufacturing uses in the urban industrial zone shall be**
1339 **prohibited; and**
 - 1340 **f. Industrial uses requiring substantial investments in infrastructure such**
1341 **as water, sewers or transportation facilities, or facilities that generate**
1342 **substantial volumes of heavy-gross weight truck trips, shall be reduced**
1343 **in size to avoid the need for public funding of the infrastructure.**

1344

1345 The intent of this policy is to preclude expansion of the industrial area beyond the identified boundaries and to
1346 ensure that new development (not previously constructed or vested) in the industrial area meets rural character
1347 standards. Site design, landscaping, design and construction of internal and access roads and building scale
1348 should reinforce the set boundaries and rural nature of the industrial area to further discourage future industrial
1349 expansion beyond the industrial boundary.

1350

1351 There are also existing, isolated industrial sites in the Rural Area that are recognized, but are not appropriate for
1352 new industrial uses. Further expansion of these isolated industrial uses is not encouraged, and therefore they are
1353 not zoned Industrial.

- 1354
- 1355 **R-515** **Existing industrial uses in the Rural Area outside of Rural Towns, the industrial**
1356 **area on the King County-designated historic site along State Route 169 or the**
1357 **designated industrial area adjacent to the Rural Neighborhood Commercial**
1358 **Center of Preston shall be zoned rural residential but may continue if they qualify**
1359 **as legal, nonconforming uses.**

1360

1361 **E. Promoting Public Health in the Rural Area for All**

1362 Planning for and features of the built environment are important in providing healthy, safe places for people
 1363 regardless of whether the setting is rural or urban. The built environment refers to various physical features, such
 1364 as buildings, parks, and roadways, and their spatial arrangement in neighborhoods and communities. These
 1365 features influence public health through the range of choices provided for engaging in various activities. For
 1366 example, well designed roads can enhance the safety and walkability of neighborhoods, while having a park or
 1367 other gathering place to come together with family, friends, or community members can strengthen social and
 1368 mental health and increase community cohesiveness. People with access to places to play are twice as likely to
 1369 reach recommended levels of physical activity than those who have little or no access. (See Chapter 2, Urban
 1370 Communities, for additional information on the linkages between the built environment and various aspects of
 1371 health.)

1372
 1373 Many locations in King County’s Cities in the Rural Area, Rural Towns, and Rural Neighborhood Commercial
 1374 Centers function as important hubs for their respective communities because they provide shops and services.
 1375 Parks, schools, or other public services within walking distance of these community hubs cannot always be safely
 1376 or conveniently reached without a car. Opportunities for daily physical activity can be increased by establishing
 1377 safe walking and bicycling connections to and within these rural hubs.

1378
 1379 In addition to physical activity, another major determinant of health is what people eat. Everything from quality
 1380 and location of food retail outlets and restaurants to food cost to school food choices influence the food choices
 1381 of rural residents. According to data from national surveys, adults in the United States consume on average only
 1382 1.1 and 1.7 servings of fruits and vegetables daily. There are people in every community for whom hunger is a
 1383 daily issue. Land use planning can play a role in providing and improving access to healthy foods. Garden plots
 1384 located in neighborhoods, parks, vacant lots, surplus public rights-of-way, and public utility lands in various
 1385 communities can be used as places to grow fruits and vegetables, build community, and address hunger. Similar
 1386 locations in the Rural Area of King County should be explored for this purpose.

1387
 1388 **R-516 Within Rural Towns and larger Rural Neighborhood Commercial Centers,**
 1389 **non-motorized connectivity, where consistent with rural character, should be**
 1390 **encouraged to promote walking and bicycling and to improve public health.**

1391
 1392 **R-517 King County should explore ways of creating and supporting community**
 1393 **gardens, Farmers Markets, produce stands and other similar community based**
 1394 **food growing projects to provide and improve access to healthy, affordable food**
 1395 **for all rural residents.**

1396
 1397 **R-517a King County shall promote children’s health by encouraging and supporting land**
 1398 **uses in the environment surrounding a school and on travel routes to schools that**

1399 complement and strengthen other formal programs, such as Safe Routes to School,
1400 at a size and scale appropriate to the Rural Area.

1401

1402 VI. Resource Lands

1403 A. Ensuring Conservation and Sustainable Use of Resource Lands

1404 King County's Natural Resource Lands contribute to the economic prosperity of the region. They are the lands
1405 with long-term commercial significance for farming, forestry, and minerals. Businesses that rely on resource
1406 lands provide jobs and products, such as food, wood, and gravel. They also are an important part of the cultural
1407 heritage. Conservation and responsible stewardship of working farm and forest lands also produces multiple
1408 environmental benefits, such as:

- 1409 • Stream and salmon protection;
- 1410 • Clean air and water;
- 1411 • Wildlife habitat;
- 1412 • Flood risk reduction;
- 1413 • Groundwater recharge and protection; and
- 1414 • Carbon sequestration and reduced greenhouse gas emissions.

1415

1416 For mining, responsible stormwater management, erosion and sediment control, and site remediation can help to
1417 mitigate many of the impacts of mining while providing local sources of materials such as sand and gravel.

1418

1419 King County has taken major steps to conserve and manage agricultural soils and activities, forestry and mining
1420 opportunities. Resource Lands and the industries they support are conserved by encouraging development to
1421 occur primarily in the Urban Growth Area as directed by the Growth Management Act. Under this
1422 Comprehensive Plan, Resource Lands, including designated Agricultural Production Districts, the Forest
1423 Production District and sites of long-term commercial significance for resource uses, will have minimal new
1424 residential and commercial development. New development that does occur will be designed to be compatible
1425 with active resource-based uses.

1426

1427 This chapter contains King County's strategy for conservation of these valuable Resource Lands and for
1428 encouraging their productive and sustainable management. The strategy consists of policies to guide planning,
1429 incentives, education, regulation and purchase or transfer of development rights.

1430

1431 Forest, farm and mineral lands are not King County's only natural resources. Many other resource-based
1432 industries, such as the fisheries industry, are influenced by King County's land use and planning policies.

1433 Policies for the protection and enhancement of fisheries, as well as air, water, vegetation, wildlife and other
1434 natural resources, can be found in Chapter 5, Environment.

1435

1436 The Rural Forest Commission was established in 1997 to represent the diversity of forest interests in King
1437 County. The Commission reviews the development and implementation of strategies, programs, policies and
1438 regulations that benefit forestry and advises the county on ways to preserve rural forests and promote rural
1439 forestry.

1440

1441 **R-601 The Rural Forest Commission shall advise the King County Executive and**
1442 **Council on the development of innovative programs, policies and regulations**
1443 **that benefit forestry and that encourage the retention of the forest land base in**
1444 **King County. King County shall continue to support the Rural Forest**
1445 **Commission with staff and other resources.**

1446

1447 In 1994, the Agriculture Commission was established as a forum for farmers to take an active role in land use
1448 decisions, policies and regulations affecting commercial agriculture. The commission solicits input from
1449 agricultural agency technical advisors and others with land use and technical expertise, as well as other affected
1450 groups.

1451

1452 **R-602 The Agriculture Commission shall advise the King County Executive and Council**
1453 **on agricultural issues and programs, including, but not limited to:**
1454 **a. Existing and proposed legislation and regulations affecting commercial**
1455 **agriculture;**
1456 **b. Land use issues that affect agriculture; and**
1457 **c. Ways to maintain, enhance and promote agriculture and agricultural**
1458 **products in the region.**

1459

1460 **King County shall continue to support the Agriculture Commission with staff and**
1461 **other resources.**

1462

1463 **B. Resource Conservation Strategy**

1464 In 1985, the King County Comprehensive Plan designated the county's initial Forest Production District and five
1465 Agricultural Production Districts. Subsequent planning efforts established minimum lot sizes and uses for these
1466 districts and their surrounding areas. These land use regulations are consistent with the requirements of the
1467 Growth Management Act to designate productive lands and to plan for adjacent and nearby land uses
1468 compatible with long-term commercial farming and forestry. The Growth Management Act requires designation
1469 of agricultural and forest lands of long-term commercial significance. Agricultural lands of long-term
1470 commercial significance are designated as Agricultural Production Districts and forest lands of long-term

1471 commercial significance are designated as the Forest Production District as shown on the Agricultural and
1472 Forest Lands Map.

1473

1474 The Growth Management Act also requires designation of mineral resource lands that have long-term
1475 significance for the extraction of minerals. Such lands are shown as Designated Mineral Resource Sites on the
1476 Mineral Resources Map in this chapter. The role of the Forest Production District in the conservation of mineral
1477 resources is also explained below.

1478

1479 **R-604 King County shall promote and support environmentally sustainable forestry,
1480 agriculture and other resource-based industries as a part of a diverse and
1481 regional economy.**

1482

1483 **R-604a King County shall support and designate mineral resource lands of long-term
1484 significance and promote policies, environmental reviews and management
1485 practices that minimize conflicts with neighboring land uses and mitigate
1486 environmental impacts.**

1487

1488 **R-605 Forestry and agriculture best management practices are encouraged because of
1489 their multiple benefits, including natural resource preservation and protection.**

1490

1491 **R-606 Farm lands, forest lands and mineral resources shall be conserved for productive
1492 use through the use of Designated Agricultural and Forest Production Districts
1493 and Designated Mineral Resource Sites where the principal and preferred land
1494 uses will be commercial resource management activities, and by the designation
1495 of appropriate compatible uses on adjacent Rural Area and urban lands.**

1496

1497 **R-607 Land uses, utilities and transportation facilities within and adjacent to
1498 Designated Agricultural and Forest Production Districts and Designated Mineral
1499 Resource Sites, shall be sited and designed to ensure compatibility with
1500 resource management.**

1501

1502 **R-608 King County should encourage infrastructure and services that support resource
1503 lands management and resource-based businesses. These should be sited in
1504 close proximity to designated Agricultural and Forest Production Districts and
1505 Designated Mineral Resource Sites when adverse impacts and incompatibilities
1506 can effectively be mitigated.**

1507

1508 King County recognizes that maintaining viable resource-based businesses is challenging. Owners of resource
1509 lands make substantial investments in managing their land. Market uncertainties, labor costs, vandalism, taxes
1510 and fees can affect the profitability of resource-based industries.

1511

1512 Conflicts with surrounding land uses and environmental problems can arise even with the best of precautions.
1513 Resource-based industries need reasonable certainty that policies are in place to help avoid such conflicts and
1514 operations can continue if activities are performed in an environmentally sound manner.

1515

1516 The Forest Lands Program (Revised Code of Washington 84.33), and the Open Space Taxation Program, which
1517 includes the Timberland and Public Benefit Rating System programs (Revised Code of Washington 84.34) are
1518 property tax incentives that encourage continued farm and forest management both within and outside the
1519 Forest Production District and Agricultural Production Districts.

1520

1521 **R-609 King County should expand access to property tax incentive programs to**
1522 **encourage landowners to continue practicing farming and forestry and to help**
1523 **ensure retention of the resource land base. These programs should be**
1524 **publicized and marketed.**

1525

1526 **R-610 King County shall employ a variety of innovative programs and incentives to help**
1527 **maintain and enhance resource-based industries.**

1528

1529 Examples of such programs include technical assistance and education for sustainable land management,
1530 education for urban and suburban residents, purchases of land or development rights, transfer of development
1531 rights, the purchase of scenic easements and other less-than-fee-ownership interests that conserve resource uses,
1532 establishment of buffers and setbacks for adjacent properties, and relief from special levies and local
1533 improvement district fees.

1534

1535 When urban development occurs near Resource Lands, conflicts can result. Examples of such conflicts are
1536 greater risk of forest fires; vandalism to logging, farm and mining equipment; destruction of young trees; and
1537 increased mixing of heavy truck and residential traffic, which presents safety problems. Increased development
1538 near resource lands also results in increased encroachment of noxious weeds into forests and farmland. It is
1539 important for neighboring property owners to understand the value of resource industries and what kinds of
1540 resource activities are likely to occur.

1541

1542 **R-611 King County should develop and employ effective means to inform affected**
1543 **property owners about nearby resource management activities. This may**
1544 **include, but not be limited to:**
1545 **a. Notice on title, and notification on recorded subdivisions, short**
1546 **subdivision maps and issued development permits for properties within**
1547 **five hundred feet of designated agriculture, forestry, and mineral**
1548 **resource lands;**
1549 **b. Signage; and**
1550 **c. Community meetings and other public notification tools.**

1551

1552 Successful Resource Land conservation requires a regional perspective and intergovernmental cooperation.
1553 Although the designated Resource Lands are located in unincorporated King County, they benefit nearby cities
1554 and can be affected by activities in those cities. Furthermore, some Resource Lands in King County are owned
1555 or managed by city, county, state and federal agencies and tribes. A regional perspective is also important
1556 because many resource activities are regulated or supported by state and federal programs.

1557

1558 **R-612 King County shall work cooperatively with cities, tribes, other public agencies,**
1559 **private utilities, resource managers, land owners and residents to conserve**
1560 **public and private Resource Lands for long-term productivity and environmental**
1561 **protection in a consistent and predictable manner.**

1562

1563 **R-613 Designated Forest and Agricultural Production District lands shall not be**
1564 **annexed by cities.**

1565

1566 **R-614 King County should establish written agreements with agencies, tribes and other**
1567 **affected parties whose close coordination and collaboration are essential to**
1568 **effective implementation of resource management programs. Such agreements**
1569 **should serve to establish consensus and commitment to achieving specific**
1570 **resource management goals and to define the specific roles and responsibilities**
1571 **of each agency.**

1572

1573 **R-615 King County should avoid duplication of federal and state regulations that apply**
1574 **to resource-based industries. However, King County reserves the authority to**
1575 **address issues of local concern with regard to resource-based activities and**
1576 **operations.**

1577

1578 As the population in the Puget Sound area continues to grow, the protection of resource lands and the continued
1579 success of commercial agriculture and forestry is a regional challenge. Many of the issues facing King County's
1580 resource industries are also faced by neighboring counties. Furthermore, some of the infrastructure and support
1581 businesses necessary to sustain agriculture and forestry may serve more than a single county. Therefore, King
1582 County's efforts to retain healthy resource economies will be more successful if the county collaborates with
1583 other agencies and agriculture and forestry interest groups in the region. These efforts may include policy
1584 development, training for service providers and outreach that is supportive of commercial agriculture and timber
1585 production and encourages the purchase of local food and local wood.

1586

1587 **R-615a King County should work with other jurisdictions, agencies and agriculture and**
1588 **forestry interest groups to help maintain and enhance commercial agriculture**
1589 **and forestry production by addressing challenges common across the region.**

1590

1591 Resource management strategies that protect the environment are necessary to maintain the long-term
 1592 productivity of the resource. Chapter 5, Environment, describes the value of using an integrated,
 1593 ecosystem-based approach to natural resource and environmental planning and management. This approach,
 1594 along with sound operational practices by resource-based industries, may be able to prevent or minimize
 1595 environmental impacts associated with common agricultural and forest practices and mining while maximizing
 1596 co-benefits.

- 1597
- 1598 **R-616 Resource-based industries should use practices that:**
- 1599 a. **Protect the long-term integrity of the built environment, adjacent land**
 - 1600 **uses, and cultural resources;**
 - 1601 b. **Maintain the long-term productivity of the resource base; and**
 - 1602 c. **Result in maintenance of ecosystem health and habitat.**

1603

1604 **R-617 Habitat protection requirements should not fall disproportionately on land**

1605 **maintained in agriculture or forestry, and the costs of such protection shall not**

1606 **be disproportionately placed on the owners of such land.**

1607

1608 **R-618 King County shall be a leader in resource management by demonstrating**

1609 **environmentally sound agriculture and forestry on county-owned land.**

- 1610
- 1611 **R-619 King County shall include resource education through its signs on trail systems**
- 1612 **that are linked with working farms, forests, and mines. Interpretation should:**
- 1613 a. **Provide historical perspective;**
 - 1614 b. **Demonstrate current adaptive resource management practices (forestry,**
 - 1615 **fisheries, wildlife, agriculture); and**
 - 1616 c. **Explain economics of various resource uses.**

1617

1618 **C. Forestry**

1619 King County forestlands provide local, regional and national benefits that are basic to quality of life. In addition
 1620 to supplying a variety of wood and other products, forests emit oxygen, filter water, reduce risks from flooding
 1621 and soil erosion, enhance groundwater recharge, provide habitat for innumerable plant and animal species,
 1622 capture carbon, and offer scenic vistas and recreational opportunities. Conservation of the extensive forests in
 1623 the county saves the region millions of dollars by reducing the need for costly infrastructure for stormwater and
 1624 flood control, water treatment, and air quality remediation. King County's forests provide employment in
 1625 forestry, wood, paper, recreation, and tourism industries. In sum, properly managed forests are fundamental to a
 1626 healthy, diverse economy and environment.

1627

1628 The growth in human population has resulted in the loss of forestlands through conversion to non-forest uses.
 1629 Increasing demands are being placed upon the remaining forest land base to provide goods, recreational
 1630 opportunities and ecological functions. Climate change has the potential to put additional stress on forestlands

1631 due to changes in seasonal temperature fluctuations, rainfall patterns, and distribution of insect populations. In
1632 the next 10 to 20 years, Pacific Northwest forests are expected to face increasing drought mortality, difficulty in
1633 getting seedlings established, and severity of forest fires.

1634
1635 To address these challenges, forest managers are embracing more broad-based management methods and
1636 strategies that encompass ecosystems, landscapes and watersheds, while continually incorporating new scientific
1637 information to improve these approaches. Their efforts, together with the collective foresight and dedication of
1638 landowners, interest groups, tribes, residents and agencies, are needed to ensure that King County's forests
1639 continue to contribute to a sustainable way of life for present and future generations.

1640
1641 The first step to maintain and enhance commercial forestry is to protect the forest land base. The second step is
1642 to encourage an ecosystem approach to forest management that provides for long-term ecosystem health and
1643 productivity and addresses cumulative impacts on non-timber resources. The third step is to minimize land use
1644 conflicts and offer incentives for the retention of commercial forestry and the forest land base.

1645
1646 **1. Protecting Forest Lands**

1647 The purpose of the Forest Production District is to conserve large blocks of commercially valuable forestland for
1648 the long term. The designation and zoning is designed to prevent intrusion of incompatible uses, manage
1649 adjacent land uses to minimize land use conflicts, and prevent or discourage conversion from forestry to other
1650 uses. A comparison of the area of forestland converted since 1987 inside the Forest Production District with the
1651 area converted outside the District indicates that designation and zoning of commercial forest lands help to
1652 discourage subdivision and conversion.

1653
1654 Sixty percent of the land area in King County is within the designated Forest Production District. The Forest
1655 Production District comprises 1,300 square miles (825,000 acres) of forestland in east King County. Most of this
1656 land is held in large blocks of contiguous ownership. At this larger scale, it is easier to manage for multiple
1657 purposes such as habitat and long-term forest health.

1658
1659 Although it has declined from its height in the late 1980s, commercial timber harvest remains a significant
1660 economic activity in King County. At the same time, forest management strategies have become more diverse
1661 and may include objectives for forest health, biodiversity, and fish and wildlife habitat instead of timber
1662 production alone. Likewise, economic activity related to recreation, traditional cultural practices and aesthetics
1663 may be included in commercial forestry activities.

1664
1665 **R-620 The Forest Production District shall remain in large blocks of contiguous forest**
1666 **lands where the primary land use is commercial forestry. Other resource**
1667 **industry uses, such as mining and agriculture, should be permitted within the**
1668 **Forest Production District when managed to be compatible with forestry.**

1669

1670 **R-621 The Forest Production District is a long-term designation. Lands may be**
 1671 **removed from the Forest Production District only through a subarea study, and**
 1672 **only to recognize areas with historical retail commercial uses.**

1673
 1674 About 70% of the Forest Production District is in public ownership, including parts of the Mt. Baker-Snoqualmie
 1675 National Forest, including wilderness areas, state and county parks, Washington State Department of Natural
 1676 Resources lands, and watersheds for the cities of Seattle and Tacoma. Public land management affects the
 1677 region’s economy, recreation, fish and wildlife habitat, forest health, stream flows, water supply, flood control
 1678 and climate change mitigation capabilities. The county should take advantage of opportunities to collaborate
 1679 with public land managers such as the U.S. Forest Service at Mt. Baker-Snoqualmie National Forest, and other
 1680 stakeholders, to manage forests for multiple public values.

1681
 1682 For example, in the last two decades, there have been significant changes in how forest lands in the Mt.
 1683 Baker-Snoqualmie National Forest are managed. In King County, more than 350,000 acres are within the
 1684 National Forest. Management emphasis has shifted from commodity timber production (in the 1960s, 70s and
 1685 80s) to management with an emphasis on ecological values and public use. The U.S. Forest Service has
 1686 struggled to keep pace with the increasing demand for recreation infrastructure and to maintain access roads.

1687
 1688 While timber harvest levels have declined significantly from those in the 1980s, the supply of forest products
 1689 from the national forest remains important to the regional viability of the forestry industry. Forest fire
 1690 suppression since the early 1900s resulted in abnormally high fuel levels on the forest floor, which can increase
 1691 the severity of wildfires. More recent federal policies have placed emphasis on projects to enhance forest
 1692 ecosystems, restore and improve land health and water quality, address fuel levels, and improve the maintenance
 1693 of existing facilities within national forests.

1694
 1695 Much of the 116,790 acres of forestland managed by the Washington State Department of Natural Resources in
 1696 King County are trust lands that generate income from the sale of timber and other resources for the
 1697 beneficiaries, such as schools, universities and counties. These lands also provide wildlife habitat and are heavily
 1698 used for recreation. In January 1997 the Washington State Department of Natural Resources made a
 1699 far-reaching commitment to protect native animal and fish species through a federally approved Habitat
 1700 Conservation Plan that covers about 1.6 million acres of Washington State Department of Natural
 1701 Resources -managed trust land forests—mostly in Western Washington. In 2007, the Washington State
 1702 Department of Natural Resources initiated Forest Stewardship Council certification on state forest land located
 1703 in the South Puget Sound Region, including part of Tiger Mountain near Issaquah and state-owned forestland
 1704 near Enumclaw in King County.

1705
 1706 **R-622 King County recognizes the many values provided by the public forestland in the**
 1707 **county, and encourages continued responsible forest management on these**
 1708 **lands. King County should collaborate with other public land managers in**

1709 **planning for the conservation, use, and management of forest resources on**
 1710 **public lands for multiple public values.**
 1711

1712 The Forest Production District includes approximately 220,000 acres in private ownership, most of which is
 1713 commercial forestland. County policies are intended to maintain and facilitate commercial forestry in the Forest
 1714 Production District. The policies in this section allow for very limited residential uses in the designated Forest
 1715 Production District, consistent with the objective of continuing forestry as the primary land use. For example,
 1716 residences may be appropriate to permit forest managers to live on their land. King County zoning and
 1717 subdivision regulations establish a large parcel size to promote efficient forest operations and to reduce
 1718 incompatible residential development. Although the zoning calls for an 80-acre minimum lot size, many smaller
 1719 lots were created prior to application of the zoning. Proliferation of residences in the Forest Production District
 1720 makes commercial forestry less viable.
 1721

1722 **R-623 King County is committed to maintaining working forestland in the Forest**
 1723 **Production District, and shall continue to work with landowners and other**
 1724 **stakeholders to promote forestry, reduce uses and activities that conflict with**
 1725 **resource uses and recognize forestland values.**
 1726

1727 **R-624 To reduce conflicts with resource uses, a forest management plan shall be**
 1728 **required as a condition of development for any residential uses in the Forest**
 1729 **Production District. Accessory dwelling units shall not be allowed in the Forest**
 1730 **Production District.**
 1731

1732 **R-625 Structures within the Forest Production District should be sited to maintain the**
 1733 **productivity of the district. Site plan requirements should limit impervious**
 1734 **surface, provide for fire control, protect domestic water supply and prevent**
 1735 **conflicts with forest management.**
 1736

1737 In 2004, King County purchased the development rights on the 90,000 acre Snoqualmie Forest. This purchase
 1738 conserves the forest land base for the long term while supporting the continuation of commercial forest
 1739 production. It is important that the county consider its responsibility to protect the long-term commercial
 1740 significance of the Forest Production District in its efforts to conserve land within the District.
 1741

1742 **R-626 King County should conserve working forests and should encourage continued**
 1743 **private forestry through the acquisition of development rights in the Forest**
 1744 **Production District. Land acquisition proposals that would remove lands from**
 1745 **forest management should be evaluated to ensure that the long-term commercial**
 1746 **significance of the Forest Production District is not compromised.**
 1747

1748 Although there is considerable acreage in commercial forestry in King County, there are no major lumber mills
 1749 still in operation in the county. There are a few small mills in the county, but they have limited capacity. As a
 1750 result, small landowners have few options for marketing their logs, and usually have a long haul to the closest
 1751 mill. The county should work with forest landowners and forestry business to better understand and address the
 1752 barriers to local wood processing.

1753

1754 **R-627 King County should promote and support production, harvest, utilization, and**
 1755 **marketing of wood products grown in the county's Rural Area and forest areas.**
 1756 **King County should ensure that regulations applying to rural and forest areas do**
 1757 **not discourage the establishment of sawmills and other wood product**
 1758 **businesses and services.**

1759

1760 King County can further protect commercial forestlands and prevent conflicts by working with other public
 1761 agencies and service providers to consolidate lands and to locate infrastructure facilities to prevent or minimize
 1762 intrusions. Such actions can also improve the owner's capacity to protect fish and wildlife habitat and other
 1763 natural resources.

1764

1765 **R-628 In consultation with tribes and other affected agencies and landowners, King**
 1766 **County should support land trades that result in consolidated forest ownership**
 1767 **and work with forest managers to identify and develop other incentives for**
 1768 **continued forestry.**

1769

1770 **R-629 King County opposes the establishment or expansion of special purpose taxing**
 1771 **districts and local improvement districts in the Forest Production District, and**
 1772 **shall not grant new or expanded franchises for utilities in the Forest Production**
 1773 **District, unless demonstrated that they directly benefit forestry or are necessary**
 1774 **for transmission of power or water.**

1775

1776 Forest lands have tremendous recreational and aesthetic value. For example, Forest Production District lands
 1777 are included within the Mountains-to-Sound Greenway along the I-90 corridor. Opportunities for hiking and
 1778 other forms of outdoor recreation exist within the working forests that are part of the Greenway. Access to
 1779 Resource Lands must be carefully managed, however, to prevent conflict with natural resource goals. For
 1780 example, open gate policies allowing public access may be incompatible with fish and wildlife protection goals
 1781 and sometimes may interfere with forestry operations by risking such activities as garbage dumping, vandalism
 1782 and timber theft. In the Mt. Baker-Snoqualmie National Forest, a variety of federal partnerships and volunteer
 1783 programs help to better connect urban dwellers with the forest while providing ecological benefits.

1784

1785 **R-630 Public and private forest owners are encouraged to provide for recreational,**
 1786 **educational and cultural uses when compatible with forest protection.**

1787

1788 Recreational and institutional developments, such as conference centers, ski areas and associated hotels, allow
1789 more people to enjoy the aesthetic benefits of forest lands. Such facilities are acceptable if located in areas of
1790 existing development, such as Snoqualmie Pass, and if their operation and use are restricted adequately to
1791 minimize conflict with resource lands. Major recreational or institutional development sites can adversely affect
1792 the Forest Production District because they reduce the forest land base and conflict with other resource
1793 management goals.

1794

1795 **R-631 No master planned resorts shall be permitted in the Forest Production District.**
1796 **New or expansion of existing recreational or institutional uses in the Forest**
1797 **Production District may be permitted if compatible with long-term forestry, the**
1798 **interests of tribes and other resource management goals.**

1799

1800 **2. Promoting Forest Management**

1801 The Washington State Department of Natural Resources regulates forestry through the Forest Practices Act. If
1802 the forest practice is associated with a conversion from forestry to another use on the property, such as
1803 development, the county has jurisdiction, and the county's development regulations must be followed. On rural
1804 properties, it is typical that a landowner will combine a long-term forest use on one part of the property with a
1805 residence on another part of the property. It is in the interest of the county to ensure that development
1806 regulations are followed for the permanent clearing for development, but also to regulate the long-term forest
1807 parts of the property with regulations appropriate for forest harvest.

1808

1809 **R-632 King County should continue to work with all affected parties and the**
1810 **Washington State Department of Natural Resources to improve the enforcement**
1811 **of forest practice regulations in the Rural Area, and to ensure that landowners**
1812 **comply with county regulations when they are converting portions of a site to a**
1813 **non-forest use. Harvesting of forest lands for the purpose of converting to**
1814 **non-forest uses shall meet all applicable county standards for clearing and**
1815 **critical areas management. Landowners opting to conduct forest management**
1816 **activities under state approved forest practices permits should be restricted from**
1817 **developing those areas for non-resource purposes for six years from the date of**
1818 **forest practice approval. Recognizing that some landowners combine the**
1819 **development of a residence or an agricultural activity on a portion of the property**
1820 **with long-term forestry on the rest, the county should provide flexibility in its**
1821 **regulations to address the residential development and agricultural activity**
1822 **differently from the forest management.**

1823

1824 **R-633 King County should ensure that regulations applying to forest practices do not**
1825 **discourage forest management on properties in long-term forestry. Forestry**
1826 **should be regulated consistent with best management practices in the Forest**

1827 **Practices Act. The county should work to simplify its regulatory processes**
 1828 **related to forest management.**

1829

1830 **R-634 King County should promote public understanding of the benefits of commercial**
 1831 **timber production and encourage the use of local wood.**

1832

1833 King County has worked with state, federal, and private landowners on multiparty resource plans, such as the
 1834 Middle Fork Snoqualmie Plan, the plan for Rattlesnake Ridge, and numerous watershed planning efforts. There
 1835 will continue to be opportunities for interagency cross-ownership cooperation, which will result in improved
 1836 resource management and conservation.

1837

1838 **R-635 Working with public and private forest land managers, King County shall**
 1839 **encourage long-term forest productivity and the protection of land and water**
 1840 **resources by participating in collaborative, multi_ownership planning efforts.**

1841

1842 **R-636 King County promotes forest management that achieves long-term forest health;**
 1843 **protection of watersheds, critical areas and habitat to support fish and wildlife**
 1844 **populations; protection of threatened and endangered species; management of**
 1845 **stormwater runoff and associated pollutants; conservation and economic**
 1846 **viability of working forests; carbon sequestration and reduction in greenhouse**
 1847 **gas emissions; and adaptation to climate change.**

1848

1849 In 2005, King County worked with the Tolt Triangle community near Carnation, assisting with the formation of
 1850 Tolt Triangle Fire Council and the development of their comprehensive community wildfire protection plan.
 1851 The 500 rural residences on 5,800 acres covered by the plan became the first area in King County to earn the
 1852 status of “Firewise Community” from the national Firewise® Program. Since 2005, additional communities in
 1853 forested areas have adopted wildfire protection plans. The county provides training and technical assistance
 1854 regarding fire planning and best management practices for implementing wildfire protection throughout forested
 1855 areas of King County with a focus in the foothill areas prone to east winds.

1856

1857 **R-637 King County should encourage community fire planning so that residents are**
 1858 **aware of the dangers of forest fires and take steps to make their properties less**
 1859 **vulnerable. King County should support neighborhood-based efforts to manage**
 1860 **forests to improve forest health and reduce the risk of wildfire.**

1861

1862 **R-638 King County shall encourage the development of private/public partnerships that**
 1863 **provide incentives for landowners to practice innovative, fish-friendly forestry**
 1864 **and that can help ensure retention of the forest resource land base in perpetuity.**

1865

1866 An example of such a partnership is the Mountains-to-Sound Greenway Biosolids Forestry Program, which
 1867 includes King County, Washington State Department of Natural Resources, the Greenway Trust, the University
 1868 of Washington and Hancock Forest Management. One of the elements of this program involves the acquisition
 1869 of forestlands that are vulnerable to residential and commercial development. Lands are acquired by a
 1870 combination of county funds and federal Forest Legacy funds and then transferred to the Washington State
 1871 Department of Natural Resources for management. By deed, these lands stay in forest resource use in perpetuity
 1872 and are managed according to the state's Habitat Conservation Plan. Seventy-five percent of all revenues
 1873 generated are returned to King County. The lands that have been acquired help to form the block of public
 1874 ownership along I-90, providing wildlife corridors, opportunities for trails and recreation, and the water quality
 1875 protection provided by forest cover.

1876
 1877 In addition to landscape-level planning and analysis, resource managers should identify specific areas in their
 1878 forest ownership that are degraded or negatively impacting aquatic resources. Examples of such areas are
 1879 logging roads or gravel mines no longer needed and scheduled to be abandoned or riparian zones that are not
 1880 sufficiently vegetated. Organic soil amendments, when properly used, can greatly enhance vegetative growth
 1881 and restore productivity to these sites, thus protecting fish and other aquatic resources. The use of recycled
 1882 organic wastes generated in King County closes the recycling "loop" and helps sustain the productivity of
 1883 resource lands.

1884
 1885 **R-639 King County encourages the use of recycled, organic-based soil amendments,**
 1886 **such as biosolids, and fertilizers in forest ecosystems, which can help reduce**
 1887 **erosion and sedimentation into streams, increase water-holding capacity of soils,**
 1888 **stimulate the growth of trees and other vegetation, capture carbon and enhance**
 1889 **fish and wildlife habitat. King County shall work with the general public and**
 1890 **private and public forestland owners to encourage the selective and appropriate**
 1891 **use of these materials for ecosystem enhancement and restoration.**

1892
 1893 One of the most successful efforts is the use of the county's biosolids to fertilize public and private forests.
 1894 Annually, about 1,400 acres of forestland in east King County are fertilized with Loop® biosolids.

1895
 1896 Maintaining land in long-term forest use offsets greenhouse gas emissions through sequestration of carbon in
 1897 growing trees and in forest soils. In addition to providing plant nutrients, organic soil amendments such as Loop
 1898 can significantly increase carbon storage in forests and help soils retain moisture. Efforts to conserve forests and
 1899 encourage forest management for health and resilience are a major means of implementing King County's
 1900 climate change policies. Even with these and other efforts to reduce greenhouse gas emissions, forests in the
 1901 Pacific Northwest face potential impacts from climate change. In the coming decades, mortality of trees and
 1902 plants is projected to increase due to insects and pathogens, increased temperature, and lack of groundwater in
 1903 the summer. Climate change also is projected to affect the composition and density of plant and animal species
 1904 and the severity and frequency of forest fires. All of these potential impacts underscore the need for monitoring
 1905 of climate-induced changes and active management of forest health.

1906

1907 **R-640** **King County should continue to collaborate with the University of Washington,**
 1908 **Washington State University including Extension, state and federal agencies, and**
 1909 **forest landowners to monitor and evaluate impacts of climate change on forests**
 1910 **in King County.**

1911

1912 **R-641** **King County should consider climate change impacts and take steps to improve**
 1913 **forest health and resilience to climate change impacts through its technical**
 1914 **assistance to forest land owners, management of county-owned forest lands, and**
 1915 **support of neighborhood-based efforts to reduce risks from wildfires.**

1916

1917 King County’s 2015 Strategic Climate Action Plan calls for the county to manage and restore its forested parks
 1918 and natural lands in ways that maximize biological carbon storage and sequestration, and increase resilience to
 1919 changing climate conditions. To help guide forest management activities, in 2012 the Parks Division completed
 1920 an initial assessment of the forest types on all of Parks’ forested acreage. Additional assessment will continue to
 1921 be conducted on newly acquired forested properties as well. Parks will develop and implement stewardship
 1922 plans on all forested properties of 200 acres or more in size, which will result in healthier and forests that are
 1923 more resilient to climate change. The Parks and Water and Land Resources Divisions will also continue to
 1924 develop opportunities for volunteers to plant native trees and shrubs and remove invasive species from
 1925 County-owned lands and have established an ambitious goal for the planting of new trees in the county.

1926

1927 **D. Agriculture**

1928 Land suitable for farming is an irreplaceable natural resource. Agricultural lands and farming provide many
 1929 benefits to the residents of King County including a connection to its cultural heritage, fresh local foods, and a
 1930 diverse economy. In 2012, farmers in King County produced over \$120 million in agricultural sales. Farmlands
 1931 are an intrinsic component of the varied open space landscape of the region. Farmland provides scenic vistas
 1932 and low-density separation between rural communities. Many farms in the county include an educational
 1933 experience through U-Pick operations, harvest tours, and demonstrations of agricultural practices. Agricultural
 1934 lands also provide environmental benefits, including the temporary storage and conveyance of floodwaters,
 1935 habitat for birds and other wildlife, large areas without impervious surfaces, and opportunities for providing
 1936 riparian vegetation along rivers and streams.

1937

1938 The concern about the loss of farmland in King County in the 1970s resulted in adoption of an agricultural lands
 1939 policy framework through Ordinance 3064 in 1977 that called for the County to designate certain areas within
 1940 King County as agricultural lands and then to develop an agricultural land protection program based upon both
 1941 land use regulations and compensation to protect existing agricultural lands and private property. This led to the
 1942 successful Farmland Preservation Program bond issue in 1979, which has funded the purchase of farmland
 1943 development rights.

1944

1945 In 1985, the county first designated its Agricultural Production Districts, which have remained stable since then
1946 at more than 41,000 acres. However, despite the land conservation accomplished through the Farmland
1947 Preservation Program and the designation of the Agricultural Production Districts, not all of this land is farmed.
1948 Based on surveys, approximately 27,000 acres of the Agricultural Production Districts are farmable, the rest
1949 being forested, farm building, water bodies or other non-farmable areas. About 25,000 areas are being actively
1950 farmed. In addition, there are 13,000 acres in active agriculture outside the Agricultural Production Districts on
1951 Rural Area zoned land and in urban areas.

1952
1953 This section focuses on the county's efforts to maintain and enhance commercial agriculture for the value of
1954 local produce, dairy products, specialty horticultural and energy crops, keeping livestock, and for scenic and
1955 historic values. To meet the Growth Management Act requirement to maintain and enhance agriculture, a
1956 variety of methods and programs continue to be necessary.

1957
1958 The policies call for King County to:

- 1959 • Protect productive farmland by designation and zoning;
- 1960 • Limit development to appropriately-scaled uses that are necessary to support commercial agriculture;
- 1961 • Prevent or minimize land use conflicts between farming operations and adjacent land uses;
- 1962 • Encourage and allow necessary infrastructure and services (markets, water, affordable housing, supply
1963 stores, technical services, tax incentives) that support commercial agriculture and contribute to growing,
1964 storing, processing, and distributing a local food supply and other horticultural and livestock activities;
- 1965 • Support the economic development of the local food economy and improve access to healthy,
1966 affordable food;
- 1967 • Continue to preserve farmland and develop additional mechanisms to maintain the affordability of
1968 farmland; and
- 1969 • Encourage farming practices that conserve soils and protect water quality, fisheries, and wildlife.

1970
1971 King County's Local Food Initiative includes targets and recommendations to expand the local food economy to
1972 ensure job growth and economic viability for King County food businesses and farms.

1973
1974 The Local Food Initiative's production targets are to add 400 net new acres in food production and 25 new food
1975 farmers per year over the next ten years. Success in meeting the targets will require protection of existing
1976 farmland, keeping it farmed, addressing problems that impair farming, and enhancing programs that provide
1977 technical assistance to farmers and expand markets for local farm products. To meet this target, the County
1978 should also pursue feasible opportunities to return formerly farmed land into production, such as the recent
1979 purchase of Tall Chief Golf Course in the Snoqualmie Valley which will be returned to agricultural use.

1980

1981 **1. Protecting Agricultural Lands**

1982 In 1979, voters approved a \$50 million ballot measure to protect farmland threatened by development. The
 1983 Farmland Preservation Program became the first voter-approved measure in the nation to protect farmland in a
 1984 metropolitan area. By purchasing the development rights, the Farmland Preservation Program keeps farmland
 1985 open and available through covenants that restrict development and limit the uses of the property to agriculture
 1986 and open space. The covenants remain with the land in perpetuity so the land is protected regardless of
 1987 ownership. Under the Farmland Preservation Program, the county holds the development rights in trust while
 1988 the land remains in private ownership. By law, the county cannot sell or remove its interest in Farmland
 1989 Preservation Program lands, with the exception of conveying public road or utility easements.

1990
 1991 In 1995, the county approved an additional \$3 million for the purchase of additional development rights under
 1992 the Farmland Preservation Program, and continues to add to the program with a variety of grant funding and use
 1993 of the Transfer of Development Rights Program. To date, the Farmland Preservation Program and Transfer of
 1994 Development Rights Program has succeeded in preserving more than 14,000 acres of farmland.

1995
 1996 **R-642 King County shall continue to implement the objectives of the Farmland**
 1997 **Preservation Program. Protection of property purchased under the Farmland**
 1998 **Preservation Program shall be a high priority when balancing conflicting**
 1999 **interests such as locating transportation, active recreation, utility facilities, or**
 2000 **other uses that could have an adverse impact on farm operations. King County**
 2001 **shall use the Transfer of Development Rights Program as another tool to**
 2002 **preserve farmland.**

2003
 2004 Even farmland in the Farmland Preservation Program is challenged by pressures from adjacent development, the
 2005 need to maintain drainage and irrigation systems, non-farmer ownership, and high real estate costs. To protect
 2006 the farmland for the long term, investments in improving the farmability and managing the easements to ensure
 2007 compliance are necessary.

2008
 2009 **R-642a King County should develop a long term strategy for financing protection of**
 2010 **sufficient farmland to significantly expand and retain food production, including**
 2011 **improving the farmability of protected farmland, and ensuring that the easements**
 2012 **are well-managed for the long-term.**

2013
 2014 **R-642b Farmers conducting work on property on which King County owns a Farmland**
 2015 **Preservation Program easement or farmers leasing properties owned by King**
 2016 **County should be limited to predominantly agricultural and agricultural-**
 2017 **supportive activities.**

2018
 2019 Agriculture is most productive in agricultural communities where neighbors support agriculture, where parcels
 2020 are large enough for commercial agriculture and where labor, supplies and markets for farm products are

2021 available. King County's farm soils and most profitable farms are usually found in contiguous blocks with few
 2022 nonagricultural uses. In 1985, King County established Agricultural Production Districts with large lot zoning
 2023 and agriculture as the preferred use.

2024
 2025 The Agricultural Production Districts, shown on the Agriculture and Forest Lands Map in this chapter, present
 2026 the least number of land use conflicts for agriculture, contain agricultural support activities and provide the best
 2027 environment for farming in King County. The five Agricultural Production Districts are Sammamish Valley,
 2028 Snoqualmie Valley, Lower Green River Valley, Upper Green River Valley and Enumclaw Plateau. Most of the
 2029 farmlands preserved under the Farmland Preservation Program are found in these Agricultural Production
 2030 Districts.

2031
 2032 **R-643** **Agricultural Production Districts are blocks of contiguous farmlands where**
 2033 **agriculture is supported through the protection of agricultural soils and related**
 2034 **support services and activities. Roads and natural features are appropriate**
 2035 **boundaries for Agricultural Production Districts to reduce the possibility of**
 2036 **conflicts with adjacent land uses.**

2037
 2038 **R-644** **King County should continue to seek funding and purchase additional**
 2039 **development rights to farmland in the Agricultural Production Districts.**

2040
 2041 Livestock, dairy and large-scale commercial row-crop operations require large parcels of land to allow for
 2042 production that is profitable and sustainable. Generally, at least 35 acres is needed for full-time wholesale
 2043 commercial production of such products. Specialty agricultural products, products that are direct-marketed, and
 2044 part-time farming enterprises generally do not need as much acreage to be profitable.

2045
 2046 **R-645** **All parcels within the boundaries of an Agricultural Production District should be**
 2047 **zoned Agricultural, either A-10 or A-35.**

2048
 2049 **R-646** **Lands within Agricultural Production Districts should remain in parcels large**
 2050 **enough for commercial agriculture. A residential density of one home per 35**
 2051 **acres shall be applied where the predominant lot size is 35 acres or larger, and a**
 2052 **residential density of one home per 10 acres shall be applied where the**
 2053 **predominant lot size is smaller than 35 acres.**

2054
 2055 **R-647** **Agriculture should be the principal land use in the Agricultural Production**
 2056 **Districts. Permanent new construction within districts shall be sited to prevent**
 2057 **conflicts with commercial farming or other agricultural uses, and nonagricultural**
 2058 **uses shall be limited. New development shall not disrupt agriculture operations**
 2059 **and shall have a scale compatible with an active farming district.**

2060

2061 **R-648 On-site housing for farm employees shall be allowed where this can be**
2062 **accomplished without unnecessarily removing land from agricultural use or**
2063 **conflicting with other public interests. King County should address the**
2064 **regulatory constraints that make it difficult for farmers to offer housing for farm**
2065 **employees.**
2066

2067 The river valleys in King County are critical locations for agriculture, salmon habitat and natural floodplain
2068 processes. In compliance with growth management, portions of several of these valleys were designated as
2069 Agricultural Production Districts to protect the diminishing farmland for long-term commercial agriculture,
2070 thereby preventing their conversion to other uses that are often incompatible with habitat protection or that
2071 would require expensive flood risk reduction projects.
2072

2073 Some of the highest quality of salmon habitat in King County is found within the Agricultural Production
2074 Districts. As a result of federal listing of Chinook salmon as a threatened species, King County is obligated to
2075 take actions for protection of Chinook habitat in the county's watersheds. Such actions include restoration of
2076 habitat in portions of each of the county's rivers and, because many sections of the county's river systems are in a
2077 highly altered state, those reaches within Agricultural Production Districts offer some of the most promising
2078 opportunities for habitat restoration critical to salmon recovery. Each of the Water Resources Inventory Area
2079 Salmon Recovery Plans has recommended additional protection or restoration of critical habitat within the
2080 Agricultural Production Districts. At the same time, King County is committed to the preservation of productive
2081 agricultural soils and local agricultural production and protection of public safety in flood prone areas through
2082 the restoration of floodplain processes.
2083

2084 The farmers in the county support fish protection and fish recovery through many regulated and voluntary
2085 actions. King County recognizes that fish, flood management, and farm interests must work together in a
2086 collaborative manner. It is essential that farmers and other property owners in each watershed be directly
2087 included in planning and in the review of integrated, watershed-wide strategies that support the needs of
2088 agriculture, fish recovery, and flood risk reduction and floodplain management. Specific habitat protection rules
2089 should not jeopardize the agricultural productivity within the Agricultural Production Districts.
2090

2091 The 2012 Comprehensive Plan Update added policy R-650 that directed the County to convene a collaborative
2092 watershed planning process within each of the Agricultural Production Districts. The County choose to start the
2093 process in the Snoqualmie Valley Agricultural Production District, where the County has undertaken a number
2094 of habitat restoration projects, to develop an approach to improving and balancing the interests of agricultural
2095 production, ecological function and habitat quality for salmon, and flood risk reduction and floodplain
2096 restoration.
2097

2098 In response to this, the Fish, Farm, and Flood Advisory Committee was formed in 2013, and the group of
2099 stakeholders representing agriculture, salmon recovery and flood management interests have been meeting
2100 regularly for the past three years. In 2016 the Advisory Committee developed a final report and a set of

2101 recommendations that balances near term actions as well as program and policy recommendations for all three
2102 resource interests. The Advisory Committee also recommended the formation of three task forces to undertake
2103 more detailed analyses of specific policy areas. Together the final recommendations and the work of the three
2104 task forces will form the foundation of a watershed planning approach in the Snoqualmie Valley Agricultural
2105 Production District to sustain agriculture production, salmon recovery, and flood risk reduction.

2106
2107 The Fish, Farm and Flood Advisory Committee participants recognize the importance of salmon recovery
2108 efforts, a vibrant agricultural economy and protecting agricultural soils in the Snoqualmie Valley Agricultural
2109 Production District, and the importance of protecting the public in flood prone areas. To address inherent
2110 conflicts between these three overlapping interests, the Advisory Committee recommended a suite of near term
2111 actions to address critical needs for all three resource areas, and the creation of three task forces:

- 2112 • Buffers Task Force, with the goal of developing a science-based riparian buffer planting implementation
2113 strategy for the Snoqualmie Valley Agricultural Production District that strikes a balance between
2114 increasing ecological function of waterways and maintaining the agricultural viability of the
2115 Snoqualmie Valley Agricultural Production District.
- 2116 • Snoqualmie Valley Agricultural Production District Strategic Plan Task Force, with the goal of
2117 improving the long-term productivity of farmland, bring more acres into production, especially food
2118 production, and increasing opportunities for farmers to develop the necessary infrastructure to support
2119 or increase their farm businesses. This task force will conduct an assessment of specific farmland
2120 resource property needs and assets in the Snoqualmie Valley Agricultural Production District and create
2121 an implementation plan for project improvements to land (e.g., drainage) and water access. It will
2122 complement other related efforts, such as King County’s Local Food Initiative which is an economic
2123 development and marketing plan for food and agriculture in the region.
- 2124 • Regulatory Task Force, with the goal of evaluating regulations and recommending process
2125 improvements or possibly statutory changes, as appropriate, pertaining to key regulatory issues
2126 identified by the Fish, Farm and Flood agricultural stakeholders. The goal of the task force is to identify
2127 changes that will reduce compliance costs and increase predictability without diminishing the overall
2128 level of environmental protection or the level of flood protection that regulations are intended to assure.
2129 Initial areas of focus for the task force include:
 - 2130 ○ Drainage regulations that make maintenance expensive or time-consuming or otherwise
2131 restrict the ability to improve drainage of farm fields.
 - 2132 ○ Flood regulations related to constructing farm pads, buildings and other farm improvements.
 - 2133 ○ Mitigation required when farmers maintain drainage ditches or build a farm pad or other
2134 structure in a wetland or a buffer of a wetland or stream.

2135
2136 Those recommendations are reflected in a new policy R-650a.
2137

- 2138 **R-649** Agriculture must remain the predominant use in any Agricultural Production
 2139 District and aquatic habitat or floodplain restoration projects, as well as, King
 2140 County mitigation reserves program projects shall not reduce the ability to farm
 2141 in the Agricultural Production District. Therefore, until the county implements
 2142 the watershed planning process described in R-650, such projects are allowed
 2143 only when supported by owners of the land where the proposed project is to be
 2144 sited. Criteria to be considered:
- 2145 a. For a project proposed to be sited on lands that are unsuitable for direct
 2146 agricultural production purposes, such as portions of property that have
 2147 not historically been farmed due to soil conditions or frequent flooding,
 2148 and which cannot be returned to productivity by drainage maintenance,
 2149 or
 - 2150 b. For a project proposed to be sited on lands suitable for direct
 2151 agricultural production:
- 2152 (1) there are no unsuitable lands available that meet the technical or
 2153 locational needs of the proposed project, and
 - 2154 (2) the project is included in, or consistent with, an approved Water
 2155 Resources Inventory Area Salmon Recovery Plan, Farm Management
 2156 Plan, Flood Hazard Management Plan or other similar watershed scale
 2157 plan; or the project would not reduce the baseline agricultural
 2158 productivity within the Agricultural Production District.
- 2159
- 2160 **R-650** Aquatic habitat restoration projects, floodplain restoration projects and projects
 2161 under King County’s mitigation reserves program in an Agricultural Production
 2162 District shall be evaluated through a collaborative watershed planning process
 2163 with the goal of maintaining and improving agricultural viability, improving
 2164 ecological function and habitat quality, and restoring floodplains through
 2165 integrated, watershed-wide strategies. A watershed planning process shall be
 2166 established for an agricultural production district because of the number of
 2167 potential restoration projects and shall:
- 2168 a. ensure that agricultural viability in the Agricultural Production District is
 2169 not reduced as the result of actions taken and that agriculture remains
 2170 the predominant use in the agricultural production district;
 - 2171 b. evaluate and recommend actions at all scales across the affected
 2172 watershed to maintain and improve agricultural viability, restore
 2173 ecological functions and aquatic habitat and restore floodplains,
 2174 including voluntary actions taken by landowners;
 - 2175 c. be a collaborative effort among affected land owners, interested
 2176 stakeholders, and King County and shall be updated on a periodic basis;
 2177 and
 - 2178 d. identify and recommend actions that King County should take or ensure
 2179 are taken to maintain and improve agricultural viability in the Agricultural

2180 **Production District and address any impacts to agriculture from aquatic**
2181 **habitat restoration projects, floodplain restoration projects and projects**
2182 **under King County’s mitigation reserves program constructed in the**
2183 **Agricultural Production District.**

2184
2185 **R-650a The Snoqualmie Valley Agricultural Production District is the first Agricultural**
2186 **Production District to undergo a watershed planning effort called for in R-650.**
2187 **King County shall implement the recommendations of the Snoqualmie Fish, Farm**
2188 **and Flood Advisory Committee. The recommendations of the task forces and**
2189 **other actions identified in the final Advisory Committee Report and**
2190 **Recommendations will form the basis for a watershed planning approach to**
2191 **balance fish, farm and flood interests across the Snoqualmie Valley Agricultural**
2192 **Production District and an agreement on protecting a defined amount of**
2193 **agricultural land. The Advisory Committee, or a successor committee, will**
2194 **monitor progress of the task forces and will reconvene to evaluate the watershed**
2195 **planning approach to balancing interests prior to the next Comprehensive Plan**
2196 **Update. R-649 continues to apply to the Snoqualmie Valley Agricultural**
2197 **Production District until the watershed planning effort outlined in the Fish, Farm**
2198 **and Flood recommendations is complete. A policy reflecting the outcome of this**
2199 **effort shall be included in the next four-year cycle Comprehensive Plan Update.**

2200
2201 **R-651 Maintaining the viability of farmlands is a high priority for King County. Within**
2202 **the Agricultural Production Districts, measures to protect threatened or**
2203 **endangered species shall be tailored to ensure working farms can continue to**
2204 **operate.**

2205
2206 Two Agricultural Production Districts in or near urban areas, the Lower Green River Valley and Sammamish
2207 Valley, were designated in the 1985 Comprehensive Plan, and those designations have been retained. The
2208 development rights from many, but not all, of the parcels in these two districts have been purchased through the
2209 Farmland Preservation Program. The Lower Green River Agricultural Production District is completely
2210 surrounded by urban designated land and as such, functions as both prime agriculture land and urban separator.
2211 Each of the other Agricultural Production Districts and some Farmland Preservation Program lands outside of
2212 Agricultural Production Districts also share boundaries with cities. The challenges to agriculture from urban
2213 development include alterations to hydrology that result in flooded fields, increased traffic that interferes with
2214 farm vehicles on roads, increased lighting at night, complaints from urban neighbors about farm operations, and
2215 high land prices. The benefits of being located near urban areas include access to urban markets and consumers
2216 and increased recognition and appreciation of locally produced goods.

2217
2218 **R-652 King County commits to preserve Agricultural Production District parcels in or**
2219 **near the Urban Growth Area because of their high production capabilities, their**
2220 **proximity to markets, and their value as open space. King County should work**

2221 with cities adjacent to or near Agricultural Production Districts to minimize the
 2222 operational and environmental impacts of urban development on farming, and to
 2223 promote activities and infrastructure, such as Farmers Markets and agriculture
 2224 processing businesses, that benefit both the cities and the farms by improving
 2225 access to locally grown agricultural products.

2226
 2227 **R-653 The Lower Green River Agricultural Production District is a regionally designated**
 2228 **resource that is to remain in unincorporated King County. The Lower Green**
 2229 **River Agricultural Production District functions as an urban separator between**
 2230 **the cities of Kent and Auburn. King County may contract with other jurisdictions**
 2231 **to provide some local services to this area as appropriate.**

2232
 2233 Pastoral vistas make agricultural land a popular destination for recreation. However, creating parks with active
 2234 recreational facilities in the Agricultural Production Districts is not appropriate because the land should be
 2235 prioritized for agriculture. In addition, heavy recreational use in or near the Agricultural Production Districts
 2236 could result in trespass and damage to crops, animals and farm equipment.

2237
 2238 **R-654 Active recreational facilities should not be located within Agricultural Production**
 2239 **Districts. When new parks, natural areas or trails are planned for areas within or**
 2240 **adjacent to Agricultural Production Districts, King County should work with**
 2241 **farmers to minimize impacts to farmland and agricultural operations.**

2242
 2243 Public road and utility projects within and through Agricultural Production Districts must be designed to prevent
 2244 disruption to agriculture. Therefore, road and utility district capital facilities and plans, including water,
 2245 wastewater, recycled water, and drainage, need to ensure that services are consistent with preservation of
 2246 long-term agriculture. (Chapter 9, Services, Facilities and Utilities, contains policies requiring special district
 2247 plans to be consistent with land use plans.)

2248
 2249 **R-655 Public services and utilities within and adjacent to Agricultural Production**
 2250 **Districts shall be designed to support agriculture and minimize significant**
 2251 **adverse impacts on agriculture and to maintain total farmland acreage and the**
 2252 **area’s historic agricultural character:**
 2253 **a. Whenever feasible, water lines, sewer lines and other public facilities**
 2254 **should avoid crossing Agricultural Production Districts. Installation**
 2255 **should be timed to minimize negative impacts on seasonal agricultural**
 2256 **practices;**
 2257 **b. Road projects planned for the Agricultural Production Districts,**
 2258 **including additional roads or the widening of roads, should be limited to**
 2259 **those that are needed for safety or infrastructure preservation and that**
 2260 **benefit agricultural uses. Where possible, arterials should be routed**
 2261 **around the Agricultural Production Districts. Roads that cross**

2262 **Agricultural Production Districts should be aligned, designed, signed**
2263 **and maintained to minimize negative impacts on agriculture, and to**
2264 **support farm traffic; and**
2265 **c. In cases when public or privately owned facilities meeting regional**
2266 **needs must intrude into Agricultural Production Districts, they should be**
2267 **built and located to minimize disruption of agricultural activity.**

2268
2269 **R-656 Lands can be removed from the Agricultural Production Districts only when it**
2270 **can be demonstrated that:**
2271 **a. Removal of the land will not diminish the productivity of prime**
2272 **agricultural soils or the effectiveness of farming within the local**
2273 **Agricultural Production District boundaries;**
2274 **b. The land is determined to be no longer suitable for agricultural**
2275 **purposes; and**
2276 **c. Removal of the land from the Agricultural Production District may occur**
2277 **only if it is mitigated through the addition of agricultural land abutting**
2278 **the same Agricultural Production District that is, at a minimum,**
2279 **comparable in size, soil quality and agricultural value.**
2280

2281 **2. Sustaining Agriculture and Farming**

2282 King County has made a significant investment in preserving farmland for agriculture and, as a result, has also
2283 preserved the open space benefits of these lands. The county must ensure that this land continues to be farmed
2284 into the future by helping farmers maintain and operate their farms and by promoting local agricultural products
2285 through infrastructure and activities that improve access to locally grown agricultural products.

2286
2287 Farmers, especially new and beginning, have limited resources to access land and financing to begin production.
2288 Furthermore, all King County farmers, regardless of size and years of farming, have a great need for information
2289 on marketing and production strategies required to operate their farming businesses. The Local Food Initiative
2290 seeks to provide this information and assistance. Under the Local Food Initiative regulatory and technical
2291 assistance will increase and be streamlined through a coordinated economic development effort by different
2292 county agencies and partner organizations that serve farmers. The team will provide assistance with production,
2293 marketing, and business planning through a “one-stop shop” available on-line with a possibility of physical
2294 co-location of services if necessary.

2295
2296 **R-657 King County shall work with and provide support to Washington State University**
2297 **Extension for its research and education programs that assist small-scale**
2298 **commercial farmers.**
2299

- 2300 **R-658** **King County shall work with other jurisdictions and non-profits to expand**
2301 **markets for farm products by supporting Puget Sound Fresh and other programs**
2302 **that promote local food and connect buyers with producers.**
2303
- 2304 **R-659** **King County should work with other jurisdictions, farm advocacy groups and**
2305 **others to support Farmlink, farmer training and other programs that help new**
2306 **farmers get started, gain access to farmland and develop successful marketing**
2307 **methods.**
2308
- 2309 King County recognizes the value of Farmers Markets for their role in community-building, their contribution to
2310 farmer success by providing a direct-marketing opportunity, and for making the bounty of King County farms
2311 available to city residents.
2312
- 2313 **R-660** **King County should work with other jurisdictions to continue to provide support**
2314 **to Farmers Markets.**
2315
- 2316 **R-661** **King County should develop incentives to encourage food production on prime**
2317 **farmland. These incentives could include tax credits, expedited permit review,**
2318 **reduced permit fees, permit exemptions for activities complying with best**
2319 **management practices or similar programs. The county should continue to work**
2320 **with community-based organizations that can assist immigrant and minority**
2321 **farmers, and other communities that have traditionally experienced access**
2322 **issues, in gaining access to farmland.**
2323
- 2324 **R-661a** **To help make more farmland accessible to beginning and low-income farmers,**
2325 **King County should expand its leasing of agricultural land to farmers where**
2326 **appropriate and should encourage private farmland owners to lease unused land**
2327 **to farmers.**
2328
- 2329 **R-661b** **King County should expand representation of low income and socially**
2330 **disadvantaged farmers within King County agricultural processes such as the**
2331 **Agriculture Commission, advisory committees, task forces and hiring.**
2332
- 2333 King County recognizes the importance of adding value to and direct sales of agricultural products as a way to
2334 keep agriculture viable in an urban landscape. King County’s agriculture program works with farmers to
2335 encourage them to add value to their products by processing, packaging, and selling them directly to the
2336 consumer.
2337
- 2338 **R-662** **Agricultural processing, packing and direct sales are considered agricultural**
2339 **activities and should be allowed at a size and scale appropriate to the zone in**
2340 **which they are operating. King County shall work with local and state health**

2341 departments to develop regulations supporting these activities and with local
2342 non-profits and academic institutions to educate farmers about safe food
2343 processing practices and compliance.

2344
2345 **R-663 King County supports the processing and packaging of farm products from**
2346 **crops and livestock, and will continue to work with farmers, ranchers, cities,**
2347 **neighboring counties, and other interested parties to address infrastructure and**
2348 **regulatory needs that promote sales to consumers, institutions, restaurants, and**
2349 **retail enterprises.**

2350
2351 **R-664 King County supports innovative technologies to process dairy and other**
2352 **livestock waste to reduce nutrients and to create other products such as energy**
2353 **and compost in the Agriculture and Rural Area zoning classifications.**

2354
2355 King County's Agricultural Production Districts have some of the best soil and conditions for growing food in
2356 the country. There is an increasing awareness among farmers about the potential for expanding local food
2357 production compatible with a variety of sustainability goals. Concerned about multiple threats to future food
2358 production, King County farmers are working with others to promote voluntary incentives that will increase the
2359 community of those involved in the local production of food.

2360
2361 **R-665 King County should develop incentives that support local food production and**
2362 **processing to increase food security; provide a healthy, affordable local food**
2363 **supply; and reduce energy use.**

2364
2365 Agricultural practices modify the natural environment in order to produce food or fiber or maintain livestock for
2366 human use. Ideally, practices that maintain the productivity of the lands also protect environmental quality and
2367 respect natural processes such as flooding and channel migration. Farmers, technical advisors, floodplain
2368 managers, and environmental regulators must work together to understand the relationships between production
2369 practices, environmental protection, public safety, and profitability. These practices, referred to as best
2370 management practices, are designed to prevent erosion, maintain flood conveyance and flood storage, retain
2371 riparian vegetation, avoid stream bank collapse, properly dispose of animal wastes, safely use and dispose of
2372 pesticides and prevent excessive stormwater runoff. Best management practices planned and implemented
2373 through efforts such as farm management plans can control runoff volumes and prevent pollutants from being
2374 discharged into local waterways and groundwater. These practices, such as manure bins, paddock and grazing
2375 area designs, and stream exclusion fencing, can reduce or eliminate pollutants in stormwater runoff from
2376 agricultural activities.

2377
2378 Climate change has the potential to affect farming in King County, with increased severity of winter flooding,
2379 higher summer temperatures, reduced availability of surface and groundwater for irrigation, increased pest risk,
2380 and changes in the types of crops suited to this area. At the same time, soil best management practices, including

2381 use of cover crops and modified tilling methods, and amendment with compost, biosolids or other organic
2382 matter can help to mitigate the impacts of climate change by retaining soil moisture, sequestering carbon, and
2383 reducing other greenhouse gas emissions. Consideration and investigation of alternative water supplies, such as
2384 recycled water, can also help to mitigate the impacts of climate change and help support local and sustainable
2385 agriculture. Development of anaerobic digesters for dairy manure and other agricultural waste products can
2386 capture methane gas and convert it to usable energy. Having locally-available produce can help to reduce
2387 greenhouse gas emissions from transport.

2388

2389 King County's policies in this chapter to conserve farmland and encourage food production take on a greater
2390 significance when considering that climate change may result in food shortages in other parts of the country and
2391 world. The Puget Sound region may become even more valuable for food production than it already is if
2392 producing food in other parts of the world becomes more difficult.

2393

2394 **R-666 King County shall provide incentives, educational programs and other methods**
2395 **to encourage agricultural practices and technological improvements that**
2396 **maintain water quality, protect public health, protect fish and wildlife habitat,**
2397 **protect historic resources, maintain flood conveyance and storage, reduce**
2398 **greenhouse gas emissions, control noxious weeds, and prevent erosion of**
2399 **valuable agricultural soils, and increase soil water holding capacity while**
2400 **maintaining the functions needed for agricultural production.**

2401

2402 In order to maintain and operate their farms, farmers need assistance in maintaining farm viability in the face of
2403 increasing urbanization, soil degradation, increased flooding and water scarcity caused by climate change, and
2404 the increased impacts of upslope development. The maintenance of drainage and irrigation systems is essential
2405 for commercial agriculture to succeed in the county.

2406

2407 **R-667 King County shall continue to support agriculture with an expedited review**
2408 **process and reduced fees for structures necessary for farm operations.**

2409

2410 **R-668 King County shall work with federal, state, local, and private agencies to improve**
2411 **the availability and efficiency of water for agriculture through use of tools such**
2412 **as expanding the availability of recycled water to farms, offering incentives for**
2413 **irrigation efficiency, support mechanisms for water rights banking and trading**
2414 **that will give farmers greater certainty for water rights while protecting instream**
2415 **flows. King County will encourage the maintenance and preservation of**
2416 **agriculture water rights for agriculture purposes. Assessments of future surface**
2417 **and groundwater availability for agriculture should consider projected impacts of**
2418 **climate change.**

2419

- 2420 **R-668a** **King County will continue to support drainage improvements through its**
 2421 **Agricultural Drainage Assistance Program and actively seek new ways to make**
 2422 **drainage projects less expensive and easier to implement and to improve**
 2423 **drainage systems across property lines.**
 2424
- 2425 **R-669** **King County should continue to collaborate with the Washington State University**
 2426 **Extension, the University of Washington, and King Conservation District to**
 2427 **develop information on the likely impacts of climate change on agriculture in**
 2428 **King County, and to develop mitigation and adaptation strategies that are**
 2429 **appropriate for King County’s soils and farm economy. Research should**
 2430 **address soil management, use of commercial compost, water storage, irrigation,**
 2431 **alternative crops, integrated pest management, and nutrient management. The**
 2432 **information should be made available to farmers through technical assistance**
 2433 **programs and farm planning.**
 2434
- 2435 **R-669a** **Farmers conducting work on property on which King County owns a Farmland**
 2436 **Preservation Program easement should use Agricultural Best Management**
 2437 **Practices and other sustainable farming methods.**
 2438
- 2439 **R-670** **King County should provide incentives for soil management practices that**
 2440 **reduce greenhouse emissions through its Agricultural Best Management**
 2441 **Practices Cost-Sharing Program.**
 2442
- 2443 An alluvial fan is a depositional landform along a watercourse where there is an abrupt decrease in gradient and
 2444 a resulting area of active sediment deposition. Most alluvial fans in King County form where steep tributary
 2445 streams discharge onto nearly level river floodplains. Since much of the county’s farmland is located in valley
 2446 floors, some agricultural landowners have properties on or containing alluvial fans that are significantly affected
 2447 by the episodic deposits of upslope sediment and debris that accumulate on their land. These events result in
 2448 obstructed stream channels, filled wetlands, covered farmland, and disruptions in operations. Water is redirected
 2449 into unexpected places. Permits, regulations, and the lack of approved management practices make it difficult to
 2450 remedy the situation to regain operations and farm viability.
 2451
- 2452 **R-671** **King County should use pilot or demonstration projects and multi-agency**
 2453 **collaboration to develop a new suite of practices that will provide options for**
 2454 **landowners whose existing operations are affected by alluvial fan deposits.**
 2455 **These should provide timely and cost-effective relief from debris and the**
 2456 **associated changes to the watercourse along with protection of intact fish**
 2457 **habitat and restoration of degraded fish habitat within these areas.**
 2458
- 2459 Agricultural lands have historically been located in floodplains. Agriculture coexists with flood storage and
 2460 seasonal inundation; however, there is a growing concern that farmers cannot protect their investments from

2461 flooding. The federal, state and local flood hazard management standards are designed to ensure there is no
 2462 adverse impact to upstream or downstream property owners from activities that are allowed within the
 2463 floodplain. King County recognizes that most of the agriculture in the county is located in the floodplains
 2464 because that is where the prime agricultural soils are located. In recent years, King County has provided
 2465 extensive technical and financial support to farmers to build farm pads and raise homes and agricultural
 2466 buildings in the Snoqualmie floodplain. This industry requires special consideration because it is tied to these
 2467 agricultural soils, and can occur almost nowhere else in the county.

2468
 2469 **R-672 King County should work with federal, state and local jurisdictions to reduce**
 2470 **flood impacts to agricultural operations. The county will continue to investigate**
 2471 **the needs of agriculture before, during and after flood events, to determine if and**
 2472 **how losses can be reduced, and will use this information in designing its**
 2473 **floodplain policies and regulations.**

2474
 2475 The high cost of agricultural land continues to be a barrier for many farmers wishing to locate their farm
 2476 businesses within King County. The steady rise in agricultural land values continues to hamper the ability of
 2477 many potential and current farmers to enter or expand their operations.

2478
 2479 **R-673 In addition to enhancing the Farmland Preservation Program, the county should**
 2480 **develop more innovative solutions and incentives to keep agricultural land**
 2481 **affordable and profitable for active farming.**

2482

2483 **3. Agriculture and the Food System**

2484 King County has a year-round growing season, a strong farming tradition and local farming expertise, and
 2485 proximity to major markets for local foods and food products. Many of the policies in the previous section are
 2486 aimed at helping to overcome obstacles to successful farming in King County. With that direction and a focus
 2487 on production of food, farmlands in King County could be even more instrumental in strengthening the food
 2488 system for the benefit of all King County residents.

2489
 2490 Agricultural lands, farming practices and activities, and farmers are part of the local and regional food system.
 2491 In addition to the growing of food, the food system includes processing, distribution, food availability, and
 2492 disposal. As more people move to this region, King County recognizes the importance of planning for the
 2493 regional food system to be more sustainable and resilient.

2494

2495 In order to do so, King County will focus on developing a local food system that can:

- 2496 • Expand opportunities for local farms and enhance the rural economy;
- 2497 • Promote healthy eating to improve public health;
- 2498 • Improve access to healthy, safe, and affordable food, to all county residents; especially those

2499 with low incomes;

2500 • Reduce energy use and greenhouse gas emissions; and

2501 • Divert food waste from landfills.

2502

2503 Studies have shown that 35% of garbage is food. Efforts to prevent food waste divert edible food to hunger

2504 programs and recycle food waste into compost could reduce what goes to the landfill, reduce methane generated

2505 by landfills, provide food for hungry people and provide soil amendments.

2506

2507 Food and nutrition are major factors in public health. The USDA's *2010 Dietary Guidelines for Americans* call for

2508 significant increases in daily consumption of fruit, vegetables, milk products and whole grains. In 2013, 13.4%

2509 of King County residents lacked access to enough food for an active, healthy life and 18.7% of King County

2510 children lived in food-insecure households (*Feeding America, Map the Meal Gap 2015*), and 73% of King County

2511 middle and high school age youth do not consume recommended levels of fruits and vegetables (*Healthy Youth*

2512 *Survey 2012*). Thirty-two% of adults in King County consume less than one serving of fruits per day and 17

2513 percent less than one serving of vegetables daily, and there are significant differences across education levels for

2514 both fruit and vegetable consumption and across race and income groups for vegetable consumption

2515 (*Communities Putting Prevention to Work, 2010 and 2012*).

2516

2517 Efforts to increase the availability of these foods to King County residents should include encouraging an

2518 increase in food production on King County farms. Although it is not realistic for King County farms and

2519 farmers to provide the full complement of recommended foods in public health guidelines, there is the potential

2520 to increase food production for local and regional consumption, particularly in the first three categories.

2521

2522 **R-674 King County should work with farmers and ranchers to better understand the**

2523 **constraints to increased food production in the county and develop programs**

2524 **that reduce barriers and create incentives to growing food crops and raising**

2525 **food-producing livestock.**

2526

2527 **R-675 King County should prioritize its programs to help build and support a**

2528 **sustainable, reliable, equitable, and resilient local food system. King County**

2529 **should strive to make the local food system accessible to all and strive to make**

2530 **access to the local food system culturally appropriate.**

2531

2532 **R-676 King County should consider adopting procurement policies that would**

2533 **encourage purchases of locally grown fresh foods.**

2534

2535 **R-677 King County should promote local food production and processing to reduce the**

2536 **distance that food must travel from farm to table.**

2537

2538 **R-677a** **King County should continue food waste programs for single family, multifamily,**
 2539 **businesses and institutions, aimed at reducing generation, promoting donation**
 2540 **and encouraging curbside collection for anaerobic digestion and composting.**

2541
 2542 **R-677b** **King County should prioritize the economic development of the food and**
 2543 **agriculture industries in order to build a more sustainable and resilient local food**
 2544 **system.**

2545
 2546 Government funded food programs are increasingly relying on electronic cards for clients to purchase food. For
 2547 example, food stamps have been replaced with electronic benefits transfer cards. Grocery stores can easily adopt
 2548 new electronic technology to accept such cards. It is more challenging for Farmers Markets to do so as the
 2549 majority of them are open-air events in parking lots without access to electricity or telephone connections. To
 2550 improve accessibility of Farmers Markets for low-income shoppers, a concerted effort needs to be made to
 2551 develop the ability to easily accept electronic payment. This will help make fresh food more available to
 2552 low-income shoppers as well as increase the customer base for farmers.

2553
 2554 **R-678** **King County should collaborate with other organizations to further the**
 2555 **development of programs that increase the ability of shoppers to use food**
 2556 **assistance benefits and the ability of farmers to accept electronic and other**
 2557 **forms of payment at Farmers Markets and farm stands.**

2558
 2559 **E. Mineral Resources**

2560 King County contains many valuable mineral resources, including deposits of coal, sand, rock, gravel, silica,
 2561 clay, metallic ores and potentially recoverable gas and oil. Mining and processing these deposits is an important
 2562 part of King County’s economy, currently providing hundreds of jobs and producing materials used locally,
 2563 regionally, and nationally. Mining also has historic significance, in that it provided the impetus for past
 2564 development in many parts of King County, including Black Diamond and the Newcastle area.

2565
 2566 King County is required by the Growth Management Act to designate and conserve mineral lands and plan
 2567 appropriately to protect them. In doing so the county must assure that land uses adjacent to mineral lands do
 2568 not interfere with the continued use of mineral lands in their accustomed manner and in accordance with best
 2569 management practices. The policies in this section explain the steps taken to designate and conserve mineral
 2570 resource lands and provide direction on the comprehensive review needed before additional sites are designated
 2571 for mineral resource extraction.

2572
 2573 Four main steps are necessary to maintain and enhance commercial mineral resource industries. First, mineral
 2574 resource sites should be conserved through designation and zoning. Second, land use conflicts between mining,
 2575 processing and related operations and adjacent land uses should be prevented or minimized through policies and
 2576 assessment and mitigation of environmental impacts. Third, operational practices should protect environmental

2577 quality, fisheries and wildlife, in balance with the needs of the industry. Finally, mining areas need to be
2578 reclaimed in a timely and appropriate manner.

2579
2580 The Mineral Resources Map identifies four different types of Mineral Resource Sites. The sites were identified in
2581 the 1994 King County Comprehensive Plan or in subsequent annual updates. Following the Mineral Resources
2582 Map is a spreadsheet that contains information on each Mineral Resource Site parcel.

2583
2584 The Designated Mineral Resources Sites on the Mineral Resources Map satisfy King County's responsibility to
2585 designate and conserve mineral resources consistent with requirements of the Growth Management Act. All
2586 Designated Mineral Resources Sites have Mineral zoning. The criteria used in the 1994 King County
2587 Comprehensive Plan called for designation of properties that at the time were either zoned outright for mining or
2588 those operating under an approved Unclassified Use Permit. In addition to the designated Mineral Resources
2589 Sites, the Forest Production District and Forest (F) zone preserves the opportunity for mineral extraction.
2590 Mining is a permitted or conditional use in the F zone. Because forestry does not preclude future mineral
2591 extraction, King County considers the Forest Production District as part of its strategy to conserve mineral
2592 resources.

2593
2594 The Mineral Resources Map also shows Potential Mineral Resource Sites. These are sites where King County
2595 expects some future surface mining to occur or where the owner or operator indicates an interest in future
2596 mining. Most of the Potential Mineral Resources Sites shown on the map contain sand and/or gravel; however,
2597 a few contain other mineral resources such as quarry rock and coal. Because of the geology of King County,
2598 most valuable metallic mineral resources are located in the Forest Production District, and are therefore already
2599 protected from urban development. Identification of Potential Mineral Resources Sites satisfies the Growth
2600 Management Act requirements to not knowingly preclude opportunities for future mining and to inform nearby
2601 property owners of the potential for future mining use of these areas in order to prevent or minimize conflicts.

2602
2603 The Mineral Resources Map also shows Non-Conforming Mineral Resources Sites. These are sites on which
2604 some mining operations predated King County zoning regulations without appropriate zoning or other land use
2605 approval. Mining for these sites has not been authorized through a Land Use Map or zoning designation. These
2606 sites are shown for informational purposes only. Mining can occur on an identified site only if mining has been
2607 approved as a nonconforming use by the Department of Permitting and Environmental Review, and mining
2608 activities have received all other necessary permit approvals. Because the sites have not undergone formal
2609 review to be designated on the Land Use Map or zoned for mining, the sites do not have long-term commercial
2610 significance. However, they can continue to serve mineral supply needs.

2611
2612 The Mineral Resources Map also shows Owner Identified Potential Coal Mining Sites that contain subsurface
2613 coal resources. These sites could be mined by either underground or surface mining techniques. Because of
2614 continued uncertainties involving the economics of energy and related market conditions, it is not always
2615 possible to determine the timing or likelihood of coal resources extraction in potential coal mining areas.

2616 Underground and surface coal mining is subject to permitting and enforcement by the federal government. King
 2617 County regulates land use decisions governing surface facilities. Because of the difficulty in precisely locating
 2618 these facilities prior to an actual proposal, King County determined to not apply Potential M zoning to
 2619 owner-identified coal resources sites.

2620

2621 **R-679 King County shall identify existing and potential mining sites on the Mineral**
 2622 **Resources Map in order to conserve mineral resources, promote compatibility**
 2623 **with nearby land uses, protect environmental quality, maintain and enhance**
 2624 **mineral resource industries and serve to notify property owners of the potential**
 2625 **for mining activities. The county shall identify:**
 2626 **a. Sites with existing Mineral zoning as Designated Mineral Resource Sites;**
 2627 **b. Sites where the landowner or operator has indicated an interest in**
 2628 **mining, sites that as of the date of adoption of the 1994 Comprehensive**
 2629 **Plan had potential Quarrying/Mining zoning, or sites that the county**
 2630 **determines might support future mining as Potential Mineral Resource**
 2631 **Sites;**
 2632 **c. Sites where mining operations predate zoning regulations but without**
 2633 **zoning or other land use approvals as Non-Conforming Mineral**
 2634 **Resource Sites; and**
 2635 **d. Owner-Identified Potential Sub-Surface Coal Sites.**

2636

2637 **R-680 King County shall designate as mining on the Comprehensive Plan Land Use**
 2638 **Map those sites that had Potential Mineral (M) zoning prior to the date of**
 2639 **adoption of the 1994 Comprehensive Plan and those sites that had Mineral**
 2640 **zoning as of the date of the adoption of the King County Comprehensive Plan**
 2641 **2000 Update.**

2642

2643 **A mining designation on the Land Use Map shall not create a presumption that**
 2644 **Mineral zoning will be approved for sites with Potential Mineral zoning. Potential**
 2645 **Mineral zoning shall not be applied to additional sites.**

2646

2647 Mining is an intense operation that may continue for many years. Mining operations can significantly change
 2648 the land being mined and have impacts on the environment and on nearby properties. Beyond direct impacts to
 2649 the mine site and nearby properties, the mining, transport, and end use of coal in production of electricity
 2650 releases carbon that contributes to greenhouse gas emissions. In 2014, the county and cities updated the
 2651 Countywide Planning Policies to set a goal to reduce greenhouse gas emissions 80% by 2050 at the county scale.

2652

2653 The county's 2015 Strategic Climate Action Plan includes the same overarching goal. King County requires
 2654 comprehensive review, including environmental analysis, prior to approving a Land Use Map and zoning
 2655 change. Site specific environmental review will also be required for a grading permit or any other permit that is

2656 necessary for a mining operation. Therefore, a comprehensive site-specific study is required prior to any such
2657 approval.

2658

2659 **R-681 King County may designate additional sites on the Comprehensive Plan Land**
2660 **Use Map as Mining only following a site-specific rezone to Mineral zoning. Upon**
2661 **approval of a rezone to Mineral zoning, the Comprehensive Plan Land Use Map**
2662 **shall be amended to designate the site as mining during the next Comprehensive**
2663 **Plan amendment cycle. King County should approve applications for**
2664 **site-specific rezones to Mineral zoning and applications for permits that would**
2665 **authorize mineral extraction and processing only following site-specific**
2666 **environmental study, early and continuous public notice and comment**
2667 **opportunities, when:**

- 2668 a. The proposed site contains rock, sand, gravel, coal, oil, gas or other
2669 mineral resources;
- 2670 b. The proposed site is large enough to confine or mitigate all operational
2671 impacts;
- 2672 c. The proposal will allow operation with limited conflicts with adjacent
2673 land uses when mitigating measures are applied;
- 2674 d. The proposal has been evaluated under the State Environmental Policy
2675 Act so that the county may approve, condition or deny applications
2676 consistent with the county's substantive State Environmental Policy Act
2677 authority, and in order to mitigate significant adverse environmental
2678 impacts.
- 2679 e. Roads or rail facilities serving or proposed to serve the site can safely
2680 and adequately handle transport of products and are in close proximity
2681 to the site.

2682

2683 If King County denies an application for a site-specific mining rezone it should remove the Mining land use
2684 designation and the associated Potential Mineral zoning for the site from the county's Land Use maps. If the
2685 county denies a permit that would authorize mineral extraction and/or processing on a Designated Mineral
2686 Resources Site, the county should consider new information generated during the permit review process to
2687 determine whether the site is not properly designated as mineral resource land of long-term commercial
2688 significance, the designation for the site on the Mineral Resources Map should be changed from Designated
2689 Mineral Resources Site to Potential surface Mineral Resource Site. In addition, the Mining land use designation
2690 and the Mineral zoning classification for the site should be amended to be compatible with the surrounding
2691 properties.

2692

2693 **R-682 King County should remove the Mining land use designation on the**
2694 **Comprehensive Plan Land Use Map and associated Potential Mineral zone or**
2695 **Mineral zoning for any sites that have been denied a rezone to Mineral.**

2696
2697
2698
2699
2700
2701
2702
2703
2704
2705
2706
2707
2708
2709 **R-683** **King County may update the Mineral Resources Map to identify additional**
2710 **Potential Mineral Resource Sites only during the four-year Comprehensive Plan**
2711 **amendment cycle.**
2712
2713 **R-684** **The preferred adjacent land uses to sites designated as Mining on the Land Use**
2714 **Map are mining, industrial, open space or forestry uses. Sites for newly**
2715 **proposed Mineral zones shall not be adjacent to or within Agricultural Production**
2716 **Districts. Agricultural lands and operations should be protected from significant**
2717 **impacts associated with nearby mine operations.**
2718
2719 **R-685** **Mining activities are permitted within the Forest Production District, consistent**
2720 **with R-620. However, a conditional use permit shall be required for mining**
2721 **activities in the Forest Production District located within one-quarter mile of**
2722 **established residences or for proposals seeking to use local access streets**
2723 **where abutting lots are developed for residential use.**
2724
2725 **R-686** **In order to comprehensively assess the environmental impacts associated with a**
2726 **zoning change, conditional use or operating approval for a mining proposal, the**
2727 **range of environmental impacts, including short-term and long-term effects**
2728 **arising or existing over the lifetime of the proposal, shall be assessed at the**
2729 **earliest possible stage. This should include the potential for future proposals for**
2730 **structures and operations related to mining, such as asphalt and concrete batch**
2731 **plants.**
2732
2733 **R-687** **King County should prevent or minimize conflicts with mining when planning**
2734 **land uses adjacent to Designated and Potential Mineral Resource Sites. Subarea**
2735 **studies may indicate areas where mining is an inappropriate land use.**
2736 **Designated and Potential Mineral Resource Sites and nonconforming sites**

2737 should be shown on Mineral Resources Map and subarea study maps in order to
2738 notify nearby property owners and residents of existing and prospective mining
2739 activities.

2740

2741 **R-688** The periodic review process for mineral extractive and processing operations
2742 shall include sufficient public notice and comment opportunities. The purpose of
2743 the periodic review process is to provide opportunities for public review and
2744 comment on the mineral resource facility's fulfillment of state and county
2745 regulations and implementation of industry-standard best management
2746 practices, and for King County to modify, add or remove conditions to address
2747 new circumstances and/or unanticipated project-generated impacts. The
2748 periodic review process is not intended to re-examine the appropriateness of the
2749 mineral resource use, or to consider expansion of operations beyond the scope
2750 of existing permitted operations since that review would be accomplished
2751 through the county's permitting process. The periodic review is intended to be a
2752 part of King County's ongoing enforcement and inspections of mineral resource
2753 sites, and not to be a part of the county's permitting process.

2754

2755 **R-689** Conditions and mitigations for significant adverse environmental impacts
2756 associated with mining operations and their associated structures or facilities
2757 should be required, especially in the following areas:

- 2758 a. Air quality;
- 2759 b. Environmentally sensitive and critical areas, such as surface and
2760 groundwater quality and quantity, wetlands, fisheries and wildlife
2761 habitats, and aquatic habitats;
- 2762 c. Noise levels;
- 2763 d. Vibration;
- 2764 e. Light and glare;
- 2765 f. Vehicular access and safety;
- 2766 g. Land and shoreline uses;
- 2767 h. Traffic impacts;
- 2768 i. Visual impacts;
- 2769 j. Cultural and historic features and resources;
- 2770 k. Site security;
- 2771 l. Climate change impacts from coal mined for energy production; and
- 2772 m. Others unique to specific sites and proposals.

2773

2774 **R-690** King County should work with the state and federal governments to ensure that
2775 proposals for underground mining, oil and gas extraction, and surface coal
2776 mining are reviewed with consideration of local land use and environmental

2777 requirements, regional impacts from transport and assessment of climate change
 2778 impacts from end-use of oil, gas and coal.

2779
 2780 **R-691** King County should work with the Washington State Department of Natural
 2781 Resources to ensure that mining areas are reclaimed in a timely and appropriate
 2782 manner. Reclamation of mining sites in the Forest Production District should
 2783 return the land to forestry. Where mining is completed in phases, reclamation
 2784 also should be completed in phases as the resource is depleted. When
 2785 reclamation of mining sites located outside of the Forest Production District is
 2786 completed, the site should be considered for redesignation to a land use
 2787 designation and zoning classification compatible with the surrounding
 2788 properties.

2789
 2790 **R-692** King County shall encourage the removal of existing stockpiles of previously
 2791 mined material in order to promote and achieve reclamation of land to its highest
 2792 and best use.

2793

2794 **Mineral Resources Property Information for the Mineral Resources Map**

DESIGNATED MINERAL RESOURCE SITES				
Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Product*	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

DESIGNATED MINERAL RESOURCE SITES				
Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Product*	Total Site Acreage (approx.)
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
19	11-21-06 12-21-06	John Henry Coal Mine/Palmer Coking Coal	C	375
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	
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

2795

POTENTIAL 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

POTENTIAL MINERAL RESOURCE SITES			
Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Total Site Acreage (approx.)
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
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

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

2796

LEGAL NON-CONFORMING MINERAL RESOURCE SITES AND EXISTING MINERAL RESOURCE SITES IN THE FPD				
Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Product*	Total Site Acreage (approx.)
21	01-19-07	Hardie/Weyerhaeuser	S	625
94	29-20-07	Jensen Sand & Gravel/Jensen	SG	13

**LEGAL NON-CONFORMING
MINERAL RESOURCE SITES AND EXISTING MINERAL RESOURCE SITES IN THE FPD**

Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Product*	Total Site Acreage (approx.)
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
113	19-23-09 20-23-09 29-23-09	Cadman North Bend/Weyerhaeuser	SG	300
114	33-20-07	White River/Weyerhaeuser	RS	175

2797

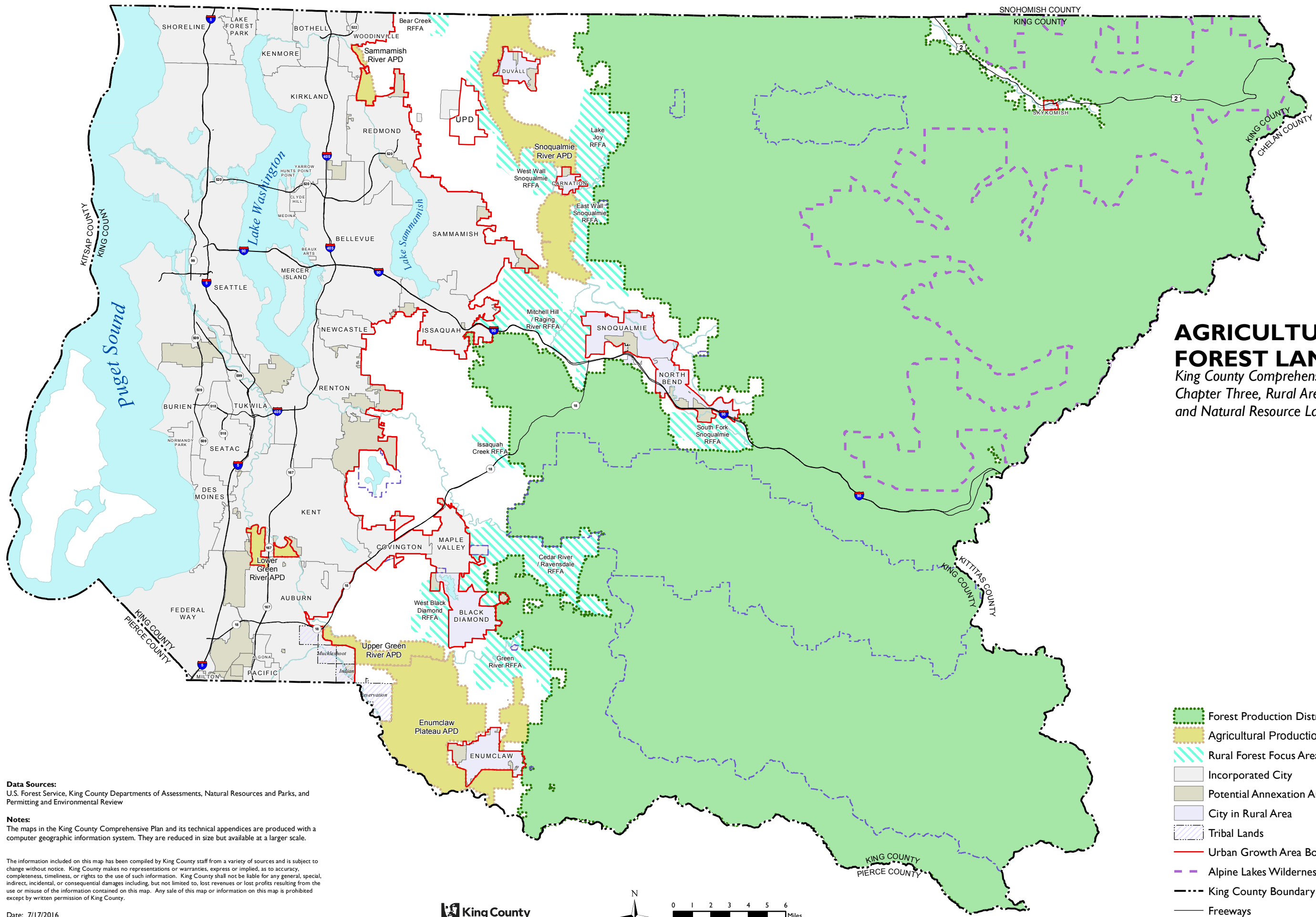
KEY FOR ALL SITES

SG	=	Sand & Gravel
RS	=	Rock & Stone
R	=	Rock
C	=	Coal
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.

2798



AGRICULTURE AND FOREST LANDS 2016

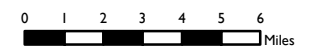
King County Comprehensive Plan, 2016
Chapter Three, Rural Area and Natural Resource Lands

Data Sources:
U.S. Forest Service, King County Departments of Assessments, Natural Resources and Parks, and Permitting and Environmental Review

Notes:
The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.

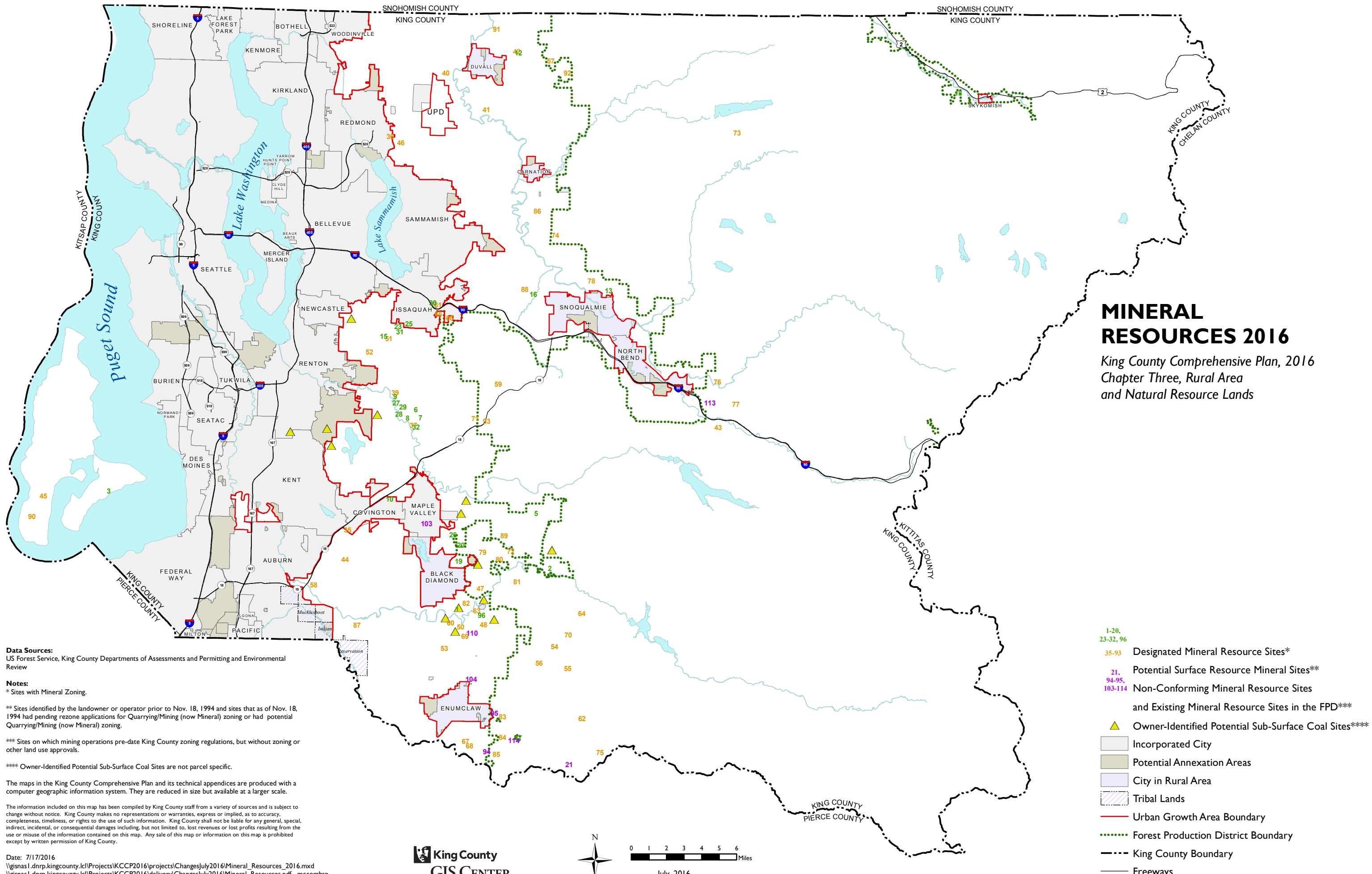
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Date: 7/17/2016
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July, 2016

- Forest Production District
- Agricultural Production District
- Rural Forest Focus Areas
- Incorporated City
- Potential Annexation Areas
- City in Rural Area
- Tribal Lands
- Urban Growth Area Boundary
- Alpine Lakes Wilderness
- King County Boundary
- Freeways
- Municipal Watershed



MINERAL RESOURCES 2016

King County Comprehensive Plan, 2016
Chapter Three, Rural Area
and Natural Resource Lands

Data Sources:
US Forest Service, King County Departments of Assessments and Permitting and Environmental Review

Notes:
* Sites with Mineral Zoning.

** Sites identified by the landowner or operator prior to Nov. 18, 1994 and sites that as of Nov. 18, 1994 had pending rezoning applications for Quarrying/Mining (now Mineral) zoning or had potential Quarrying/Mining (now Mineral) zoning.

*** Sites on which mining operations pre-date King County zoning regulations, but without zoning or other land use approvals.

**** Owner-Identified Potential Sub-Surface Coal Sites are not parcel specific.

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- 1-20, 23-32, 96
- 35-93 Designated Mineral Resource Sites*
- 21, 94-95, 103-114 Potential Surface Resource Mineral Sites**
- Non-Conforming Mineral Resource Sites and Existing Mineral Resource Sites in the FPD***
- ▲ Owner-Identified Potential Sub-Surface Coal Sites****
- Incorporated City
- Potential Annexation Areas
- City in Rural Area
- ▨ Tribal Lands
- Urban Growth Area Boundary
- Forest Production District Boundary
- King County Boundary
- Freeways



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5
6

CHAPTER 4

HOUSING AND HUMAN SERVICES

Establishment of vibrant, thriving, healthy, and sustainable communities is a key goal of King County’s Strategic Plan. Offering adequate choices and opportunities to fully address the spectrum of housing needs in all communities for all of King County’s residents is an essential step toward meeting this goal. The County’s Strategic Plan aligns with the Washington State Growth Management Act, *VISION 2040*’s Multicounty Planning Policies, and the King County Countywide Planning Policies regarding establishing and implementing clear goals for affordable housing.

The Countywide Planning Policies provide a framework within which all jurisdictions are called upon to plan for a range of affordable housing choices within neighborhoods that promote health, well-being, diversity and access to opportunities for employment, recreation, social interaction and cohesion, active transportation (walking, biking and public transit) and education. The King County Comprehensive Plan strengthens this connection by promoting affordable housing for all county residents through support for adequate funding, zoning, and regional cooperation to create new and diverse housing choices in communities throughout the county.

7

8 **I. Housing**

9 **A. King County's Regional Role in Promoting Housing Choice and**
10 **Opportunity**

11 Most housing is financed by and developed in the private sector. The ability of the private sector to develop
12 affordable housing is affected by a wide range of market forces. However, local government actions such as land
13 use policies, development regulations and infrastructure finance also have a significant impact on housing
14 affordability. Public funding, incentive programs and mandatory programs are essential to addressing the
15 housing needs of historically disadvantaged communities, including lower-income county residents, older adults,
16 people of color, children and vulnerable adults (including victims and survivors of domestic violence, human
17 trafficking, and commercial sexual exploitation), people with developmental disabilities, people with behavioral,
18 physical, cognitive and/or functional disabilities, people who are experiencing homelessness, and growing
19 segments of the population such as immigrant and refugee communities. Summary data regarding housing
20 needs in King County can be found in Technical Appendix B of this Comprehensive Plan.

21
22 The policies in this chapter address affordable housing development, preservation and assistance programs
23 administered by King County, King County's regulatory role in helping to ensure that there is adequate safe and
24 healthy affordable housing in the unincorporated areas of the County, and King County's regional role
25 convening partners to meet the housing needs of all county residents at a variety of income levels.

26
27 This chapter calls for more residential growth by preserving existing housing stock and developing new units on
28 vacant parcels within established neighborhoods and in areas for new development near high capacity and
29 frequent transit. These locations can offer affordable housing that is close to jobs, transportation and services.
30 Housing development can also provide welcome improvements to communities suffering from a lack of
31 investment. New development in established communities may result in the loss of existing low-cost housing;
32 thus, this plan calls for King County and its partners to work together to help preserve and rehabilitate existing
33 affordable housing. Low-cost housing is a community resource that should be preserved.

34
35 The Countywide Planning Policies have identified the substantial need that exists for low-income rental housing
36 and for moderately priced homes that can be purchased by income-qualified homebuyers. In the past decade, a
37 significant number of homeowners have lost their homes due to foreclosure and have become renters again. In
38 the short term, those households may need affordable rents, while in the longer term they may again seek to own
39 a moderately-priced home.

40
41 **1. Regional Convener**

42 King County has a role to play in promoting cooperation and public/private partnerships to address the full
43 range of critical housing needs in King County and the Puget Sound region.

44

- 45 **H-101** King County shall initiate and actively participate in regional solutions to address
46 critical affordable housing needs in unincorporated King County and throughout
47 the region. Jurisdictions, community members, private sector and housing
48 representatives should be invited to identify and implement solutions.
49
- 50 **H-101a** King County should participate in regional efforts related to tenant protections
51 throughout the region.
52
- 53 **H-102** King County shall work with jurisdictions, the private sector, state and federal
54 governments, other public funders of housing, other public agencies such as the
55 Housing Authorities, regional agencies such as the Puget Sound Regional
56 Council, intermediary housing organizations, and the non-profit sector, to
57 encourage a wide range of housing and to reduce barriers to the development
58 and preservation of a wide range of housing, at an appropriate size and scale,
59 that:
- 60 a. Provides housing choices for people of all income levels, particularly in
61 areas with existing or planned high-capacity and frequent public
62 transportation access where it is safe and convenient to walk, bicycle,
63 and take public transportation to work and other key destinations such
64 as educational facilities, shopping and health care;
 - 65 b. Meets the needs of a diverse population, especially families and
66 individuals who have very-low to moderate incomes, older adults, people
67 of color, children and vulnerable adults (including victims and survivors
68 of domestic violence, human trafficking, and commercial sexual
69 exploitation), people with developmental disabilities, ~~((and-))~~ people with
70 behavioral, physical, cognitive and/or functional disabilities, and people
71 who are experiencing homelessness;
 - 72 c. Supports economic growth;
 - 73 d. Supports King County’s Equity and Social Justice Initiative and Health
74 and Human Services Transformation Plan goals, for an equitable and
75 rational distribution of low-income and high-quality affordable housing,
76 including mixed-income housing, throughout the county; and
 - 77 e. Fosters safety from gun injury and violence, including through
78 expanding access to and availability of gun storage safes and identifying
79 and utilizing design standards that are shown to increase connectivity
80 and reduce violence. King County shall identify opportunities to
81 encourage permanent firearm and safe medicine storage locations in
82 every new construction private and public residential buildings.
83
- 84 **H-103** Through subarea and regional planning with jurisdictions and partners in the
85 Puget Sound region, mandatory and incentive programs and funding initiatives

86 **for affordable housing, King County shall serve as a regional convener and local**
87 **administrator in the unincorporated areas to plan for housing to meet the needs**
88 **of all economic segments of the population. With respect to affordable housing,**
89 **King County shall address the countywide need for housing affordable to**
90 **very-low, low and moderate-income households pursuant to the countywide**
91 **targets established in the most recently adopted Countywide Planning Policies.**

92
93 As the Countywide Planning Policies note, residents in King County are facing an unmet need for housing that
94 is affordable to households earning less than 80 percent of area median income. Recent data indicate that
95 295,000 households in King County spend more than 30 percent of their income on housing.¹ The lack of
96 affordable housing is felt in every community in the county. A regional problem requires a regional approach.
97 As such, King County and the jurisdictions within the county have a shared responsibility to increase the supply
98 of housing affordable to these households.

99
100 Based on the identified need for affordable housing for households who are spending more than 30 percent of
101 their income on housing, Countywide Planning Policy H-1 has established estimates of the countywide need for
102 housing affordable to households with moderate, low and very-low incomes. The Countywide Planning Policies
103 require King County and the jurisdictions located within King County to identify barriers to housing
104 affordability and implement strategies to overcome them. The Countywide Planning Policies also require
105 regional collaboration in meeting countywide housing growth targets and affordable housing needs, as well as in
106 developing resources and programs to provide affordable housing.

107
108 **H-103a King County will work collaboratively with jurisdictions and partners to identify**
109 **and meet affordable housing needs, including eliminating barriers to housing.**
110 **This effort should take the form of a regional affordable housing plan that**
111 **summarizes existing efforts and identifies the roles and strategies of the county,**
112 **jurisdictions and partners to meet affordable housing needs.**

113
114 **H-104 King County shall work with the multiple partners outlined in this section to**
115 **promote the preservation and expansion of affordable rental housing**
116 **opportunities for households earning up to 80% of the King County median**
117 **income. Preservation is a particularly acute need in areas that may experience**
118 **redevelopment due to proximity to high capacity transit and/or an area**
119 **experiencing changing market conditions.**

120

¹ Briefing 2015-B0143, based on data from 2015-2019 Consolidated Housing and Community Development Plan (Ordinance 18070)

121 H-105 King County shall work with the multiple partners outlined in this section to
122 promote the preservation and expansion of affordable ownership housing
123 opportunities for households earning up to 120% of the King County median
124 income. Preservation is a particularly acute need in areas that may experience
125 redevelopment due to proximity to high capacity transit and/or an area
126 experiencing changing market conditions.

127
128 H-105a King County shall engage marginalized populations in the development,
129 implementation, and evaluation of county-wide affordable housing goals, policies
130 and programs.

131

132 **2. Support Housing Models and Policies that Promote Healthy Communities,**
133 **Housing Affordability and an End to Homelessness**

134

135 H-106 King County, in partnership with other jurisdictions, shall evaluate achievement
136 of countywide and local goals for housing for all economic sectors of the
137 population by analyzing housing indicators, adopted land use regulations,
138 actions that encourage development, and the effect of market factors on housing
139 development. The results of this evaluation shall be used to develop new or
140 revised policies, programs, regulations, and incentives to better meet the
141 Countywide Planning Policies' housing goals. These may include adopting
142 appropriate land use regulations and other actions that encourage development,
143 rehabilitation and preservation of low- and moderate-income housing.

144

145 H-107 King County should encourage regional land use and investment strategies to
146 stimulate mixed-use and mixed-income developments as a way to integrate
147 neighborhoods and increase housing and transportation choices throughout
148 King County.

149

150 H-108 King County shall work with other jurisdictions to encourage the use of universal
151 design in the development of affordable housing, family-sized housing and
152 market rate housing.

153

154 H-109 King County should develop new partnerships with public and private lending
155 institutions to find solutions that reduce housing financing costs for both
156 builders and consumers.

157

158 H-110 King County shall work with regional bodies, including the Puget Sound Regional
159 Council and the Growth Management Planning Council, or their successors, and
160 the private and non-profit sectors to support development of an adequate supply

161 of housing commensurate with job growth within the county and its cities. To
162 attain this goal, King County shall work with such regional partners to:
163 a. Support job and household growth targets and policies established in
164 the Countywide Planning Policies;
165 b. Establish performance measures to gauge how jurisdictions are
166 accommodating growth and housing needs;
167 c. Participate in buildable lands inventories, market analyses and other
168 studies to evaluate if sufficient land capacity is available for residential
169 development; and
170 d. Work with cities to ensure additional actions are taken throughout the
171 county to accommodate and promote residential development when job
172 growth causes great demand for housing and severe shortages in the
173 availability of housing for new workers in the county.

174
175 **H-111** King County should work with local employers to develop affordable
176 employer-assisted housing opportunities located within commuting distance of
177 the employment site.

178
179 **H-112** King County should encourage affordable housing through redevelopment of
180 nonresidential buildings, such as schools and commercial buildings, in locations
181 suitable for housing and in ways that preserve significant historic features where
182 appropriate.

183
184 **H-113** King County should support the development, preservation and rehabilitation of
185 affordable housing that protects residents from exposure to harmful substances
186 and environments, including lead poisoning, reduces the risk of injury, is
187 well-maintained, and is adaptable to all ages and abilities. King County should
188 work on a regional level with jurisdictions to explore tools to ensure healthy
189 housing is provided throughout the region.

190
191 **H-114** King County should encourage development of residential communities that
192 achieve lower prices and rents through clustered and higher density housing that
193 shares common spaces, open spaces and community facilities.

194
195 **H-115** King County should work with housing partners and jurisdictions to oppose
196 policies, regulations and actions that result in the criminalization of
197 homelessness and homeless encampments.

198
199 **H-116** King County shall support and encourage smoke free policies in multi-family
200 housing and affordable housing, where appropriate.

201

202 **H-117** **King County shall support partnership efforts and the application of innovations**
203 **in manufactured home production that may allow mobile home parks to adapt**
204 **and improve the quality of housing stock and to increase the density of housing**
205 **stock in order to preserve housing affordability while accommodating the**
206 **region’s growth needs.**
207

208 **3. Fair Housing Access**

209 An important element of this Comprehensive Plan is to address equal access to housing and freedom from
210 discrimination in housing for all residents of King County. A number of the policies in this Plan address fair
211 housing through support and encouragement of both the successful integration of housing for low to
212 moderate-income households into all communities and, in particular, into healthy communities with access to
213 jobs, transportation, good schools and economic opportunities; and the successful improvement of community
214 conditions for those communities that are currently low on the opportunity scale.
215

216 Opportunity is a situation or condition that places individuals in a position to be more likely to excel or succeed.
217 Opportunity mapping assesses the conditions present in neighborhoods across a region, by looking at indicators
218 of opportunity in education, economy, transportation, housing, environment, and health, and ranks
219 communities on a scale from low to high opportunity. High opportunity areas have the best conditions for the
220 success of the residents living there. Opportunity mapping can also be useful in helping to identify transition
221 areas where existing residents may be at risk for displacement. Analysis of opportunity mapping can provide
222 valuable information about where more affordable housing needs to be located, and what needs to be remedied
223 in areas that have very limited opportunities.
224

225 Local, state and federal fair housing laws, including the King County Fair Housing Ordinance, have set the stage
226 for policies in this Plan that favor community-based, integrated housing and independent living, rather than
227 institutional settings, for older adults and persons with behavioral, cognitive, physical and developmental
228 disabilities. Service-enriched housing is also best integrated into community-based settings in apartments or
229 single family homes rehabilitated to meet the needs of the residents.
230

231 **H-118** **King County shall actively promote and affirmatively further fair housing in its**
232 **housing programs, and shall work with all of its partners to further fair housing in**
233 **its regional role promoting housing affordability, choice and access to**
234 **opportunity for all communities, especially those communities that bear the**
235 **burdens from lack of investment and access to opportunity; and shall work with**
236 **residents and stakeholders to help them understand the rights protected by**
237 **federal, state, and local fair housing laws and shall help to promote equitable**
238 **housing practices for protected classes through fair housing education and**
239 **enforcement.**
240

241 **H-119** King County shall flexibly apply its rules, policies, practices and services in its
242 funding, incentive or mandatory affordable housing programs, when necessary
243 to afford persons with disabilities equal opportunity to use or enjoy a dwelling or
244 to create new affordable housing opportunities for persons with disabilities.

245
246 **H-120** King County should work with housing industry representatives to identify and
247 remove barriers (such as real estate marketing, finance or insurance practices)
248 that restrict housing choices and opportunities for low- and moderate-income
249 people older adults, people who are experiencing homelessness and people with
250 behavioral, physical, cognitive and developmental disabilities.

251

252 **B. Strengthen Housing Linkages with Transportation**

253 In accordance with the Countywide Planning Policies, *VISION 2040* and federal priorities, King County intends
254 to strengthen the linkage of affordable housing to jobs and public transportation through transit-oriented
255 development and the preservation and development of affordable housing near transit stations and along transit
256 corridors, even though few of these exist in unincorporated areas. As the population of the Puget Sound region
257 grows, King County is expected to remain the major employment center of the region. As job growth occurs, the
258 workers for these jobs must be accommodated with adequate opportunities for housing.

259

260 The workforce of King County includes households earning a wide variety of incomes, from individuals earning
261 minimum wage at a less than full-time job to dual- or triple-income households earning well above the County's
262 median income. If a balance of job growth, improved public transportation, and affordable housing availability
263 is not achieved, workers at the lower end of the income scale face particular pressures when forced to live longer
264 distances away from their jobs. This increases pressures on transportation systems, contributes to higher energy
265 use and greenhouse gas emissions, and reduces the time workers have for family, recreation, volunteer work, or
266 continuing education.

267

268 **H-121** King County shall support affordable and mixed-income housing development in
269 transit-oriented locations that is compatible with surrounding uses by:

- 270 a. Providing information and a process for accessing potential
271 development sites in transit-oriented locations where King County has
272 ownership or access to potential sites;
- 273 b. Promoting land use patterns that cohesively connect affordable and
274 mixed-income housing with active transportation choices; and
- 275 c. Developing public financing techniques that will provide an advantage
276 for projects that will create and/or preserve affordable and mixed-income
277 housing within transit-oriented communities and neighborhoods that
278 promote health, well-being and opportunity, or within a neighborhood
279 plan for revitalization.

280

281 **H-122** **King County shall support transit-oriented development at transit supportive**
282 **density and scale that preserves and expands affordable and mixed-income**
283 **housing opportunities at locations near frequent and high-capacity transit**
284 **service. King County shall engage in this work through a variety of strategies,**
285 **including the engagement of funding partners, transit partners, jurisdictions,**
286 **private for-profit and non-profit development entities, and other transit-oriented**
287 **development partners.**

289 **H-123** **King County will evaluate and seek opportunities for equitable transit-oriented**
290 **development at major transit centers and hubs when investments are likely to**
291 **produce increased ridership, community benefits and affordable housing**
292 **opportunities.**

294 **H-124** **King County shall work with partners to reduce and prevent displacement of**
295 **very-low to moderate-income households from transit-oriented locations, to the**
296 **extent possible; and shall strive to align affordable housing investments and**
297 **transit investments in order to increase the quality of life of disinvested**
298 **communities as measured by the Determinants of Equity.**

300 **C. Housing and Land Use Regulation**

301 In King County today, a substantial need exists for low-income rental housing and for moderately priced homes
302 that can be purchased by first-time homebuyers. In the past decade, a significant number of homeowners have
303 lost their homes due to foreclosure and have become renters again. In the short term, those households may need
304 affordable rents, while in the longer term they may again seek to own a moderately-priced home.

305
306 While King County has seen a growth in the percentage of smaller (one- and two-person) households, there are
307 also some large households that need affordable housing with three or more bedrooms. Existing units will
308 provide some of the affordable housing needed for low-income households in the future. However, with the
309 projected growth in the number of low- to moderate-income households, prospect of increasing numbers of
310 family and senior households with limited income, and the short supply of lower-cost housing available today,
311 new construction must include affordable housing. Efforts to provide sufficient land and infrastructure and
312 reduced development costs will help make new units affordable. In addition, a combination of incentive
313 programs and funding will help keep rents affordable and expand opportunities for first-time homebuyers.

314
315 Meeting these objectives will entail providing sufficient land for a variety of affordable housing, such as
316 higher-density single-family homes, multifamily properties, manufactured housing, accessory dwelling units and
317 mixed-use developments.

318

319 **H-125** King County shall assure that there is sufficient land in the unincorporated urban
320 areas zoned to accommodate King County's share of affordable housing and
321 provide a range of affordable housing types, including higher-density
322 single-family homes, multifamily properties, manufactured housing, cottage
323 housing, accessory dwelling units and mixed-use developments. King County
324 should work with cities to increase opportunities for affordable housing
325 development by assuring there is sufficient land capable of being developed for
326 this range of housing types that are more likely to be affordable to low-,
327 moderate- and middle-income households.

329 **H-126** King County shall provide opportunities for attached and detached accessory
330 dwelling units in urban residential areas and shall encourage all jurisdictions
331 within King County to adopt provisions to allow accessory dwelling units in their
332 communities.

334 **H-127** King County shall adopt appropriate land use regulations to require and
335 encourage development, rehabilitation and preservation of very-low to
336 moderate-income housing.

338 **H-128** King County should pursue land use policies and regulations that result in lower
339 development costs without loss of adequate public review, environmental quality
340 or public safety and do not reduce design quality, inhibit infrastructure financing
341 strategies, or increase maintenance costs for public facilities.

343 **H-129** King County shall continue to improve development standards to allow higher
344 densities and flexibility of housing types in all residential zones, in order to best
345 accommodate the environmental conditions on the site and the surrounding
346 neighborhood when planning housing developments.

348 **H-130** King County shall explore zoning policies and provisions that increase housing
349 density and affordable housing opportunities within unincorporated urban
350 growth areas near transit and near commercial areas.

352 **H-131** King County shall seek to minimize the time necessary to process development
353 permits for developments in unincorporated King County that will include
354 affordable housing and address environmental goals and community and
355 aesthetic concerns. King County should continue to expedite plan and permitting
356 reviews for affordable housing projects in coordination with mandatory, incentive
357 or subsidy programs, including tax abatements, exemptions and credits.

358

- 359 **H-132** King County should encourage the formation of common development codes
360 and standards, as well as common mandatory and incentive programs for
361 affordable housing, with cities, sewer and water districts and other permitting
362 agencies to increase predictability and reduce development costs.
363
- 364 **H-133** King County shall encourage the development of new housing models that are
365 healthy and affordable by providing opportunities for new models within
366 unincorporated urban growth areas and near commercial areas. King County
367 shall work to allow innovative housing projects to move forward, including
368 affordable housing demonstration projects, affordable owner-built housing, land
369 trusts and cooperative ownership structures for rental and ownership housing,
370 co-housing and other innovative developments.
371
- 372 **H-134** Density bonuses and other incentives for the development of affordable housing
373 by for-profit and non-profit developers shall be available within unincorporated
374 urban areas, with a focus on commercial areas to both single-family and
375 multifamily developments to promote development of affordable rental and/or
376 ownership housing. Bonuses shall be periodically reviewed and updated, as
377 needed, to assure they are effective in creating affordable housing units,
378 especially in coordination with any mandatory inclusionary affordable housing
379 requirements that may be adopted.
380
- 381 **H-135** King County shall exempt payment of impact fees in unincorporated areas for
382 developments that will include affordable rental or ownership housing.
383
- 384 **H-136** King County should provide opportunities within unincorporated urban growth
385 areas and in Rural Towns for the development, rehabilitation, and preservation of
386 rental residential buildings that have shared facilities, such as single-room
387 occupancy buildings, boarding homes, micro-units buildings and clustered micro
388 homes to provide opportunities for lower rent housing options and higher
389 density ownership options including condominiums, co-operative mutual
390 housing, cottage housing and other forms of clustered higher density ownership
391 housing.
392
- 393 **H-138** Housing developments in the urban unincorporated areas, consisting of not less
394 than 100 acres, shall provide a mix of housing types and densities, including
395 housing that is affordable to low-, moderate-, and middle-income households.
396 This mix should include housing opportunities for older adults, persons who are
397 experiencing homelessness and persons with behavioral, cognitive, physical,
398 and/or developmental disabilities.
399

400 **H-139** King County should provide opportunities for incorporation of the principles of
401 healthy communities and housing, sustainability, and greenhouse gas emissions
402 mitigation into policy initiatives on housing, affordable housing and community
403 development in unincorporated areas.

404
405 **H-140** King County shall allow five-story wood frame construction to increase the
406 availability of multifamily housing while lowering development costs and
407 maintaining fire safety.

408
409 **H-141** King County shall explore the expansion of land use and financial incentives to
410 preserve and improve existing housing in redeveloping areas through the use of
411 programs such as transfer of development rights, tax credits and tax exemptions
412 for new and preserved affordable housing, as well as tax abatements and
413 restoration loans for housing designated as a historic landmark.

414
415 **H-143** King County development standards should promote lower-cost infill
416 development, such as accessory dwelling units, in a manner that allows existing
417 housing to be retained through measures such as an innovative or flexible
418 building envelope, access and infrastructure standards.

419
420 **H-144** King County will ensure that mandatory and/or incentivized affordable housing
421 units created through its land use policies and regulations are high quality, safe
422 and integrated on-site with market rate housing.

423
424 **H-145** King County shall continue to require Evergreen Sustainable Development
425 Standards, or an equivalent successor standard, and will work with partners and
426 stakeholders to encourage the improvement in healthy housing elements of
427 Evergreen Sustainable Development Standards, with emphasis on healthy
428 housing elements that reduce asthma.

429
430 **H-146** King County shall prohibit restrictive covenants or other land use, permitting, or
431 property conditions that limit the ability of persons from protected classes (as
432 defined in the King County Fair Housing Ordinance) to live in residences of their
433 choice.

434
435 **H-147** King County shall permit group living situations, including those where residents
436 receive such supportive services as counseling, foster care or medical
437 supervision, within a single-family house or apartment.

438

439 **D. Regional Affordable Housing Funding, Resources and Programs**

440 The King County Consortium is a partnership that represents unincorporated areas and most cities outside of
 441 Seattle in obtaining, administering and distributing federal, state and local funds to address housing,
 442 homelessness and community development needs. The King County Consortium prepares a five-year strategic
 443 plan, the *Consolidated Housing and Community Development Plan*, that outlines the needs, resources available and
 444 housing and community development goals to be achieved. An Annual Action Plan details specific planned
 445 affordable housing and community development project projects.

446
 447 Over the past ten years, King County has faced considerable funding challenges for developing affordable
 448 housing because of cutbacks in levels of state and federal housing funds along with local budget issues that have
 449 impacted housing and community/economic development funds. King County has been pro-active in working
 450 with local and national partners to seek out and advocate for new funding sources on the local and state levels,
 451 and to re-establish or expand federal funding levels.

452
 453 Despite the decreases in some state and federal resources, King County and its partners have been successful in
 454 securing new housing resources, and continue to be able to fund the development and preservation of affordable
 455 housing. As a result, residents of King County continue to have affordable housing choices and housing stability
 456 programs. Local housing funds have also leveraged significant private and non-profit investment as well as other
 457 public funding resources.

458
 459 **H-148 King County shall work with cities, private sector and community representatives**
 460 **to establish new, countywide funding sources for housing development,**
 461 **acquisition, rehabilitation, preservation, and related services, such that cities and**
 462 **King County contribute on an equitable basis.**

463
 464 **H-149 King County shall work with other jurisdictions, housing developers, and service**
 465 **providers throughout the state to urge federal and state government to expand**
 466 **both capital and operating funding for low-income housing, including low-income**
 467 **housing for older adults, people who are experiencing homelessness and people**
 468 **with behavioral health, cognitive, physical and developmental disabilities.**

469
 470 **H-150 King County should encourage and support efforts by non-profit housing**
 471 **developers, housing agencies, and service providers to develop long-term**
 472 **nongovernmental funding sources, such as planned giving, endowments, and**
 473 **related economic development ventures.**

474
 475 **H-151 King County shall seek opportunities to fund programs and projects where**
 476 **county funds are matched by additional public and private loans and**

477 investments, and/or contributions in order to increase the amount of financing
478 available for affordable housing,
479

480 **H-152** King County shall give priority in its affordable housing subsidy programs to
481 projects that serve individuals and households at or below 80% of area median
482 income, and/or that provide older adults, people with behavioral health,
483 cognitive, physical or developmental disabilities, people who are experiencing
484 homelessness and people who are at risk of homelessness and/or displacement.
485

486 **H-153** King County shall encourage the inclusion of smoke-free housing policies in
487 projects funded through its affordable housing subsidy programs, in a manner
488 that limits the creation of new barriers to housing.
489

490 **H-154** King County shall work with partners and stakeholders to encourage the
491 improvement in healthy housing elements in existing affordable housing
492 sustainability standards, with emphasis on healthy housing elements that reduce
493 problems such as asthma, falls and unintentional poisoning. King County shall
494 work with housing stakeholders and residents to make available information and
495 resources that will reduce gun-related injury and violence, including increasing
496 availability of safer firearm storage locations and devices and choosing housing
497 designs that increase connectivity and reduce violence.
498

499 **H-155** King County shall give particular consideration in its affordable housing and
500 community development investments to projects that provide housing and
501 community development solutions in the areas of the county with the most
502 disparate outcomes in health, economic prosperity and housing conditions, and
503 where residents may be at high risk of displacement. King County shall work to
504 coordinate planning and community development investments to support such
505 communities as they experience changes in their demographics, built
506 environment, and real estate markets.
507

508 **H-156** King County shall give particular consideration in its affordable housing subsidy
509 programs to projects in areas where there is a severe shortage of affordable
510 housing, and where there is access to job opportunities, a healthy community
511 and active transportation.
512

513 **H-157** King County should expand its use of surplus county-owned property and air
514 rights over county-owned property for affordable housing and its possible use
515 for other public benefits, such as human services; and should consider
516 conveyance of properties to public or non-profit housing developers and
517 agencies at below-market cost for the purpose of building or providing affordable

518 housing. Surplus county property shall be prioritized for housing development
519 that will be consistent with King County adopted plans. This policy shall be
520 carried out consistent with King County Charter Section 230.10.10 and other
521 applicable laws, regulations and contract restrictions, such as grant funding
522 requirements.
523

524 **H-158** King County should support the efforts of non-profit developers and housing
525 agencies to increase the supply of housing for low-income households, through
526 affordable housing planning, policy and advocacy activities and the provision of
527 technical assistance.
528

529 **H-159** King County should support programs and projects that provide apprenticeship
530 and employment training in the building trades through affordable housing
531 development. King County should explore ways to partner with non-profit
532 housing developers in offering pre-apprenticeship, apprenticeship and
533 employment training opportunities.
534

535 **H-160** When awarding subsidies for affordable housing developments to non-profit
536 developers and housing agencies, King County may give additional weight to
537 projects that incorporate and implement healthy housing and sustainable
538 development elements and universal design features.
539

540 **H-161** King County should develop and expand incentives and subsidy programs to
541 preserve affordable housing threatened by market forces and expiring federal
542 subsidies. Relocation assistance and replacement housing should be funded,
543 where feasible, to help low-income households when displacement is
544 unavoidable.
545

546 **H-162** King County should assist owners of rental properties serving low- and
547 moderate-income residents to acquire affordable financing for building health
548 and safety improvements in exchange for long-term agreements to maintain
549 affordable rents.
550

551 **H-163** King County should coordinate preservation of existing affordable housing with
552 city and county historic preservation programs and incentives, and should
553 promote preservation and restoration of significant historic features in the
554 rehabilitation of existing buildings and sites for housing.
555

- 556 **H-164** For any subsidized housing project that preserves existing structures, King
557 County shall ensure that usable structures are rehabilitated to an appropriate
558 level of safety and habitability.
559
- 560 **H-165** King County shall strive to adopt funding program policies that encourage the
561 integration of publicly subsidized housing within mixed-income projects, and
562 within all communities. Such funding policies shall support a fair distribution of
563 publicly subsidized housing throughout the county and provide King County and
564 local jurisdictions mutual support in meeting affordable housing needs. King
565 County shall not apply mandatory dispersion requirements that limit where
566 publicly subsidized housing may be located.
567
- 568 **H-165a** Through its funding programs, King County shall encourage developers and
569 owners of publicly subsidized housing units to undertake activities to establish
570 and maintain positive relationships with neighbors.
571
- 572 **H-166** King County shall administer standards for publicly subsidized housing that will:
573 a. Increase the ability of people with physical disabilities to have physical
574 access to housing and mobility within housing regardless of their
575 residency status;
576 b. Allow household members to age in place through the inclusion of
577 universal design principles that make housing units more accessible and
578 usable by all persons;
579 c. Support the ability of older adults and people with behavioral health,
580 physical, cognitive and developmental disabilities to find housing
581 opportunities that allow them to live as independently as possible in the
582 housing and community of their choice; and
583 d. Increase the ability of people to have access to smoke-free housing,
584 while not creating barriers to housing.
585
- 586 **H-167** King County should use opportunity mapping:
587 a. To support the siting of community facilities and assisted publicly
588 subsidized affordable housing in locations where low- and
589 moderate-income residents and persons with behavioral health,
590 physical, cognitive and developmental disabilities have convenient
591 access to transportation; employment opportunities; amenities, such as
592 parks, trails, libraries and other public facilities; and services, such as
593 grocery stores; and
594 b. To promote fair housing and diverse communities that are inclusive of
595 residents with a range of abilities, ages, races, incomes and other
596 diverse characteristics of the population of King County.

597

598 **E. Support the Housing Stability of Households in King County**

599 **H-168** King County should support flexible programs and emerging strategies that help
600 to prevent and reduce homelessness, such as emergency rental assistance,
601 short-term rental assistance, diversion assistance, mortgage default and
602 foreclosure counseling, and improvements to emergency services referral
603 networks.

604
605 **H-169** King County shall play a leadership role in implementing the All Home Strategic
606 Plan to make homelessness rare, brief and one-time.

607
608 **H-170** King County shall work with jurisdictions and housing providers locally and
609 across the state to urge state and federal governments to expand funding for
610 direct assistance services such as flexible rental assistance, diversion
611 assistance and emergency services. In addition to rental assistance, King County
612 should support programs that help prevent homelessness and that improve
613 prevention and emergency services referral networks, including an efficient
614 coordinated intake system for families and individuals experiencing
615 homelessness.

616
617 **H-171** King County should support innovative and flexible tools and programs that
618 assist low-income renters to maintain housing stability or to gain access to
619 permanent affordable housing and private market housing, such as revolving
620 loan funds that cover utility and damage deposits, and rental assistance
621 programs.

622
623 **H-172** King County shall support programs that provide landlord-tenant counseling,
624 sessions and workshops, mediation in landlord-tenant disputes, and legislation
625 that protects the rights of tenants and landlords, such as uniform protections for
626 tenants and landlords and fair rental contracts.

627
628 **H-173** King County shall provide financial assistance for ownership housing
629 rehabilitation to low-income home owners, including owners of
630 mobile/manufactured homes residing in parks or on their own land through
631 individual or cooperative ownership. King County should also consider support
632 for community-based repair programs, such as tool banks or painting programs.

633
634 **H-174** King County should work with local lenders and non-profit organizations
635 providing home ownership assistance to expand assistance for eligible income-
636 qualified homebuyers, including homebuyer education and counseling, mortgage

637 **default and foreclosure counseling, culturally relevant low-cost financing and**
 638 **assistance with down payments and closing costs, and alternative ownership**
 639 **housing models such as land trusts, co-housing, etc.**
 640

641 **II. Regional Health and Human Services**

642 King County has a regional role in health and human services, working with many partners, such as the federal,
 643 state, and other local governments, service providers, non-profit organizations, foundations, faith communities,
 644 businesses, schools, and the criminal justice system, to help those most in need. King County’s investments in
 645 human services are guided by Health and Human Services Transformation and the joint transformation
 646 initiatives² of the Department of Community and Human Services and Public Health Seattle King County; as
 647 well as policy and planning documents such as the Consolidated Housing and Community Development Plan
 648 2015-2019³ and the All Home Strategic Plan 2015-2019⁴, the King County Youth Action Plan, Framework
 649 Policies for Human Services, the King County Board of Health Planning for Healthy Communities Guidelines
 650 and Recommendations and ultimately, the King County Strategic Plan.

651
 652 The Framework Policies are contained in Chapter 2.51 of the King County Code. The purpose of the
 653 Framework Policies for Human Services is to communicate King County government’s role in Human Services,
 654 the goals the county seeks to achieve and the principles that will underlie its investments. The Framework
 655 Policies are reviewed and revised as needed.

656
 657 Health and Human Services Transformation, the Framework Policies and the Strategic Plan place a strong
 658 emphasis on prevention, stabilizing people and diverting them from jails, emergency rooms and crisis services by
 659 providing appropriate treatment and services for those with the high needs, as well as providing prevention and
 660 intervention services and opportunities that increase the stability and resiliency of children, youth and
 661 communities, and reduce the need for acute care and crisis interventions later in life.

662
 663 King County has grappled with unsustainable costs in criminal justice and emergency medical services and is
 664 taking steps to reduce cost growth in this primary area of service responsibility. A major component of these
 665 efforts has been jail diversion programs and coordination with health and human services, in order to prevent

² The initiatives of Health and Human Services Transformation include Familiar Faces, Communities of Opportunity, Accountable Communities of Health and its subcommittees, Best Starts for Kids Levy.

³ The Consolidated Housing and Community Development Plan is a HUD-required document that guides the investment of a significant portion of DCHS’ funds for affordable housing and community/economic development, and a smaller portion of DCHS’ funds to address homelessness.

⁴ The Committee to End Homelessness (CEH) is located in the Director’s Office of DCHS, and is the regional planning entity and continuum of care for addressing homelessness in King County.

666 unnecessary engagement with law enforcement and the criminal justice system. These efforts have begun to
667 show results, and the Health and Human Services Transformation and Strategic Plan continue this emphasis.

668

669 **H-201**

In coordination with local jurisdictions, funding partners and community partners, King County will seek to build and sustain coordinated regional health and human services and behavioral health systems to provide services, supports, safety and opportunity to those most in need. In carrying out its role in such systems, King County government will:

674

a. Work with other jurisdictions and organizations to define a regional health and human services and behavioral health systems and strengthen financing, access and overall effectiveness of services;

675

676

677

b. Collaborate with other funders to assure coordination in how funds are used, and continue to explore improvements to system design, contracting, data collection and analysis;

678

679

680

c. Retain responsibility for the development and implementation of mandated, through law or adopted county policy, countywide specialty systems for behavioral health (including mental health and substance use disorder treatment), physical, emotional and cognitive health, public health, drug and alcohol abuse and dependency, veterans, and people with developmental disabilities;

681

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686

d. Define its regional role in other human service and prevention-oriented systems, including systems that address homelessness, older adults' needs, domestic violence, sexual assault, crisis diversion and re-entry, early intervention and prevention and youth and family services;

687

688

689

690

e. Assess and measure the health and needs of King County's residents on an ongoing basis and modify strategies to respond to changing needs, outcomes, and new research; and

691

692

693

f. Review the effectiveness and appropriateness of this policy framework periodically and revise if needed.

694

695

696 **H-202** King County’s priorities for human service investments will be programs and
697 services that help people in need become more stable and resilient, and that
698 prevent or reduce the need for costly emergency medical services, crisis
699 services and involvement with the criminal justice system. King County will
700 focus resources and efforts on effective intervention and prevention that improve
701 individual and community quality of life and enhance equity and social justice.
702 King County will preserve the resources necessary to collaborate as a true
703 partner in regional human service systems. These focus areas include the
704 following priority investment areas, which are consistent with other regional
705 plans and initiatives:

- 706 a. Job readiness, support for job development in business innovation
707 districts;
- 708 b. Affordable housing;
- 709 c. Community and economic development activities;
- 710 d. Strategies to make homelessness rare, brief and one-time; and
- 711 e. Behavioral health services (including crisis services, mental health
712 treatment, substance use disorder treatment, co-occurring disorder
713 treatment and housing support services).

714

715 **H-203** King County will apply principles that promote effectiveness, accountability and
716 equity and social justice. King County embraces the following principles in its
717 health and human service actions and investments:

- 718 a. King County will provide information to the community on its health,
719 human services and behavioral health system planning and evaluation
720 activities, funding processes and criteria, and on the results of its
721 investments in a transparent, accountable and culturally- and audience-
722 appropriate manner;
- 723 b. King County will uphold federal, state and local laws against
724 discrimination; promote culturally competent, equitable and relevant
725 service delivery; and will work to end disparities in social, health and
726 economic status among communities and people of different racial and
727 ethnic backgrounds;
- 728 c. King County will work with local service providers to provide behavioral
729 health services to low-income individuals in need, including high quality
730 equitable prevention, crisis diversion, mental health, substance abuse
731 disorder and co-occurring disorder treatment services to youth, young
732 adults and older adults. The county will assume primary responsibility
733 for coordinating the provision of countywide behavioral health services,
734 working in partnership with cities and local service providers;
- 735 d. King County will encourage service approaches that promote recovery
736 and resiliency and support individuals and families to achieve their full
737 potential to live meaningful and productive lives in the community;

- 738 e. King County will foster integration of systems of care through increased
739 information sharing and collaborative efforts across agencies and
740 programs for the purpose of improved service delivery, coordination and
741 shared outcomes; and
742 f. Together with its partners, King County will assess and respond to
743 changing human service and behavioral health needs and use data,
744 research, innovation, analysis and evidence-based practices to drive its
745 investments.

746

747 **H-204**

King County shall strive to apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments that help all residents to live in thriving communities where they have the opportunity to make healthy choices. King County shall support:

- 751 a. Access to safe and convenient opportunities to be physically active,
752 including access to walking, bicycling, recreation and transit
753 infrastructure;
754 b. Access to healthy, affordable foods and the elimination of food deserts;
755 c. Protection from exposure to harmful environmental agents and
756 infectious disease, including regional efforts to test children (at 12
757 months and 24 months) for exposure to lead poisoning;
758 d. Access to transportation infrastructure designed to prevent pedestrian,
759 bicyclist and motor vehicle-related injuries;
760 e. Residential neighborhoods free from violence and fear of violence;
761 f. Protection from involuntary exposure to second hand tobacco smoke
762 and under-age access to tobacco products;
763 g. Community amenities and design that maximizes opportunities for social
764 connectivity and stress reduction; and
765 h. A range of health services, including timely emergency response and
766 culturally-specific preventive medical, behavioral and dental care within
767 their community.

768

769 **H-205**

King County will support and implement health-related policies and programs that address the social determinants of health and the built environment by partnering with health care services, community-based organizations, foundations, other regional agencies, boards, commissions and elected officials to improve public health.

774

775 **H-206**

King County will encourage significant increases in the role and influence of residents living in communities that have disproportionately lower health outcomes by intentionally engaging people who are affected by health and human services policy development, planning and service delivery in authentic

776

777

778

779 and meaningful ways, especially residents living in communities that have
780 disproportionately lower health outcomes.
781
782 **H-207** King County recognizes that poverty, lack of affordable housing and lack of
783 access to economic opportunity for all residents are critical public health issues.
784 King County will take steps to address these issues through ongoing county
785 plans, programs and funding.
786
787 **H-208** King County will, to the extent possible, locate health and human services
788 facilities where service delivery is most cost effective and efficient. The equity
789 and social justice opportunities and impacts of possible locations will be taken
790 into account. Locations should be easily accessible to anticipated clientele via
791 various transportation methods including public transit, make the best use of
792 existing facilities and opportunities to co-locate services and be compatible with
793 adjoining uses.
794
795 **H-208a** When a health and human services facility is being relocated, King County
796 consideration the impact on current clients, such as accessibility, transportation
797 options and services available at the relocated facility.
798
799 **H-209** King County shall work to address the public health crisis of gun violence. King
800 County shall collect epidemiological and other data on gun-related injury and
801 death in King County, and engage with cities, local neighborhoods, non-profit,
802 and retailer partners in order to create policy and other solutions that can keep
803 our families and communities safe. King County shall make available resources
804 that foster safety from gun injury and violence, such as LOK-IT-UP, which
805 promotes safe storage of firearms.



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CHAPTER 5 ENVIRONMENT

The environment in King County includes a rich and valuable array of natural resources ranging from marine and freshwater environments, to highly urbanized areas, lower density rural areas, highly productive farm and forest land, to nearly pristine landscapes in the foothills of the Cascades. The policies in this chapter protect that environment, ensure its effective management, support its restoration where needed, and support the Strategic Plan’s goal of a healthy environment.

King County residents depend on sound policies not only to protect public health and safety, but also to preserve quality of life for future generations. King County is committed to pursuing partnerships, cost-effective strategies, and best management practices to optimize the long-term protection and restoration of the environment within available resources. These polices guide King County’s environmental development regulations as well as incentives, education, and stewardship programs in unincorporated King County.

8
9

10 One of the central tenets of the Growth Management Act, the Countywide Planning Policies, and King County's
11 Comprehensive Plan is that new growth be focused within designated urban areas with the aim of protecting
12 resource lands (forestry, agriculture, and mining) and reducing development pressure on the Rural Area and
13 Natural Resource Lands. At the same time, the Growth Management Act requires that each city and county in
14 Washington State identify, designate and protect critical areas found in their local environment. Critical areas, as
15 defined by the Growth Management Act, include wetlands, areas with a critical recharging effect on aquifers
16 used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas and geologic hazard
17 areas. Achieving development goals must be integrated with protecting critical area functions and values.
18 Individual solutions can be tailored by following the guidance of comprehensive plan policies that recognize both
19 critical area protection and the need to reduce urban sprawl.

20
21 All parts of the county—from densely developed urban areas, to farm and forest land, to the Rural Area—have a
22 role to play and a common interest in environmental protection. Responsibility for environmental protection
23 cannot fall on one geographic area or category of people alone. Tools for environmental protection, for all
24 residents whether in the Urban Area, Rural Area or Natural Resource Lands, include buying locally grown
25 produce at a Farmers Market, taking care to avoid polluted discharges to stormwater drainage systems, riding the
26 bus, investing in natural resource programs like those offered by the King Conservation District, complying with
27 stormwater standards, controlling invasive plants, protecting forest cover, and ensuring development minimizes
28 flood risk.

29
30 For urban residents, environmental protection occurs through different means, including investing in wastewater
31 treatment and stormwater improvements, protecting greenbelts and other remnants of native habitats, and living
32 in densely developed areas. For rural residents, it means protecting aquifers used for drinking water, using
33 development practices that slowly infiltrate stormwater, and using best management practices to protect water
34 quality. On farm lands, forest lands, and lands in the Rural Area, stewardship and technical assistance provides
35 opportunities for supporting long-term resource use while protecting the environment.

36
37 One of the most significant environmental issues facing King County during the past decade was the listing of
38 Chinook salmon and bull trout as threatened under the Endangered Species Act. Since 2000, the region has seen
39 unprecedented cooperation between local governments, residents, tribes, conservation districts, non-profit
40 groups, and federal and state fisheries managers to develop watershed-based Water Resource Inventory Area
41 plans for salmon conservation. These plans form the basis for the federal recovery plan for Chinook salmon.
42 Watershed partners are continuing to work together to implement and monitor these plans through Water
43 Resource Inventory Area Forums.

44
45 King County has taken significant steps to increase protections for Chinook and other salmon species and
46 improve habitat through changes in daily operations (such as maintenance of county roads and parks), increased
47 open space protection, tax incentives, updated development regulations, and construction of habitat restoration
48 projects. The lessons learned and relationships developed through cooperative planning in response to the

49 Chinook salmon and bull trout listings should help to inform King County’s response to new listings, and bolster
50 efforts to prevent future species listings.

51

52 Individual species protections under the Endangered Species Act continue to play an important role. At the
53 same time, both nationally and internationally, many governments are initiating multi-species approaches aimed
54 at conserving biodiversity. Biodiversity refers not only to plants and animals but also to their habitats and the
55 interactions among species and habitats.

56

57 Protection of biodiversity in all its forms and across all landscapes is critical to continued prosperity and quality
58 of life in King County. In fisheries, forestry, and agriculture, the value of biodiversity to sustaining long-term
59 productivity has been demonstrated in region after region. With the impending effects of climate change,
60 maintaining biodiversity will be critical to the resilience of resource-based activities and to many social and
61 ecological systems. The continued increase in King County’s population and the projected effects of climate
62 change make conservation a difficult but urgent task. The protection and restoration of biodiversity and of a full
63 range of supporting habitats is important to King County. King County will incorporate these considerations in
64 its operations and practices, ranging from its utility functions (such as wastewater, solid waste and stormwater
65 management) to its regulatory and general government practices.

66

67 State and federal agencies are undertaking biodiversity initiatives. The Washington Biodiversity Council was
68 created by the Governor in 2004, in part, with the aim of refocusing state conservation efforts from the species
69 level to the ecosystem level. In 2009, the Washington Department of Fish and Wildlife released *Landscape*
70 *Planning for Washington’s Wildlife: Managing for Biodiversity in Developing Areas*. The goal of this document is to
71 provide information to planners and others that can be used to minimize the impacts of development on fish and
72 wildlife and to conserve biodiversity.

73

74 The U.S. Forest Service also integrates biodiversity principles into its land management practices.
75 Internationally, Local Governments for Sustainability’s Local Action for Biodiversity Project convenes local
76 governments from around the world, including King County, to establish strategies for the conservation of urban
77 biodiversity.

78

79 Climate change has the potential for severe and wide-ranging impacts on public health, safety, and welfare; the
80 economy; and the environment. Climate change in the Pacific Northwest is projected to bring more severe
81 weather events including heat events, winter storms and summer droughts, decreased water supplies for people
82 and fish, and changes in habitat and species distribution. King County is a leader in taking steps to reduce
83 greenhouse gas emissions and to adapt to climate change.

84

85 New approaches for stormwater management known as Low Impact Development, are providing additional
86 options for stormwater management, especially in site development. Low Impact Development Best
87 Management Practices can mimic the natural functions of soil and forest cover in slowing and filtering

88 stormwater runoff by infiltrating or dispersing stormwater onsite, or by capturing and reusing it. Used
89 exclusively, or in conjunction with a comprehensive stormwater management program of structural controls and
90 other best management practices, Low Impact Development Best Management Practices can reduce
91 environmental impacts from stormwater runoff. Low Impact Development techniques also work in tandem with
92 other strategies such as retaining forest cover, preserving native plants and preserving native soil.

93

94 These techniques help to meet other objectives such as retention of canopy cover, protection of riparian habitat
95 and preservation of native soils that help protect biodiversity, improve air quality, and protect the ecological
96 functions of the landscape and surface waters. These approaches help create a more sustainable environment and
97 create a better quality of life for King County residents.

98

99 Environmental initiatives during the past decade have underscored the need for monitoring changes in the
100 environment and the effectiveness of the County's efforts to protect it. Monitoring and performance
101 measurement help local governments to target limited resources on existing and emerging environmental
102 problems, determine whether actions are having their intended effect, promote accountability, and adapt
103 approaches to environmental management. The Department of Natural Resources and Parks assesses
104 environmental conditions with a variety of monitoring programs. The results are presented in the environmental
105 indicator section of KingStat and are used to develop appropriate county responses and provide an opportunity
106 to collaborate and partner with other organizations in making improvements.

107

108 This chapter reflects the overarching goal of the Countywide Planning Policies to protect, restore and enhance
109 the quality of the natural environment in King County for future generations. This chapter has been updated to
110 integrate county strategies for protection of land, air, and water; to emphasize implementation of salmon
111 recovery plans; to reflect increased emphasis on climate change and biodiversity; and to support monitoring and
112 adaptive management. These policies guide King County's environmental regulations and incentives, education
113 and stewardship programs in unincorporated King County.

114

115 **I. Natural Environment and Regulatory Context**

116 **A. Integrated Approach**

117 Environmental protection efforts need to be integrated across species, habitats, ecosystems, and landscapes.
118 Efforts to reduce flooding or protect water quality and habitat cannot work successfully in isolation from
119 management of land use across the larger contributing landscape. Efforts to protect one particular species or
120 resource type could be detrimental to another if such efforts are not considered in an ecosystem context.

121

122 Likewise, the tools King County uses to protect the environment—incentives, regulations, changes in county
123 operations, planning, capital projects, land acquisition, education, stewardship, and monitoring—also need to be
124 integrated. For example, the regulatory buffers placed around wetlands need to consider changing conditions in

125 the watershed around the wetland. These conditions are influenced by land use, stormwater runoff
126 management, clearing and grading requirements, and protection of forest cover and open space. Incentives,
127 education, and technical assistance programs also must work hand-in-hand so that land owners can access a
128 seamless set of programs that work together to accomplish environmental protection.

129

130 As part of the Comprehensive Plan Update in 2004, King County updated its critical areas, stormwater runoff
131 management, and clearing and grading regulations consistent with Growth Management Act requirements to
132 include best available science. These regulations are functionally interrelated, with the standards for protection
133 of wetlands, aquatic areas, and wildlife areas also working in tandem with landscape-level standards for
134 stormwater management, water quality, and clearing and grading.

135

136 Habitat conditions vary throughout unincorporated King County, with higher quality habitat generally found in
137 less developed areas of the county. However, both urban and rural habitats play a critical role for various species
138 and during different life stages. The environmental protections the county uses should consider development
139 patterns, habitat conditions, and the roles played by different geographic and ecologic areas. A geographic and
140 watershed-based approach to planning, stewardship, and environmental protection acknowledges that different
141 areas of King County may have different environmental and resource values and face different levels of
142 development pressure. Therefore, methods of protecting critical areas that respect those distinctions must
143 continue to evolve to balance the protection of the environment with the need to reduce urban sprawl and
144 preserve the County's quality of life.

145

146 In 2004, the county strengthened incentives available to land owners through its Public Benefit Rating System, a
147 tax incentive program through which landowners can receive reduced property taxes in exchange for
148 commitments to protect open space and natural resources. However, incentives are not just limited to tax
149 incentives, but can include regulatory flexibility (e.g., alternatives to fixed-width buffers), streamlined permit
150 processing, reduced permit fees, and free or low-cost technical assistance. Additionally, the King County
151 Strategic Plan, released in 2010 and updated in 2015 through Motion 14317, has a healthy environment goal to
152 preserve open space and rural character while addressing climate change.

153

154 **E-101** In addition to its regulatory authority, King County should use incentives to
155 protect and restore the natural environment whenever practicable. Incentives
156 shall be monitored and periodically reviewed to determine their effectiveness in
157 terms of protecting natural resources.

158

159 **E-102** King County should take a regional role in promoting and supporting
160 environmental stewardship through direct education, coordinating of educational
161 efforts and establishing partnerships with other entities that share similar
162 environmental concerns and stewardship opportunities.

163

164 **E-102a** **King County will consider environmental and climate justice impacts and**
165 **disparities in its planning, projects and services.**

166
167 King County coordinates many programs internally as well as with other agencies and governments. The
168 cooperative development and implementation of watershed-based salmon recovery plans over the last decade has
169 brought together local governments, federal and state agencies, residents, and interest groups. Continued
170 collaboration at the watershed level is critical for successful implementation of these habitat-focused plans.
171 Tribes with treaty reserved fishing rights and the Washington Department of Fish and Wildlife co-manage
172 harvest and hatchery actions. Working closely with these co-managers is essential to ensure that
173 watershed-based salmon recovery strategies effectively integrate habitat, harvest and hatchery actions.

174
175 The Puget Sound Partnership was created by the Washington State Legislature and Governor in July 2007 to
176 achieve the recovery of the Puget Sound ecosystem by the year 2020. The Partnership's goal is to coordinate and
177 significantly strengthen the federal, state, local, and private efforts undertaken to date to protect and restore the
178 health of Puget Sound and its watersheds. Additional discussion of King County's participation in the Puget
179 Sound Partnership is found later in this chapter.

180
181 King County also works closely with federal and state agencies, cities, and other counties to try to integrate and
182 streamline compliance with federal mandates, including the Clean Water Act, Clean Air Act, and Endangered
183 Species Act. In doing so, multiple benefits can be achieved. For example, in some cases mandated monitoring
184 for Clean Water Act compliance can provide useful information to support salmon conservation efforts.

185
186 **E-103** **King County should coordinate with local jurisdictions, universities, federal and**
187 **state agencies, tribes, special interest groups, special districts, businesses, and**
188 **residents to implement, monitor, and update Water Resource Inventory Area**
189 **salmon recovery plans for all areas of King County.**

190
191 **E-104** **Development of environmental regulations, restoration and mitigation projects,**
192 **and incentive and stewardship programs should be coordinated with local**
193 **jurisdictions, federal and state agencies, tribes, special interest groups and**
194 **residents when conserving and restoring the natural environment consistent with**
195 **Urban Growth Area, Rural Area and designated Natural Resource Land goals.**

196
197 King County will use existing and updated subarea and functional plans and Water Resource Inventory Area
198 salmon recovery plans to provide guidance to programs, regulations and incentives to protect and restore
199 environmental quality.

200
201 **E-105** **Environmental quality and important ecological functions shall be protected and**
202 **hazards to health and property shall be minimized through development reviews**
203 **and implementation of land use plans, Water Resource Inventory Area salmon**

204 recovery plans, stormwater management plans and programs, flood hazard
 205 management plans, environmental monitoring programs, and park master plans.
 206 These plans shall also encourage stewardship and restoration of critical areas as
 207 defined in the Growth Management Act, and include an adaptive management
 208 approach.
 209

210 The State Environmental Policy Act requires King County to consider the environmental impacts of proposed
 211 actions that may have a significant adverse environmental impact. Over the years, King County has adopted
 212 development regulations that address many of the impacts that are likely to occur as a result of development. In
 213 many cases, King County’s regulations adequately address environmental impacts and development proposals
 214 do not require additional mitigation under the State Environmental Policy Act. However, there may be certain
 215 development proposals or unusual circumstances not contemplated by the development regulations that require
 216 further mitigation under the State Environmental Policy Act. This principle is articulated in King County Code
 217 Chapter 20.44. The presence of a species listed as endangered or threatened by the federal government is such an
 218 unusual circumstance.
 219

220 **E-107 Regulations to prevent unmitigated significant adverse environmental impacts**
 221 **should be based on the importance and sensitivity of the resource.**
 222

223 **E-108 King County may exercise its substantive authority under the State**
 224 **Environmental Policy Act to condition or deny proposed actions in order to**
 225 **mitigate associated individual or cumulative impacts such as significant habitat**
 226 **modification or degradation that may actually kill, injure or harm listed**
 227 **threatened or endangered species by significantly impairing essential behavioral**
 228 **patterns, including breeding, feeding, spawning, rearing, migrating or sheltering.**
 229

230 **E-109 King County should promote efficient provision of utilities and public services by**
 231 **exempting minor activities from its critical areas regulations, if the agency has an**
 232 **approved best management practice plan approved by King County, and the plan**
 233 **ensures that proposed projects that may affect habitat of listed species be**
 234 **carried out in a manner that protects the resource or mitigates adverse impacts.**
 235

236 **B. Policy and Regulatory Context**

237 **1. Endangered Species Act**

238 In March 1998, The National Marine Fisheries Service proposed to list the Puget Sound Chinook salmon as
 239 "threatened" under the Endangered Species Act. This Chinook population was officially listed in March 1999.
 240 The listing of Chinook as threatened triggered a requirement for consultations with the National Marine
 241 Fisheries Service on any activity requiring a federal permit, relying on federal funds, or being sponsored by a
 242 federal agency.

243
 244 Since that listing, several other aquatic species present in King County have been listed as threatened, including
 245 two additional salmonids: bull trout in November 1999, and steelhead in May 2007. Coho salmon are
 246 considered a Species of Concern. Puget Sound’s southern resident Orca, which rely almost solely on Chinook
 247 salmon as a food source, were also listed under the Endangered Species Act as endangered in November 2005.

248
 249 The National Marine Fisheries Service and the U.S. Fish and Wildlife Service have issued rules describing
 250 regulations deemed necessary to conserve Puget Sound Chinook and other West Coast salmonids. These rules,
 251 commonly referred to as “4(d) rules,” legally establish the protective measures that are necessary to provide for
 252 conservation of a listed species. These rules also make it a violation of the Endangered Species Act for any
 253 person, government, or other entity to “take” a threatened species. Prohibited “take” under the Endangered
 254 Species Act includes harm through significant habitat modification or degradation where it actually kills or
 255 injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, spawning,
 256 rearing, migrating or sheltering.

257
 258 The 4(d) rule for Chinook and steelhead also establishes conditions or limits under which certain categories of
 259 activities that may result in “take” may be conducted. King County takes actions under the conditions
 260 established for two categories of activity: routine road maintenance and habitat restoration projects funded by the
 261 State Salmon Recovery Funding Board.

262
 263 Final Endangered Species Act Recovery Plans have been developed for Chinook (2007) and bull trout (2004). A
 264 final Recovery Plan for Orca whales was published in 2008. These plans describe recovery goals for the species,
 265 specific measures to address the factors that are limiting the health of the species, and timeframes and cost
 266 estimates for recovery measures. Conservation actions identified in Water Resource Inventory Area salmon
 267 recovery plans for King County watersheds are now being implemented subject to available funding and are
 268 anticipated to contribute significantly to the achievement of recovery goals for these species and their eventual
 269 removal from the Endangered Species list.

270
 271 **2. Clean Water Act**

272
 273 The Clean Water Act requires that all states protect and restore their waters to beneficial uses. This is
 274 accomplished through the development of a permitting framework called the National Pollutant Discharge
 275 Elimination System (NPDES) Permit program. Authority for administering the NPDES Program has been
 276 delegated by the Environmental Protection Agency to the Washington State Department of Ecology (Ecology),
 277 and King County holds a number of NPDES general permits for various specified activities.

278
 279 For instance, the County must comply with permit conditions that cover ongoing construction site activities,
 280 industrial activities, and stormwater runoff discharges from the municipal stormwater system. Since 1995,

281 Ecology has issued a NPDES Phase I Municipal Stormwater permit to King County, authorizing stormwater
282 discharges from the County's municipal separate stormwater sewer system.

283

284 The current permit, set to expire July 31, 2018, contains prescriptive requirements for discovering, controlling
285 and monitoring pollutants in municipal stormwater, as well as stormwater control design standards for site
286 development, public education and outreach, mapping, and operating and maintaining municipal stormwater
287 infrastructure.

288

289 The County complies with the current Phase I municipal NPDES stormwater permit by implementing the
290 County's stormwater management program plan that can be found at the following website:

291 [http://www.kingcounty.gov/environment/waterandland/stormwater/pollution-discharge-permit/annual-](http://www.kingcounty.gov/environment/waterandland/stormwater/pollution-discharge-permit/annual-reports.aspx)
292 [reports.aspx](http://www.kingcounty.gov/environment/waterandland/stormwater/pollution-discharge-permit/annual-reports.aspx)

293

294 The implementation of the County's plan is reported to Ecology by submitting an annual report. The annual
295 report documents compliance with permit requirements over the preceding year and the stormwater
296 management plan outlines compliance activities for the upcoming year. The most current annual report can be
297 found here:

298 [http://www.kingcounty.gov/environment/waterandland/stormwater/pollution-discharge-permit/annual-](http://www.kingcounty.gov/environment/waterandland/stormwater/pollution-discharge-permit/annual-reports.aspx)
299 [reports.aspx](http://www.kingcounty.gov/environment/waterandland/stormwater/pollution-discharge-permit/annual-reports.aspx)

300

301 **Water Quality Standards and Total Maximum Daily Loads**

302

303 When a particular water body falls short of state surface water quality standards Ecology must impose a Total
304 Maximum Daily Load (TMDL). A TMDL is developed to restore beneficial uses to the water body by reducing
305 or eliminating pollutants. In addition to the actions found in the County's stormwater management plan, the
306 Permit also contains requirements for the County to implement actions that address four impaired water bodies.
307 The Bear-Evans watershed, Issaquah Creek, and the Puyallup/White watershed are impaired by elevated levels
308 of fecal coliform, and Cottage Lake is impaired by elevated levels of total phosphorous. The actions to
309 counteract these elevated levels of pollution include: animal waste education and collection stations at municipal
310 parks, and inventorying and inspecting commercial animal handling facilities. King County's Illicit Discharge
311 Detection and Elimination program also conducts field screening for pollution sources by designating high
312 priority areas, and conducting bacteria sampling and monitoring.

313

314 In addition to the TMDLs found in the Permit, several others have been approved within King County:
315 the Snoqualmie River, Little Bear Creek, Lake Fenwick, Lake Sawyer, the Duwamish River, Lower Green
316 River, Pipers Creek, North Creek, Newaukum Creek, and Fauntleroy Creek. King County TMDLs under
317 development or pending approval by the Environmental Protection Agency include Green River and Newaukum
318 Creek, White and Puyallup Rivers, and Soos Creek. A list of these Water Quality Improvement Projects in King
319 County can be found at:

320 <http://www.ecy.wa.gov/programs/wq/tmdl/TMDLsbyCounty/king.html>.

321

322 **E-110** **Surface waters designated by the state as Water Quality Impaired under the**
323 **Clean Water Act (water bodies included in Category 5 of the Water Quality**
324 **Assessment) shall be improved through monitoring, source controls, best**
325 **management practices, enforcement of existing codes, and, where applicable,**
326 **implementation of Total Maximum Daily Load plans. The water quality of other**
327 **water bodies shall be protected or improved through these same measures.**

328

329 **E-111** **King County shall evaluate development proposals subject to drainage review in**
330 **unincorporated King County to assess whether the proposed actions are likely to**
331 **cause or contribute to violations of Washington State water quality standards in**
332 **receiving waters for individual pollutants of concern and identify mitigation or**
333 **requirements to avoid the impacts when appropriate.**

334

335 There are certain actions that can be used to help moderate water quality. Such actions may include maintaining
336 and increasing connections between surface waters and shallow groundwater or hyporheic flow, promoting
337 riparian vegetation and stormwater structural retrofitting using infiltration techniques including Low Impact
338 Development techniques, and increasing the physical complexity of river channels.

339

340 **E-112** **When environmental monitoring, testing or reliable data indicates human**
341 **activities have caused impaired water quality, such as increased water**
342 **temperature, fecal contamination, low oxygen, excess nutrients, metals, or other**
343 **contaminants, King County shall take actions which will help moderate those**
344 **impairments.**

345

346 **3. Growth Management Act and Critical Areas Protection**

347 The Growth Management Act requires that each city and county in Washington State identify, designate, and
348 protect critical areas found in their local environment. Critical areas, as defined in the Growth Management
349 Act, include wetlands, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife
350 habitat conservation areas, frequently flooded areas and geologically hazardous areas. This chapter establishes
351 policies for designating and protecting critical areas in King County. King County Code Title 21A provides the
352 regulatory framework for these policies.

353

354 The Growth Management Act also requires local governments to include the best available science in developing
355 policies and development regulations to protect the functions and values of critical areas, and to give special
356 consideration to the conservation or protection measures necessary to preserve or enhance anadromous (fish that
357 spawn in freshwater and spend part of their lifecycle in salt water) fisheries.

358

- 359 **E-112a** **The protection of lands where development would pose hazards to health,**
 360 **property, important ecological functions or environmental quality shall be**
 361 **achieved through acquisition, enhancement, incentive programs and appropriate**
 362 **regulations. The following critical areas are particularly susceptible and shall be**
 363 **protected in King County:**
- 364 a. **Floodways of 100-year floodplains;**
 - 365 b. **Slopes with a grade of 40% or more or landslide hazards that cannot be**
 366 **mitigated;**
 - 367 c. **Wetlands and their protective buffers;**
 - 368 d. **Aquatic areas, including streams, lakes, marine shorelines and their**
 369 **protective buffers;**
 - 370 e. **Channel migration hazard areas;**
 - 371 f. **Critical Aquifer Recharge Areas;**
 - 372 g. **Fish and Wildlife Habitat Conservation Areas; and**
 - 373 h. **Volcanic hazard areas.**

375 **4. Shoreline Management Act**

376 The Shoreline Management Act requires each city and county with Shorelines of the State to adopt a Shoreline
 377 Master Program that complies with state guidelines but that is tailored to the specific needs of the community.
 378 The Shoreline Management Act applies to all marine waters, streams with a mean annual flow of 20 cubic feet or
 379 more per second, and lakes that are 20 acres or more in size. The Shoreline Management Act also applies to
 380 upland areas called “shorelands” within 200 feet of these waters, as well as associated wetlands and floodplains.
 381 The program’s goals are set by state law and include protecting natural resources, increasing public access to
 382 shorelines and encouraging businesses such as marinas along the waterfront.

383
 384 Under the Shoreline Management Act, the Shoreline Master Program includes both a Shoreline Master Plan and
 385 implementing shoreline land use and development regulations. The Growth Management Act requires that a
 386 local government’s Comprehensive Plan, Shoreline Master Plan, and development regulations, including both
 387 shoreline regulations and critical area regulations, must be consistent with each other. The Shoreline Master
 388 Program is included in its entirety in Chapter 6, Shorelines.

390 **5. Puget Sound Partnership**

391 The Puget Sound Partnership was created by the Washington State Legislature and Governor in July 2007 to
 392 achieve the recovery of the Puget Sound ecosystem by the year 2020. Its goal is to consolidate and significantly
 393 strengthen the federal, state, local, and private efforts undertaken to date to protect and restore the health of
 394 Puget Sound and its watersheds. The Puget Sound Partnership also serves as an umbrella group for salmon
 395 recovery efforts in Puget Sound, including implementation of salmon recovery plans prepared for Chinook
 396 salmon. King County, through its land use decisions, management of stormwater and wastewater discharges,
 397 development of recycled water supplies, cooperative habitat protection and restoration projects, work in flood

398 risk reduction, salmon recovery, support for agricultural and natural land protection, actions to address climate
 399 change and ongoing environmental monitoring, is actively involved in the conservation and recovery of Puget
 400 Sound. King County has the opportunity, and responsibility, to make significant contributions to protecting and
 401 restoring Puget Sound. The Puget Sound Partnership’s 2020 Action Agenda was revised in 2012, 2014 and 2016
 402 focusing on three Strategic Initiatives: protecting and restoring habitat, preventing pollution from stormwater,
 403 and recovering shellfish beds. The Partnership anticipates updating the Action Agenda again in 2018.

404
 405 **E-113 King County should actively participate in updating and implementing the Puget**
 406 **Sound Partnership’s Action Agenda, through the South Central Caucus Group**
 407 **and Snohomish-Stillaguamish Local Integrating Organizations, consistent with**
 408 **King County goals.**

409
 410 **E-114 King County should collaborate with other watershed forum partners to ensure**
 411 **that recommendations of watershed-based salmon recovery plans for King**
 412 **County are integrated with the Puget Sound Partnership recommendations.**

413
 414 The Puget Sound Partnership maintains a Strategic Science Plan and Biennial Science Work Plan which provide
 415 an overall framework for development and coordination of specific science activities necessary to support Puget
 416 Sound ecosystem protection and restoration under the Partnership’s Action Agenda. The Puget Sound
 417 Partnership also organizes the Puget Sound Ecosystem Monitoring Program, a collaborative effort to improve
 418 communication and data sharing among the many monitoring programs operating in Puget Sound, with the goal
 419 of assessing progress towards recovery of the health of the Sound. King County actively participates in the
 420 Ecosystem Monitoring Program.

421
 422 **E-115 King County should identify opportunities for coordinating its existing**
 423 **monitoring programs with monitoring and assessment work conducted through**
 424 **Puget Sound Ecosystem Monitoring Program, the Puget Sound Partnership’s**
 425 **Strategic Science Plan and the Puget Sound Partnership’s Biennial Science Work**
 426 **Plan.**

427
 428 **6. Noxious Weeds**

429 Left uncontrolled, noxious weeds can significantly impact public and private land use in the County. The State
 430 Noxious Weed Control Law (Revised Code of Washington 17.10) establishes all property owners’ responsibility
 431 for preventing and controlling the spread of noxious weeds. Because plants grow without regard to property lines
 432 or political jurisdictions, everyone’s cooperation is needed – city gardeners, government land agencies, foresters,
 433 and farmers all have a role to play. The key to successful noxious weed control is effective engagement and
 434 participation of landowners and communities in the stewardship of their lands. The law spells out these
 435 responsibilities and creates the government infrastructure needed to educate residents and implement regulatory
 436 processes.

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E-115a King County shall exercise its authority under Revised Code of Washington 17.10 to: (1) establish a county noxious weed control board to provide public oversight and direction, and (2) implement a program of activities that minimizes the impacts of noxious weeds to the environment, economy, recreation and public health within the County.

444 **II. Climate Change**

445 Climate change is one of the paramount environmental and economic challenges for this generation. King
446 County’s 2015 Strategic Climate Action Plan, which was adopted by the King County Council through Motion
447 14449, is King County’s comprehensive legislative and policy plan for climate action. It provides the blueprint
448 for county decision-makers, employees, and the general public to learn about the County’s climate change
449 commitments. A subset of the policies and commitments from the Strategic Climate Action Plan are also
450 reflected in this section of the Comprehensive Plan. To learn more about the Strategic Climate Action
451 Plan: <http://www.kingcounty.gov/climate>.

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Impacts from climate change have the potential to dramatically impact ecosystems, agriculture, economy, biodiversity, and public health and safety in myriad and interrelated ways. Impacts of a changing climate will be experienced differently by King County residents, influenced by factors such as income, age, health, and location. However, by working collaboratively to develop and implement strategies to prevent, respond to, and prepare for climate change, King County has many opportunities to address broader inequities. Sustaining quality of life and the environment requires a significant commitment on the part of King County to both reducing greenhouse gas emissions, the primary driver of human caused climate change, and preparing for climate change impacts in an ever-changing and increasingly dynamic landscape.

462 **Climate Change Science and Impacts**

463 Human caused sources of greenhouse gas emissions, including carbon dioxide and methane, are causing
464 unprecedented and severe changes in global and local climate systems. This is the consensus view of the world’s
465 leading scientists, including the Intergovernmental Panel on Climate Change and the US National Academy of
466 Sciences.

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In King County, decreasing mountain snowpack, increasing flooding, and rising sea levels are evidence that the climate system is changing. While many factors affect the climate system and natural environment, scientists have attributed many changes in significant part to recent increases in atmospheric greenhouse gas concentrations. The County faces significant environmental and economic challenges stemming from climate change, including stressed and rapidly changing ecosystems, costly impacts on public and private property, and new public health risks resulting from worsening air and water quality (e.g., toxic algal blooms), additional heat related impacts, and increased exposure to infectious disease.

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King County Greenhouse Gas Emissions

Climate change over the last century has been caused primarily from increasing greenhouse gas emissions such as methane, carbon dioxide and nitrous oxide. King County is committed to reduce the greenhouse gas emissions of its operations and support broader efforts to reduce countywide emissions.

Government Operations

King County government operations create greenhouse gas emissions. Major government sources are associated with combustion of diesel and gasoline for transit buses and fleet vehicles, methane from landfills, electricity usage in buildings and for wastewater treatment, and emissions from the production, use and disposal of government purchased goods and services.

King County is making progress in reducing greenhouse gas emissions from county operations, with emissions from energy-related non-transit sources decreasing 14% between 2007 and 2014. During this time emissions directly associated with vehicles and transit service increased by six percent, primarily due to increased use of biodiesel and increased transit service.

Countywide

Within King County’s geography, greenhouse gas emissions are primarily caused by fossil fuel use (gasoline and diesel) for transportation and to a lesser but significant extent to heat buildings (natural gas and heating oil). Additional significant emissions are associated with consumption in King County, but these sources do not necessarily occur within its geographic borders. These emissions are created through the production, transport, sale, use, and disposal of imported goods and services such as food and electronics.

Preparing for Climate Change Impacts

Even if all human sources of greenhouse gas emissions ceased today, global and regional temperatures would continue to increase for several decades. Therefore, King County must be proactive in preparing for local climate change impacts. For King County, this includes preparing for more frequent and severe flooding and droughts, developing recycled water sources, working with farm and forest owners to address climate change impacts, planning for effects of climate change on human health, taking steps to improve the resiliency of the natural and built environments, and ensuring that the County can continue to provide services such as transit, wastewater treatment, and flood protection.

E-201 King County should participate in and support appropriate local, regional and national efforts and organizations focused on reducing greenhouse gas emissions and preparing for climate change impacts.

512 **Status of King County Climate Change Efforts**

513 King County has a long record of innovation, leadership, and investment in reducing greenhouse gas emissions
 514 and preparing for the impacts of climate change. Consideration of climate change impacts and opportunities to
 515 reduce energy use and greenhouse gas emissions are deeply embedded throughout the work plans and capital
 516 investments of county departments and lines of business. Since 2010, the investments in energy efficiency and
 517 changes in operations have reduced building energy use and costs by over \$3 million annually.

518
 519 King County Metro has pioneered the use of hybrid bus technology is on track to have an all hybrid or electric
 520 bus fleet by 2018. As of 2015, the county is now producing renewable energy equivalent to 57% of its
 521 government operational energy needs. However, to make significant reductions in greenhouse gas emissions and
 522 ensure that the built and natural environment are resilient in the face of a changing climate, even bolder action
 523 and stronger collaboration with cities, businesses, and county residents is required.

524
 525 The following sections of this section highlight and are consistent with key 2015 Strategic Climate Action Plan
 526 policies and commitments.

527

528 **A. Assessment**

529 King County has completed periodic inventories and assessments of greenhouse gas emissions associated with
 530 government operations as well as emissions associated with all resident and business activity in the county since
 531 2000. These assessments have provided valuable data to inform actions that will reduce greenhouse gas
 532 emissions as well as to monitor progress toward meeting emissions reduction targets.

533

- 534 **E-202 King County shall assess and publicly report on:**
- 535 **a. Its normalized and total energy usage and total greenhouse gas**
 - 536 **emissions associated with county operations;**
 - 537 **b. Countywide greenhouse gas emissions associated with resident,**
 - 538 **business, and other local government activities; and**
 - 539 **c. Countywide greenhouse gas inventories that quantify all direct local**
 - 540 **sources of greenhouse gas emissions as well as emissions associated**
 - 541 **with local consumption.**

542

543 **E-203 King County shall collaborate to set transparent standards to account for the net**

544 **energy and greenhouse gas emissions impacts of government actions such as**

545 **constructing transportation infrastructure and providing services such as**

546 **recycling and transit and shall assess and publically report these impacts as**

547 **practicable.**

548

549 **E-204 King County shall collaborate with experts in the field of climate change,**

550 **including scientists at the University of Washington’s Climate Impacts Group, to**

551 monitor, assess and publicly share information about the impacts of climate
552 change in King County.
553

554 **B. Reducing Greenhouse Gas Emissions**

555 King County is leading by example in reducing operational sources of greenhouse gas emissions through efforts
556 such as:

- 557 • Green building and sustainable development practices that reduce emissions of capital facilities projects;
- 558 • Purchasing and maintenance practices that reduce emissions associated with the production, use and
559 disposal of goods and services;
- 560 • Modifying operations of county buildings and facilities that reduce emissions and resource demand;
- 561 • Purchasing and efficiently using alternative vehicles such as electric powered vanpools and hybrid cars and
562 buses;
- 563 • Improving energy efficiency and producing renewable energy sources at King County’s wastewater
564 treatment and solid waste disposal facilities; and
- 565 • Protecting forested areas, encouraging and supporting active stewardship, and undertaking tree planting and
566 restoration projects that enhance biological carbon sequestration.

567
568 King County is also supporting emissions reductions at the broader countywide scale through sustainable land
569 use policies, transportation infrastructure, and through the provision of important services such as recycling and
570 transit, including actions and policies such as:

- 571 • Land use designations and zoning that influence the pattern and density of development and the level of
572 reliance on single occupancy vehicles;
- 573 • Use of voluntary tools such as Transfer of Development Rights to reduce development density on Rural
574 and Resource Lands;
- 575 • Building codes and facilities standards that can influence the types of building materials and future
576 energy demands;
- 577 • Promoting the use of transit and non-motorized travel modes to decrease vehicle miles traveled; and
- 578 • Protecting rural and resource lands from further development through acquisition of fee title or
579 conservation easements to redirect future growth to urban areas to reduce emissions related to
580 transportation and new development.

581
582 Many actions that reduce greenhouse gas emissions result in additional benefits, such as saving energy and fuel
583 costs, improving health, and minimizing other types of air and water pollution. For example, walkable,
584 transit-oriented communities have been shown to have significantly below average per capita greenhouse gas

585 emissions while at the same time saving residents money, supporting healthier lifestyles and creating stronger
 586 communities.

587

588 In some cases, county actions are direct sources of greenhouse gas emissions, but when considered at a broader
 589 scale have a net emissions reduction benefit. For example, providing public transportation results in significant
 590 direct greenhouse gas emissions, primarily from combusting diesel. At the same time, public transit offsets these
 591 direct operational emissions by more than three times by decreasing driving, providing traffic congestion relief,
 592 and supporting walkable, efficient land use. As this example shows, there are sometimes complex considerations
 593 that need to be taken into account in making decisions about greenhouse gas emissions reduction strategies.

594

595 Policies related to King County efforts to reduce operational and countywide greenhouse gas emissions are
 596 presented below. Policies related to reducing greenhouse gas emissions and adaptation strategies for agriculture
 597 and forestry can be found in Chapter 3: Rural Area and Natural Resource Lands. Policies related to reduction of
 598 Greenhouse Gas Emissions from transit and fleet vehicles can be found in Chapter 8: Transportation. Policies
 599 related to water supply, use of recycled water, and energy can be found in Chapter 9: Services, Facilities and
 600 Utilities. Policies related to green building and sustainable development can be found in Chapter 8: Services,
 601 Facilities and Utilities (as related to government operations) and Chapter 10: Economic Development (as related
 602 to private development).

603

604 **Government Operations**

605 **E-205 King County shall reduce greenhouse gas emissions from all facets of its**
 606 **operations and actions associated with construction and management of**
 607 **county-owned facilities, infrastructure development, transportation, and**
 608 **environmental protection programs to achieve the emissions reductions targets**
 609 **set in E-206 and to work towards the carbon neutral goal in F-215b.**

610

611 **E-206 King County shall reduce total greenhouse gas emissions from government**
 612 **operations, compared to a 2007 baseline by at least 25% by 2020 and 50% by**
 613 **2030.**

614

615 **E-206a King County’s Department of Natural Resources and Parks, including the**
 616 **Wastewater Treatment Division, Solid Waste Division, Parks and Recreation**
 617 **Division, and Water and Land Resource Division, shall achieve net carbon**
 618 **neutrality for its operations by 2017.**

619

620 **E-206b King County’s Wastewater Treatment Division and Solid Waste Division shall**
 621 **each independently achieve carbon-neutral operations by 2025.**

622

623 **E-207 King County shall develop and implement an operational "cost of carbon." The**
 624 **cost of carbon should be used in life-cycle assessments and decision making**

625 related to County operations, including for purchase of vehicles, buses and fuels,
626 for facility construction and resource efficiency projects, and for related
627 technology investments. King County should also pursue using the cost of
628 carbon to inform broader County planning and decision making.

629

630 **E-208 King County shall maximize the creation of resources from waste products from**
631 **county operations such as gases produced by wastewater treatment and solid**
632 **waste disposal in a manner that reduces greenhouse gas emissions and**
633 **produces renewable energy.**

634

635 **E-209 King County will continue to evaluate its own maintenance and operations**
636 **practices, including procurement, for opportunities to reduce its own emissions**
637 **or emissions produced in the manufacturing of products.**

638

639 **Countywide**

640 In 2014, King County and 39 King County cities came together to develop shared, countywide greenhouse gas
641 emissions reduction targets. In July 2014, targets were unanimously adopted by the King County Growth
642 Management Planning Council. The formal adoption of a shared, community scale greenhouse gas emissions
643 target by local governments is relatively unusual, and provides a strong foundation and guidepost for
644 community-scale efforts to reduce greenhouse gas emissions.

645

646 The shared targets are near- and long-term, ambitious and achievable, and consistent with what climate science
647 says needs to be done in order to avoid the worst impacts of climate change. The adopted targets are significantly
648 more ambitious than Washington State's greenhouse gas emissions reduction requirements (Revised Code of
649 Washington 47.01.440).

650

651 **E-210 King County shall collaborate with its cities, and other partners, to reduce**
652 **countywide sources of greenhouse gas emissions, compared to a 2007 baseline,**
653 **by 25% by 2020, 50% by 2030, and 80% by 2050.**

654

655 **E-212 King County will work with its cities and other partners to establish a greenhouse**
656 **gas emissions inventory and measurement framework for use by all King County**
657 **jurisdictions to efficiently and effectively measure progress toward countywide**
658 **targets.**

659

660 Renewable energy technology, such as solar power, has the potential for replacing a significant share of King
661 County's energy portfolio. Renewable energy technologies that have the benefit of zero or very low levels of
662 greenhouse gas emissions should be encouraged. The renewable technology industry is evolving and no single
663 technology is guaranteed to fit all the county's alternative energy needs. King County should provide flexibility
664 in its policies and regulations to adapt to the changing circumstances.

665

666 **E-213** King County should ensure that its land use policies, development and building
667 regulations, technical assistance programs, and incentive programs support and
668 encourage the use of viable renewable energy technologies that have zero or
669 minimal greenhouse gas emissions.

670

671 **E-214** King County, through its Comprehensive Plan policies and development
672 regulations, should promote healthy community designs that enable walking,
673 bicycling, and public transit use, thereby reducing greenhouse gas emissions
674 and regional air pollution.

675

676 **New Development**

677 Nearly every new development results in new sources of greenhouse house gas emissions. These include
678 emissions from construction and land development, emissions created from producing and transporting building
679 materials, energy used in operating buildings and structures, and transportation associated with the development.
680 Although the emissions associated with construction occur today, the emissions associated with energy and
681 transportation will occur over the life of the development, which may extend for 50 years or more. This means
682 that decisions made today about development will have an effect on climate change far into the future.

683

684 **E-215** King County shall evaluate proposed actions subject to the State Environmental
685 Policy Act for their greenhouse gas emissions. King County may exercise its
686 substantive authority under the State Environmental Policy Act to condition or
687 deny proposed actions in order to mitigate associated individual or cumulative
688 impacts to global warming. In exercising its authority under this policy, King
689 County should consider project types that are presumed to be not significant in
690 generating greenhouse gas emissions and do not require review for their
691 greenhouse gas emissions. Any standards related to consideration of
692 greenhouse gas emissions through the State Environmental Policy Act process
693 shall be subject to Council review and adoption by ordinance.

694

695 **C. Preparing for Climate Change Impacts**

696 Climate change impacts are here and now; in the last century, sea level in Seattle has risen by eight inches and
697 average annual temperatures in the Pacific Northwest have increased 1.5 degrees Fahrenheit. While greenhouse
698 gas emissions must be reduced to avoid the worst impacts of climate change, impacts are projected even if global
699 and local greenhouse gas emissions are drastically cut. The County is integrating climate change preparedness
700 into:

- 701 • Operations and maintenance of infrastructure, programs and natural resources;
- 702 • Provision of public services; and

- 703 • Partnerships with other local governments, community groups and businesses.

704

705 **Overarching Climate Change Preparedness Goals**

706 **E-215a** King County will collaborate with local cities, residents, and other partners to
707 prepare for the effects of climate change on the environment, human health,
708 public safety, and the economy.

709

710 **E-215b** King County will plan and prepare for the likely impacts of climate change on
711 County-owned facilities, infrastructure, and natural resources.

712

713 **Coordination with Partners**

714 **E-215c** King County should collaborate with the scientific community, state and federal
715 agencies, and other jurisdictions to develop detailed, science-based estimates of
716 the magnitude and timing of climate change impacts on air temperatures and
717 heat waves, rainfall patterns and severe weather, river flooding, sea level rise,
718 fish and wildlife, and ocean acidification in King County.

719

720 **E-215d** King County should share information on climate change impacts and
721 collaborate on approaches to improving resiliency of infrastructure, disaster
722 preparedness, and public engagement with local cities and other partners to
723 make the best use of limited resources and more effectively engage King County
724 residents.

725

726 **Public Services and Education**

727 **E-216** King County shall integrate observed and projected climate change impacts,
728 including severe weather, flooding, drought, fire, and landslides, into emergency
729 management planning and programs.

730

731 **E-217** King County will work with its cities and other partners to formulate and
732 implement climate change adaptation strategies that address the impacts of
733 climate change to public health and safety, the economy, public and private
734 infrastructure, water resources, and habitat.

735

736 **E-218** King County shall apply its Equity Impact Review process to help prioritize
737 investments in making infrastructure, natural resources, and communities more
738 resilient to the impacts of climate change.

739

740 **County Infrastructure and Operations**

741 **E-219** King County shall integrate estimates of the magnitude and timing of climate
742 change impacts into capital project planning, siting, design, and construction

743 and also implement infrastructure operation and maintenance programs that
 744 consider full life-cycle costs and climate change impacts in asset management.
 745

746 **Natural Environment**

747 **E-220 King County shall periodically review and evaluate climate change impacts on**
 748 **natural resources that its resource programs are designed to protect, such as**
 749 **open space, forests, fisheries, productive farmland, and water quality and**
 750 **treatment, in order to assess and improve the efficacy of existing strategies and**
 751 **commitments.**

752
 753 **E-222 King County should collaborate with climate scientists in order to increase**
 754 **knowledge of current and projected climate change impacts to biodiversity.**

755
 756 **E-223 King County shall consider projected impacts of climate change on habitat for**
 757 **salmon and other wildlife when developing long-range conservation plans and**
 758 **prioritizing habitat protection and restoration actions.**

759
 760 **E-224 To foster resilience to climate change in ecosystems and species, King County**
 761 **should prioritize efforts such as: the restoration of floodplains to improve the**
 762 **resilience of major rivers to changing flow regimes and temperatures; the**
 763 **protection and restoration of riparian vegetation to reduce warming in cold water**
 764 **systems, of wetlands to reduce drought and flooding, and of connections**
 765 **between different habitats to maintain current seasonal migration; and facilitate**
 766 **migration opportunities for species whose ranges shift in latitude and altitude.**

767
 768 **Public Health**

769 Vulnerable populations are often defined as groups whose unique needs may not be fully integrated into planning
 770 for disaster response. These populations include, but are not limited to, those who are physically or mentally
 771 disabled, blind, deaf, hard-of-hearing, cognitively impaired, or mobility challenged. Also included in this group
 772 are those who are non-English (or not fluent) speakers, geographically or culturally isolated, medically or
 773 chemically dependent, homeless, frail elderly and children. Public Health – Seattle & King County has
 774 established a Vulnerable Population Action Team (The Community Resilience + Equity Program) to address the
 775 needs of this population. See www.kingcounty.gov/healthservices/health/preparedness/VPAT.aspx
 776

777 **E-225 Through land use and transportation actions, King County should work to reduce**
 778 **air quality and climate change related health inequities and the exposure of**
 779 **vulnerable populations to poor air quality and extreme weather events.**

780
 781 **E-226 King County shall develop and incorporate into outreach efforts public health**
 782 **messages related to the health implications of climate change, particularly in**

783 urban communities, and the benefits of actions, such as using alternative
784 transportation options that simultaneously reduce greenhouse gas emissions,
785 improve air quality, and improve public health.

786

787 **D. Collaboration with Others**

788 King County recognizes that the climate change challenge is worldwide in its scope, and that far reaching
789 consequences to the environment and to humankind’s quality of life may result if this issue is not addressed
790 effectively. King County’s actions are important contributors to addressing this issue; however, its global nature
791 will require cooperation across local, regional, state and international boundaries. King County can play
792 important roles in collaborating with others on solutions, especially through community outreach, education,
793 advocacy, monitoring, and information sharing with other local governments and universities.

794

795 **E-227 King County supports comprehensive federal, regional and state science-based**
796 **limits and a market-based price on carbon pollution and other greenhouse gas**
797 **emissions. A portion of revenue from these policies should support local**
798 **greenhouse gas emissions reduction efforts, such as funding for transit service,**
799 **energy efficiency projects, and forest protection and restoration initiatives. King**
800 **County also supports renewable energy standards for electricity production and**
801 **vehicle efficiency performance standards.**

802

803 **E-228 King County should advocate for federal and state initiatives and grant and loan**
804 **programs that support local investments in projects and programs such as**
805 **community solar and energy efficiency retrofits to reduce greenhouse gas**
806 **emissions and prepare for climate change impacts.**

807

808 **E-229 King County shall work with the business community to support efforts that**
809 **reduce energy use and greenhouse gas emissions, and to promote King County**
810 **and the Puget Sound region as a center for green manufacturing. The county**
811 **shall also work with community groups, consumers, and the retail sector to**
812 **promote the consumption of green-manufactured products.**

813

814 **III. Air Quality**

815 **A. Overview**

816 Clean air, free of pollutants, is essential for the day-to-day quality of life and long-term health of county
817 residents. King County has shown critical leadership in forging solutions to air pollution and will continue to do
818 so well into the future.

819

820 King County works for clean air in partnership with the Puget Sound Clean Air Agency, which has the lead
 821 regulatory and monitoring responsibilities for the region in accordance with the Clean Air Act. Underlying
 822 drivers of the Clean Air Act include protecting public health, reducing property damage, and generally protecting
 823 the environment. Because air quality impacts water quality, a better understanding is needed regarding the input
 824 of pollutants via air transport from both local and distant sources.

825
 826 The Puget Sound Clean Air Agency is responsible for monitoring and regulating six “criteria air pollutants”
 827 using standards set by the Environmental Protection Agency. The six “criteria” air pollutants are:

- 828 • Fine particulate matter (dust, soot, smoke);
- 829 • Ground-level ozone (smog);
- 830 • Carbon monoxide (gas primarily from vehicle exhaust);
- 831 • Sulfur dioxide (gas primarily from industrial processes like smelters, paper mills, and power plants);
- 832 • Oxides of nitrogen; and
- 833 • Lead.

834
 835 The Puget Sound Clean Air Agency also focuses on reducing harmful air toxics that come primarily from wood
 836 smoke and diesel burning, as well as greenhouse gases such as carbon dioxide and methane from landfills. The
 837 Puget Sound Clean Air Agency is also responsible for regulating emissions of air pollution, such as asbestos and
 838 gasoline vapors, from businesses.

839
 840 Efforts to address climate change and improve air quality are strongly linked. For example, conversion from
 841 conventional to hybrid buses and fleet vehicles not only helps to reduce greenhouse gas emissions, but also
 842 reduces emissions of particulates. Additionally, a likely impact of climate change on air quality is an increase in
 843 ground-level ozone because higher temperatures enhance the conversion of precursors into ground-level ozone.
 844 Ozone can exacerbate asthma and reduce respiratory system functioning. Because of these linkages, there is
 845 significant overlap with this section and the climate change section of this chapter. Section II, subpart B of this
 846 chapter relates to reducing greenhouse gas emissions. These strategies usually concurrently reduce other types of
 847 air pollution. Section II, subpart C of this chapter describes the linkages between climate change and health
 848 impacts, including policies related to minimizing health inequities among vulnerable populations more
 849 negatively impacted by climate change and air pollution.

850

851 **B. Ozone, Fine Particulate and Toxics**

852 Reducing criteria pollutants will continue to be a primary focus for King County. The ozone strategy identified
 853 by the Puget Sound Clean Air Agency for the central Puget Sound region focuses on reducing volatile organic
 854 compounds, which are precursors to ozone formation. Emission of volatile organic compounds results mostly
 855 from vehicles, as well as to a significant degree from household chemicals and paint evaporation.

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In addition to ozone, fine particulates also represent a serious health threat. Health studies have shown a significant association between exposure to fine particles and premature death from heart or lung disease. Fine particles can aggravate heart and lung diseases and have been linked to effects such as: cardiovascular symptoms; cardiac arrhythmias; heart attacks; respiratory symptoms; asthma attacks; and bronchitis. These effects can result in increased hospital admissions, emergency room visits, absences from school or work, and restricted activity days. Individuals that may be particularly sensitive to fine particle exposure include people with heart or lung disease, older adults, and children. Diesel emissions are one of the county’s largest sources of fine particulate emissions. King County’s participation in the ultra-low sulfur diesel program, known as “Diesel Solutions,” has made tremendous strides in cleaning up King County Metro’s fine particulate emissions. Indoor burning and outdoor burning are a major source of fine particulates.

As a large county with a mix of urban and rural land uses, King County will continue to face risks from air toxics. Examples of air toxics include benzene, formaldehyde, mercury, and dioxins. The air quality impact of toxics cannot be evaluated in isolation. Their greatest health risk comes from their combined effect. National air toxics assessment data indicate that air toxics risks in the Puget Sound region are in the top five percent in the nation. The Environmental Protection Agency and its regulatory partners at the state and local level identify steps to reduce toxic air pollutants and provide important health protections: reducing toxic emissions from industrial sources; reducing emissions from vehicles and engines through stringent emission standards and cleaner burning gasoline; and addressing indoor air pollution through voluntary programs.

Local air monitoring data done by the Washington State Department of Ecology indicates that diesel exhaust and wood smoke are key contributors to toxics.

In 2002, King County Metro became the first transit agency in the United States to test articulated hybrid-diesel electric buses. King County Metro currently owns 214 articulated hybrid buses, the largest such fleet in the nation. A National Renewable Energy Laboratory study found articulated hybrids provide a 30% reduction in greenhouse gases and are 40% more reliable than diesel fueled articulated buses.

Wood smoke is a leading contributor to air toxics. King County will examine proposals to curtail the impacts of woodstove burning and land-clearing practices in rural parts of the county.

The focus of King County air quality improvement efforts is to engage in projects and changed practices to reduce county emissions and promote policies that incorporate consideration of air quality impacts. Motorized vehicle and other fuel burning engine-related emissions are the primary source of ozone, fine particulate, toxics and greenhouse gas emissions in King County and therefore should be a primary focus for emissions reduction.

893 **E-301** King County should support initiatives that reduce emissions due to indoor and
 894 outdoor wood burning consistent with the actions of Puget Sound Clean Air
 895 Agency to control this source of public health threat.

896
 897 **E-302** King County will continue to actively develop partnerships with the Puget Sound
 898 Clean Air Agency, local jurisdictions, the state, and public, private, and
 899 not-for-profit groups to promote programs and policies that reduce emissions of
 900 ozone, fine particulates, toxics, and greenhouse gases, particularly for those
 901 populations already experiencing health disparities linked to air quality.

902
 903 More detailed policies related to reducing greenhouse gas emissions and improving air quality can be found in
 904 Section II of this chapter, Chapter 8: Transportation, and Chapter 9: Services, Facilities and Utilities.
 905

906 **IV. Land and Water Resources**

907 **A. Conserving King County’s Biodiversity**

908 It is King County's goal to conserve fish and wildlife resources in the county and to maintain countywide
 909 biodiversity. This goal may be achieved through implementation of several broad policy directions that form an
 910 integrated vision for the future. Each of the pieces is necessary for the whole to be successful. The policy
 911 objectives are to: (1) initiate multi-species, biodiversity management approaches, (2) integrate biodiversity
 912 conservation goals and climate change planning into new and existing developments and habitat restoration
 913 programs, (3) identify and protect fish and wildlife habitat conservation areas, (4) connect the fish and wildlife
 914 habitat conservation areas and other important conservation areas and protected lands through a habitat network
 915 system, (5) include working farmland and forestland within the larger conservation landscape, and (6) provide
 916 education and incentive opportunities to engage residents. Incentives can include, but are not limited to, tax
 917 incentives, regulatory flexibility (e.g., alternatives to fixed-width buffers), streamlined permit processing, reduced
 918 permit fees, and free or low-cost technical assistance. Conservation of biodiversity is necessary if benefits
 919 including important ecosystem services such as clean water, natural flood control, agricultural and timber
 920 production, climate regulation, and pollination currently enjoyed and relied upon by residents of the county are
 921 to be available for future generations.

922
 923 **1. Biodiversity**

924 Because of its size, topography, and geology, the diversity of landscapes and habitats in King County is
 925 dramatic. From the Cascade Mountains to Puget Sound, alpine areas to lowland bogs, King County possesses
 926 an astonishing array of habitats and species. Approximately 220 species of breeding and non-breeding birds are
 927 usually seen on an annual basis in King County. Based on an analysis by the State of Washington, 69 species of
 928 mammals, 12 species of amphibians, and 8 species of reptiles are thought to be breeding in the county. About 50
 929 species of native fish (and 20 species of introduced fish) are found in the freshwater streams, rivers, ponds, and

930 lakes of King County. In the county’s marine environment, over 200 species of fish, some 500 species of
931 invertebrate animals, and eight species of marine mammals can be found. A total of 1,249 (383 introduced)
932 species of vascular plants have been identified in the county. The diversity of geography combined with King
933 County’s history of land use has shaped the biodiversity of the past and present and will continue affecting it into
934 the future.

935
936 King County defines biodiversity as the variety of living organisms considered at all levels, from genetic diversity
937 through species, to higher taxonomic levels, including the variety of habitats, ecosystems, and landscapes in
938 which the species are found. The Washington Biodiversity Conservation Strategy provides another working
939 definition: Biodiversity is the full range of life in all its forms, including the habitats in which they live, the ways
940 species interact with each other and their environment, and the natural processes (such as flooding) that support
941 those interactions.

942
943 The biggest threats to biodiversity in King County visible today are habitat loss and fragmentation from
944 development, invasive plant and animal species, and climate change.

945
946 **E-401 King County shall strive to conserve the native diversity of species and habitats**
947 **in the county.**

948
949 **E-402 In the Urban Growth Area, King County shall strive to maintain a quality**
950 **environment that includes fish and wildlife habitats that support the greatest**
951 **diversity of native species consistent with Growth Management Act-mandated**
952 **population density objectives. In areas outside the Urban Growth Area, the**
953 **county should strive to maintain and recover ecological processes, native**
954 **landscapes, ecosystems, and habitats that can support viable populations of**
955 **native species. This should be accomplished through coordinated conservation**
956 **planning and collaborative implementation.**

957
958 **E-403 King County should develop a biodiversity conservation framework and**
959 **conservation strategy to achieve the goals of maintaining and recovering native**
960 **biodiversity. This framework should be coordinated with the Washington**
961 **Biodiversity Conservation Strategy where applicable.**

962
963 **E-404 King County should collaborate with other governments and private and**
964 **non-profit organizations to establish a bioinventory, an assessment and**
965 **monitoring program, and a database of species currently using King County to**
966 **provide baseline and continuing information on wildlife population trends in the**
967 **county.**

968

969 **2. Climate Change and Biodiversity**

970 The effects of climate change on native biodiversity in the Pacific Northwest are likely to be serious, but as yet
 971 are largely unpredictable. In King County, some effects already are apparent as average temperatures over the
 972 last decade have increased slowly but steadily, especially in winter. For many native species, climate change will
 973 present added stresses to ecosystems and populations, including changes in distribution and availability of food,
 974 cover, and breeding habitat. Changes in temperature can alter productivity and growth rates or cause direct
 975 mortality, particularly for salmon, and trigger invasions of non-native species. The range and seasonal presence
 976 of some species will shift, and it is likely that the timing of when some species are in certain habitats won't match
 977 with the availability of their food sources. Finally, changing lake and ocean temperatures may have devastating
 978 impacts on the base of food web.

980 The effects of climate change are only beginning to be observed and understood in the county and are presumed
 981 to increase over time. In the face of climate change, biodiversity conservation may be of critical importance for
 982 buffering the effects of rising temperatures on regional ecosystems, damping the rates of ecological change, and
 983 reducing the potential for sudden, extreme changes in the environment.

984
 985 **E-405 King County should evaluate a range of projected future climate scenarios based**
 986 **on best available science to help ensure that conservation efforts are able to**
 987 **meet their objectives in a changing climate.**
 988

989 **3. Biodiversity Conservation Approaches**

990 This section provides guidance for biodiversity management of the county's natural resources. The following
 991 concepts and principles are based on current approaches to conservation biology, restoration ecology, and
 992 climate science combined with input from the new Washington State Climate Change Response Strategy.

993
 994 **a. Landscape Context**

995 Natural resource protection occurs within an ecological context. Environmental management should consider
 996 not only the immediate site but also the spatial and temporal context that surrounds it. In terms of spatial
 997 context, different activities will require consideration of different scales—from small sub-basins of a few square
 998 miles to watersheds and ecosystems that contain many hundreds or thousands of square miles. For example,
 999 watershed boundaries are useful ways to define ecological planning units for resource protection of aquatic
 1000 systems whereas large-scale vegetation communities may be more useful for terrestrial systems.

1001
 1002 In terms of temporal contexts, habitat conditions and populations can fluctuate over long time periods. It may
 1003 take decades to see the results of habitat restoration projects and other environmental management actions on
 1004 populations, and in the interim climate change and possibly major events such as flooding will also impact the
 1005 trajectory of restoration actions.

1006

1007 There is no single scale appropriate for all planning and management of conservation activities. Management
 1008 within the context of a landscape helps to ensure the actions in one area will not be undone or rendered
 1009 unsustainable by conditions in the surrounding watershed or ecoregion. Conservation efforts designed to protect
 1010 only one species could have an unintended, detrimental effect on others. Ecological communities consist of
 1011 multiple species often that interact in the same geographical area.

1012

1013 **E-406 King County’s conservation efforts should be integrated across multiple**
 1014 **landscape scales, species, and ecological communities.**

1015

1016 **E-407 Distribution, spatial structure, and diversity of native wildlife and plant**
 1017 **populations should be taken into account when planning restoration activities,**
 1018 **acquiring land, and designing, planning and managing parks.**

1019

1020 **E-408 King County should carry out conservation planning efforts in close**
 1021 **collaboration with other local governments, tribes, state and federal**
 1022 **governments, land owners, community groups, and other conservation planning**
 1023 **stakeholders.**

1024

1025 “Ecoregions” are land areas that contain a geographically unique set of species, communities, and environmental
 1026 conditions. Washington is a highly diverse state, with portions of nine ecoregions located within its boundaries.
 1027 Three ecoregions cover parts of King County: the Puget Lowland Ecoregion in the western half of the county,
 1028 the North Cascades Ecoregion in the northeastern and east central portion, and the Cascades Ecoregion in the
 1029 southeastern portion of the county.

1030

1031 Ecoregions are the largest units of biodiversity in King County, and this scale is appropriate for broader natural
 1032 resources planning and management. More localized habitats and species can be identified within these
 1033 ecoregions, and can inform actions at the watershed and even property-specific level. Funding for landscape
 1034 evaluations of this nature is extremely limited and will typically require grant funds. The County should take
 1035 advantage of opportunities that may arise to collaborate with other ecoregional planning efforts.

1036

1037 **E-409 King County should develop a countywide landscape characterization system**
 1038 **based on ecoregions as a key tool for assessing, protecting, and recovering**
 1039 **biodiversity.**

1040

1041 **b. Habitat connectivity**

1042 Protecting and enhancing habitat connectivity is a critical action for maintaining ecosystem integrity and
 1043 resilience, particularly in the face of climate change. However, funding for such evaluations is extremely limited.
 1044 Protection of isolated blocks of habitat is critical but not enough to adequately protect wildlife in King County.
 1045 Critical wildlife habitats and refuges also need to be connected across the landscape through a system of habitat
 1046 corridors, or networks.

1047

1048 How wide the corridors within the network should be is related to requirements of target wildlife species, length
 1049 of network segment and other important characteristics within the network. Wider corridors will be required for
 1050 larger species if the distance between refuges is great or if multiple uses, such as public access and trails, are
 1051 desired. Because it may not be possible to protect wide corridors in the Urban Growth Area, it may not be
 1052 possible to accommodate larger wildlife species in all areas. Networks will address some of the problems of
 1053 habitat fragmentation for smaller species within the Urban Growth Area.

1054

1055 Open spaces set aside during subdivision of land should be located to make connections with larger offsite
 1056 systems. This approach will also benefit other open space goals.

1057

1058 **E-410 Habitat networks for threatened, endangered and Species of Local Importance,**
 1059 **as listed in this chapter, shall be designated and mapped. Habitat networks for**
 1060 **other priority species in the Rural Area and Natural Resource Lands should be**
 1061 **identified, designated and mapped using ecoregion information about the county**
 1062 **and its resources and should be coordinated with state and federal ecosystem**
 1063 **mapping efforts as appropriate.**

1064

1065 As mentioned above, protecting and enhancing habitat connectivity is critical for maintaining ecosystem
 1066 integrity and resilience. Functional habitat connectivity is the degree to which a given species can easily move
 1067 between habitat areas. Because individual species respond to the landscape, functional connectivity depends on
 1068 both the features in the landscape and how particular species respond to that landscape. Focal species are used to
 1069 identify important linkages between habitat areas that will be suitable for a variety of species.

1070

1071 **E-411 King County should conduct an analysis to identify areas critical for functional**
 1072 **habitat connectivity. This assessment should be coordinated with state and**
 1073 **federal mapping efforts as appropriate. Areas identified by this analysis as being**
 1074 **critical for functional habitat connectivity should be prioritized by King County**
 1075 **for land conservation actions and programs.**

1076

1077 In planning for climate change, it will be increasingly important to provide for habitat connectivity not only
 1078 across jurisdictional boundaries, but also across a range of environmental gradients. As the "*Washington State*
 1079 *Integrated Climate Change Response Strategy*" explains:

1080

1081 Habitat connectivity is expected to allow species and ecosystems to better withstand climate change by allowing
 1082 them to follow changes in climate across the landscape and maintain critical ecological processes such as
 1083 dispersal and gene flow. In general, it is much costlier and more difficult to restore connectivity than to maintain
 1084 existing connectivity, yet ongoing development rapidly removes this opportunity. Planning for habitat
 1085 connectivity in the near term will be far more economical the sooner it is implemented.

1086

1087 **E-412 King County should work with adjacent jurisdictions, state and federal**
1088 **governments, tribes, and landowners during development of land use plans,**
1089 **Water Resource Inventory Area salmon recovery plans, and site development**
1090 **reviews to identify and protect habitat networks at jurisdictional and property**
1091 **boundaries.**
1092

1093 Additional medium- and long-term strategies identified in the *“Washington State Integrated Climate Change Response*
1094 *Strategy”* that are appropriate for the County to consider when planning for connectivity include:

- 1095 • Identifying and designating areas most suitable for core habitat and connectivity in view of a changing
1096 climate.
- 1097 • Protecting and restoring areas most suitable for current core habitat, likely future core habitat, and
1098 connections between them.
- 1099 • Protecting and re-establishing connectivity of rivers and their floodplains.
- 1100 • Adjusting the size and boundaries of conservation areas (parks and natural areas) to accommodate
1101 anticipated shifts in habitat and species’ ranges.
- 1102 • Adjusting land use designations in important connectivity areas (for example, allowable density).
- 1103 • Facilitating inland migration of marine shoreline habitats.

1104
1105 Connectivity is addressed further below, as the Wildlife Habitat Network is a designated Fish and Wildlife
1106 Habitat Conservation Area.

1107
1108 **c. Ecosystem Resilience and Natural Processes**

1109 Ecosystems and habitats suitable for particular species communities are the result of various geologic,
1110 hydrologic, and biologic processes. Where habitat forming processes are intact, ecosystems and their inhabitants
1111 are more likely to persist in the face of environmental variation.

1112
1113 Further, reducing vulnerability of systems to large-scale disturbances including disease, invasive species,
1114 catastrophic fire, flooding, and drought is best accomplished by supporting resilience, which is the ability of a
1115 system to return to its former state after a disturbance. When an ecosystem is resilient, that system with its
1116 species communities is better able to bounce back following disturbance or change with ecological functions and
1117 processes still intact. In addition, current efforts such as the Washington State Department of Ecology’s
1118 Watershed Characterization analysis can be used to inform decisions and direct resources for regarding land
1119 protection and restoration efforts with maximum ecological benefit.

1120

1121 **E-413 King County’s efforts to restore and maintain biodiversity should place priority**
 1122 **on protecting and restoring ecological processes that create and sustain habitats**
 1123 **and species diversity.**

1124
 1125 **E-414 When acquiring land for habitat protection, efforts should be made to protect and**
 1126 **restore areas of each habitat type most likely to be resistant to and enhance**
 1127 **resilience to climate change.**

1129 "Structural diversity" is an accepted scientific term whose meaning varies depending on the ecosystem. For
 1130 example in in a forest, structural diversity means the combination of tree species, tree height classes, and legacy
 1131 components (snags, logs); the more of each of these there are, the greater the forest structural diversity.
 1132 Structural diversity of a river or stream means the degree of sinuosity (meaning curviness of the river and more is
 1133 better) combined with both native riparian habitat and natural in-stream structure, which includes downed
 1134 wood, various-sized substrate, and a combination of pools, riffles, and glides. "Landscape diversity" means the
 1135 size, shape, and connectivity of different ecosystems across a large area; a mosaic of heterogeneous land cover
 1136 types and vegetation types; assemblages of different ecosystems.

1137
 1138 **E-415 King County should conserve areas where conditions support dynamic**
 1139 **ecological processes that sustain important ecosystem and habitat functions and**
 1140 **values, and promote structural and landscape diversity.**

1141
 1142 **d. Decisions in the Face of Uncertainty**

1143 Both current and historical information on habitat conditions and species distribution can inform ecologists and
 1144 decision-makers about environmental management decisions. However, decision-makers do not always have
 1145 access to complete information.

1146
 1147 **E-416 King County should use a mixture of information on historic, current, and**
 1148 **projected future conditions to provide context for managing public hazards and**
 1149 **protecting and restoring habitat.**

1150
 1151 **E-417 King County should take precautionary action informed by best available science**
 1152 **where there is a significant risk of damage to the environment. Precautionary**
 1153 **action should be coupled with monitoring and adaptive management.**

1154
 1155 **e. Rare Ecosystems, Habitats, and Species**

1156 Rare or sensitive habitats and species are at a greater risk of extinction than those that are widespread and
 1157 abundant and therefore should be a high priority for conservation. An important secondary benefit of protecting
 1158 habitat for rare, endemic (native to a particular area), or keystone (a species that is central to the survival of a
 1159 multitude of other species) species is that habitat for many other species is protected as well. For example, the
 1160 most effective way to protect and enhance native salmonid populations is through protection of those river and

1161 stream channels, riparian corridors, lakes, wetlands, groundwater, headwaters, and watersheds that provide or
1162 impact spawning and rearing habitat, food resources, and fish passage. Protecting these resources also enhances
1163 protection of habitat for other species.

1164

1165 **E-418** **King County should assess the relative scarcity and sensitivity of different land**
1166 **types, habitats and resources, the role of these land types, habitats and**
1167 **resources in supporting sensitive species, and the level of threat to these land**
1168 **types, habitats, and resources in terms of habitat modifications that would likely**
1169 **reduce populations of sensitive species.**

1170

1171 **E-419** **King County should give special consideration to protection of rare, endemic,**
1172 **and keystone species when identifying and prioritizing land areas for protection**
1173 **through acquisition, conservation easements, and incentive programs.**

1174

1175 **E-420** **King County should incorporate climate change projections into new species**
1176 **protection plans and shall revise older species protection plans when feasible or**
1177 **when conducting regular plan updates to incorporate projected impacts from**
1178 **climate change.**

1179

1180 Rare ecosystems, habitats, and species are also addressed in the Fish and Wildlife Habitat Conservation Areas
1181 section below.

1182

1183 **f. Integrated Land and Water Management and Planning**

1184 In the past, aquatic and terrestrial habitats and species have often been managed independently of each other.
1185 Effective conservation and resource management of aquatic and terrestrial systems requires coordinated planning
1186 among departments with authority over development regulations and guidelines, wastewater treatment,
1187 stormwater management, flood hazard management, groundwater protection, transportation planning and road
1188 building, water quality, natural resource management, agriculture, and fish and wildlife conservation. Effective
1189 conservation planning must include the interests of private landowners as well.

1190

1191 Coordinated planning and management can improve understanding of cumulative effects on terrestrial and
1192 aquatic systems, and can allow for a systems-based approach to avoiding or mitigating for adverse effects and
1193 improving habitat functions and value over time.

1194

1195 **E-421** **Terrestrial and aquatic habitats should be conserved and enhanced to protect**
1196 **and improve conditions for fish and wildlife.**

1197

1198 **E-422** **King County's land use and park planning, regulatory, and operational functions**
1199 **related to environmental protection, public safety, and equity should be closely**

1200 coordinated across departments and with other applicable agencies and
 1201 organizations to achieve an ecosystem-based approach.

1202

1203 **g. Habitat and Development**

1204 A key element in local wildlife conservation is the integration of wildlife and habitats into developments of all
 1205 types. Wildlife protection does not have to be at odds with many types of development. Urban multifamily
 1206 projects, industrial developments, new school facilities and rural open space projects all provide opportunities to
 1207 enhance wildlife amenities. Residential developers and businesses have been able to use wildlife in marketing
 1208 strategies to attract more potential homeowners, renters and quality employees.

1209

1210 Techniques such as minimizing clearing during site preparation, using native plant species in required buffers,
 1211 landscaping, using bridges and wildlife-specific crossings rather than culverts to cross streams and innovative site
 1212 design can be used to promote wildlife presence and connectivity and minimize problems with nuisance wildlife.
 1213 Other plan elements, such as open space, road system design and housing density, also have related impacts on
 1214 the remaining wildlife values that must be considered.

1215

1216 Benefits to wildlife are enhanced if screening and landscaping is composed of native vegetation. Retention of
 1217 natural vegetation can provide wildlife and aesthetic benefits often at a lower cost than non-native or constructed
 1218 options.

1219

1220 **E-423 New development should, where possible, incorporate native plant communities**
 1221 **into the site plan, both through preservation of existing native plants and**
 1222 **addition of new native plants.**

1223

1224 **E-424 King County shall steward public lands well and shall integrate fish and wildlife**
 1225 **habitat considerations into capital improvement projects whenever feasible. Fish**
 1226 **and Wildlife Habitat Conservation Areas should be protected and, where**
 1227 **possible, enhanced as part of capital improvement projects.**

1228

1229 Standard buffers for streams and wetlands will not always adequately protect wildlife resources that utilize those
 1230 sensitive areas. Areas with critical wildlife resources may need larger buffers to protect the resource.

1231

1232 **E-425 To protect or improve adjacent wetlands and aquatic habitats, stream and**
 1233 **wetland buffer requirements may be increased to protect King County species of**
 1234 **Local Importance and their habitats, as appropriate. Whenever possible, density**
 1235 **transfers, clustering and buffer averaging should be allowed.**

1236

1237 **h. Non-Native Species**

1238 Non-native species are often invasive because they did not evolve as part of the ecosystem and therefore do not
 1239 have natural controls or competition. These species may be terrestrial, freshwater, or marine. Invasive species

1240 can create costly maintenance problems for both public and private landowners. Noxious and invasive weeds
 1241 and animal species pose threats to the environmental health of all landscapes in King County, including natural,
 1242 agricultural, wildlife, wetland, stream, and recreational areas. Weeds spread in a variety of ways, including the
 1243 transport of seeds or plant parts by vehicles boats, shoes, clothing and animals (including pets, livestock, wildlife,
 1244 birds and insects), in soil, gravel and other landscaping and building materials, down watercourses and in floods,
 1245 by wind, and occasionally through deliberate introduction by people. They alter ecosystems through disrupting
 1246 food chains, out-competing native species, and reducing habitat for native wildlife. Invasive species, including
 1247 weeds, are widely recognized as having a significant negative impact on wildlife biodiversity.

1248
 1249 King County offers technical assistance with identification and removal of non-native plants through programs,
 1250 including Forest Stewardship and Natureescaping. The county also partners with volunteer groups to remove
 1251 invasive plants from open space and natural areas. Some non-native species are classified as “noxious” weeds.
 1252 The King County Noxious Weed Control Program provides many services to county residents, including:
 1253 educational materials and workshops, current information on control and eradication of noxious weeds, support
 1254 to volunteer and land owner groups, and annual road-side surveys. In addition, the Noxious Weed Control
 1255 Program implements the State Weed Law (Revised Code of Washington chapter 17.10) in the county which
 1256 requires all landowners to eradicate Class A noxious weeds and control designated Class B and county-selected
 1257 Class C noxious weeds on their properties.

1258
 1259 The State Weed Law applies to both private and public lands (except for federal and tribal lands). King County
 1260 manages approximately 4,420 parcels of public land totaling over 36,000 acres. King County also owns or
 1261 manages approximately 1,500 linear miles of roads and right of way. These lands are managed by multiple
 1262 county agencies, including the King County Departments of Natural Resources, Transportation, and Executive
 1263 Services. Since weed infestations can spread from property to property, on both public and private lands, it is
 1264 critical that the county have a coordinated strategy for controlling noxious and invasive weeds on county-owned
 1265 and managed lands.

1266
 1267 **E-426 Introductions of non-native, invasive plant, vertebrate, and invertebrate species**
 1268 **should be avoided in terrestrial, freshwater, and marine environs.**

1269
 1270 **E-427 King County should promote and restore native plant communities where**
 1271 **sustainable, feasible, and appropriate to the site and surrounding ecological**
 1272 **context and should incorporate climate change considerations into planting**
 1273 **design.**

1274
 1275 **E-428 On county-owned lands, King County should use locally adapted native species**
 1276 **for natural area landscaping, restoration, rehabilitation, and erosion control.**
 1277 **Habitat restoration projects should include provisions for adequate maintenance**
 1278 **of plantings to prevent invasion of weeds and ensure survival of native plantings.**

1279

1280 **E-429** King County should provide incentives for private landowners who are seeking
1281 to remove invasive plants and noxious weeds and replace them with native
1282 plants, such as providing technical assistance or access to appropriate native
1283 plants.

1284
1285 **E-430** King County shall implement its strategy to minimize impacts of noxious weeds
1286 to the environment, recreation, public health and the economy on all lands in the
1287 County. This includes preventing, monitoring and controlling infestations of
1288 state-listed noxious weeds and other non-native invasive weeds of concern on
1289 county-owned and managed lands.

1290
1291 **E-430a** Through training and other programs, King County should actively encourage
1292 the use of environmentally safe methods of vegetation control. Herbicide use
1293 shall be restricted to low toxicity products applied by trained and licensed staff
1294 or contractors, and used only as necessary. King County shall be a good
1295 steward of public lands and protect water quality, by reducing the use of
1296 insecticides, herbicides and fungicides through the use of integrated pest and
1297 vegetation management practices.

1298

1299 **i. Adaptive Management**

1300 Adaptive management refers to modifying management actions based on ongoing monitoring and data analysis.
1301 To sustain native biodiversity and improve the county's efforts at conservation, it must always be advancing the
1302 understanding of the systems under its care and change its efforts accordingly.

1303

1304 **E-431** Management activities should, when feasible and practicable, be designed in a
1305 manner that can test them against management objectives and adjust as
1306 appropriate.

1307

1308 Additional text and policies related to monitoring and adaptive management can be found at the end of this
1309 chapter.

1310

1311 **4. Fish and Wildlife Habitat Conservation Areas**

1312 Fish and wildlife habitat conservation, according to the state's definition, means land management for
1313 maintaining populations of species in suitable habitats within their natural geographic distribution so that the
1314 habitat available is sufficient to support viable populations over the long term and isolated subpopulations are
1315 not created. This definition does not mean that all individuals of all species at all times must be maintained, but
1316 it does mean not degrading or reducing populations or habitats so that they are no longer viable over the long
1317 term. Additionally, it should be recognized that geographic distributions will shift with climate change.

1318

1319 King County’s fish and wildlife policies and regulations have been informed by current state fish and wildlife
1320 guidance, recommendations, and requirements. The Growth Management Act directs local jurisdictions to
1321 designate and protect critical areas, including Fish and Wildlife Habitat Conservation Areas. Fish and Wildlife
1322 Habitat Conservation Areas are designated with the intent to ensure the conservation of individual species
1323 recognized as declining or imperiled as well as protect and connect specific areas of habitat deemed important.
1324 This approach of protecting individual species and their habitat comprises one of the five major objectives
1325 described above for protecting the county’s biodiversity. Because biodiversity encompasses a variety of levels,
1326 from genes to ecosystems, and occurs at multiple spatial scales, a wider approach beyond single-species
1327 management is necessary to conserve biodiversity in King County. Additionally, most fish and wildlife species
1328 are not confined to small portions of the landscape; rather, they move about for feeding, breeding, rearing young,
1329 and interacting with other members of their species to insure adequate genetic exchange and population viability.

1330
1331 Federal laws have been enacted over the past century to protect a wide range of species. In addition to the
1332 Endangered Species Act, other federal laws include the Marine Mammal Protection Act, and the Migratory Bird
1333 Treaty Act. Individuals of Endangered Species Act -listed species, marine mammals, and migratory birds in
1334 King County are protected under the provisions of these laws.

1335
1336 In order to build a robust approach to biodiversity conservation, especially in view of a changing climate,
1337 individual species and habitat protections must be integrated with a landscape-scale approach to fostering and
1338 protecting resilient and diverse ecosystems. Fish and Wildlife Habitat Conservation Areas occur on both publicly
1339 and privately owned lands. Designating these areas is an important part of land use planning for appropriate
1340 development densities, urban growth area boundaries, open space corridors, incentive-based land conservation
1341 and stewardship programs, and acquisition planning. The policies in this section are intended to fulfill federal
1342 and state requirements for protection of specific species and habitats while implementing landscape-based
1343 approaches to conserve native biodiversity in the long term. Protection measures designed to help maintain
1344 populations of certain species may necessarily include protecting the habitat where those species have a primary
1345 association with the protected area such as spawning or breeding, and also for rearing young, resting, roosting,
1346 feeding, foraging, and migrating.

- 1347
1348 **E-432** **King County shall designate the following areas as Fish and Wildlife Habitat**
1349 **Conservation Areas:**
- 1350 a. **Areas with which federal or state listed endangered, threatened or**
1351 **sensitive species have a primary association;**
 - 1352 b. **Habitats of Local Importance and Habitats for Species of Local**
1353 **Importance;**
 - 1354 c. **Wildlife habitat networks designated by the county;**
 - 1355 d. **Commercial and recreational shellfish areas;**
 - 1356 e. **Kelp and eelgrass beds;**
 - 1357 f. **Herring, smelt, and sand lance spawning areas;**
 - 1358 g. **Riparian corridors; and**

1359 h. State aquatic reserves.

1360

1361 **E-433 King County should map Fish and Wildlife Habitat Conservation Areas. King**
 1362 **County shall protect Fish and Wildlife Habitat Conservation Areas through**
 1363 **measures such as regulations, incentives, capital projects or purchase, as**
 1364 **appropriate.**

1365

1366 The Washington Administrative Code guidelines suggest considering waters of the state, wetlands, salmonid
 1367 habitat (which includes marine nearshore areas), and riparian ecosystems when designating fish and wildlife
 1368 habitat conservation areas. All of these areas and their associated buffers are highly valuable wildlife habitat, and
 1369 they serve many other functions as well. Protections for these areas are addressed more broadly in other
 1370 provisions of this chapter.

1371

1372 **a. Federal and State Listed Endangered, Threatened, Sensitive Species**

1373 The importance of designating seasonal ranges and habitat elements where federal and state listed endangered,
 1374 threatened and sensitive species have a primary association is that these areas, if altered, may reduce the
 1375 likelihood that the species will survive over the long term. The state recommends that King County and other
 1376 local jurisdictions identify and classify these areas.

1377

1378 **E-434 Habitats for species that have been identified as endangered, threatened, or**
 1379 **sensitive by the state or federal government shall not be reduced and should be**
 1380 **conserved.**

1381

1382 **b. Species and Habitats of Local Importance**

1383 Federal and state listings of species as endangered or threatened often encompass relatively large geographic
 1384 areas. More localized declines of species within King County may not be captured by state and federal listings.
 1385 For example, local monitoring data indicate the extinction of the Early Lake Sammamish Kokanee run, likely
 1386 extinction of the Middle Lake Sammamish Kokanee salmon run, and a significant decline in the Late Lake
 1387 Sammamish Kokanee salmon runs. In 2000, a petition to list just the Early run was filed with the U.S. Fish and
 1388 Wildlife Service, but by 2003 the run went extinct without any federal action to prevent that result. In 2007, a
 1389 second petition was filed to list all remaining Lake Sammamish kokanee. This petition led to an official review of
 1390 the population's status by the U.S. Fish and Wildlife Service.

1391

1392 On September 30, 2011, the U.S. Fish and Wildlife Service concluded that kokanee and sockeye throughout the
 1393 Pacific Northwest should be considered together in their listing determination and therefore declined to list this
 1394 unique kokanee population. However, King County believes the conservation of local native kokanee and its
 1395 watershed habitat to be important to the quality of life and natural heritage of the region's residents. Towards
 1396 that end the County maintains strong collaborative relationships with the watershed cities, the U.S. Fish and
 1397 Wildlife Service, Washington Department of Fish and Wildlife, Washington State Parks, the Snoqualmie Tribe,

1398 Trout Unlimited and additional non-governmental organizations, schools, watershed residents and other key
 1399 contributors. Together these partners work to improve kokanee habitat, conduct research, educate local
 1400 residents and businesses, and support an artificial propagation program at the Issaquah Salmon Hatchery to
 1401 increase the viability of the kokanee population.
 1402

1403 King County defines Species of Local Importance as those species that are of local concern primarily because of
 1404 their population status or their sensitivity to habitat manipulation. The county takes into consideration native
 1405 species named as priority species by the Washington Department of Fish and Wildlife; anadromous salmonids
 1406 aquatic species whose populations are particularly vulnerable to changes in water quality and quantity; species
 1407 whose habitat or mobility is limited (local populations of species that are immobile or have very limited habitat);
 1408 and species that can be directly impacted by King County (for example, where road projects or other
 1409 infrastructure development can impact habitat; where the county may acquire, protect, or restore certain habitat
 1410 types). King County Species of Local Importance are identified so that they and their habitats may be considered
 1411 during land use planning and protected during project implementation and development. Habitats for Species of
 1412 Local Importance are designated as a type of Fish and Wildlife Habitat Conservation Area and are covered by
 1413 policies and regulations designed to protect those areas. However, individual animals or plants may also be at
 1414 risk of injury from development or during construction or other changes to the landscape and may require
 1415 additional measures to protect them from injury. For example, freshwater mussels may be protected from an
 1416 instream project by relocating individual animals so they are not injured or killed during construction. Or, a rare
 1417 individual plant may require the protection of an area of land because the plant cannot be relocated.
 1418

1419 **E-435**

King County designates the following to be Species of Local Importance:

- 1420 **a. Salmonids and other anadromous fish – Kokanee salmon, Sockeye/red**
- 1421 **salmon, Chum salmon, Coho/silver salmon, Pink salmon, Coastal**
- 1422 **resident/searun cutthroat trout, Rainbow trout, Dolly Varden, and Pacific**
- 1423 **lamprey;**
- 1424 **b. Native Freshwater Mussels – Western pearlshell mussel, Oregon and**
- 1425 **western floater, and western ridge mussel;**
- 1426 **c. Shellfish – Dungeness crab, Pandalid shrimp, Geoduck clam, and Pacific**
- 1427 **oyster;**
- 1428 **d. Marine Fish – White sturgeon, Pacific herring, Longfin smelt, Surfsmelt,**
- 1429 **Lingcod, Pacific sand lance, English sole, and Rock sole;**
- 1430 **e. Birds – Western grebe, American bittern, Great blue heron, Brant,**
- 1431 **Harlequin duck, Wood duck, Hooded merganser, Barrow’s goldeneye,**
- 1432 **Common goldeneye, Cinnamon teal, Tundra swan, Trumpeter swan, Surf**
- 1433 **scoter, White-winged scoter, Black scoter, Osprey, Western screech-owl,**
- 1434 **Sooty grouse, Band-tailed pigeon, Belted kingfisher, Hairy woodpecker,**
- 1435 **Olive-sided flycatcher, Western meadowlark, Cassin’s finch, and Purple**
- 1436 **finch;**

- 1437 f. Mammals – American marten, mink, Columbian black-tailed deer, Elk in
- 1438 their historic range, mountain goat, Pika, roosting concentrations of
- 1439 Big-brown bat and Myotis bats;
- 1440 g. Amphibians – Red-legged frog;
- 1441 h. Reptiles – Western fence lizard;
- 1442 i. Rare Plants – bristly sedge; Canadian St. John's-wort; clubmoss
- 1443 cassiope; Oregon goldenaster; toothed wood fern; Vancouver
- 1444 ground-cone; and white-top aster; and
- 1445 j. High-quality ecological communities - Douglas-fir - Pacific Madrone /
- 1446 Salal; Douglas-fir - Western Hemlock / Swordfern; Forested Sphagnum
- 1447 Bog PTN, Low Elevation Freshwater Wetland PTN, North Pacific
- 1448 Herbaceous Bald and Bluff, Red Alder Forest; Western
- 1449 Hemlock - (Western Redcedar) / Bog Labrador-tea / Sphagnum Spp.;
- 1450 Western Hemlock - (Western Redcedar) / Devil's-club / Swordfern;
- 1451 Western Hemlock - (Western Redcedar) / Sphagnum Spp.; Western
- 1452 Hemlock / Swordfern – Foamflower; Western Redcedar- Western
- 1453 Hemlock / Skunkcabbage; and Willow Spp. Shrubland [Provisional]).

1454

1455 **E-436 King County shall protect Species of Local Importance through measures such**

1456 **as regulations, incentives, capital projects, or purchase, as appropriate.**

1457

1458 Caves, cliffs, and talus (a sloping mass of rocky fragments at the base of a cliff) occupy a very small percent of the

1459 total land area, yet they are disproportionately important as wildlife habitats. The same is true for

1460 sphagnum-dominated peat bogs, old-growth forest, and snag-rich areas, which have all declined as a result of

1461 development. Each of these habitats concentrates and supports a unique animal community. Plant associations

1462 adjacent to caves, cliff, and talus are important because they help stabilize light and wind patterns, and as with

1463 snag-rich areas, they provide perches for raptors. Caves, cliffs, talus, and sphagnum-dominated peat bogs are

1464 fragile environments that can be easily destroyed, but cannot be easily restored

1465

1466 **E-437 King County shall designate the following to be Habitats of Local Importance:**

- 1467 a. Caves;
- 1468 b. Cliffs;
- 1469 c. Talus;
- 1470 d. Old-growth forest;
- 1471 e. Sphagnum-dominated peat bogs; and
- 1472 f. Snag-rich areas.

1473

1474 The federal and state governments also designate “candidate” species. In the context of the Endangered Species
1475 Act, candidate means any species being considered for listing as an endangered or a threatened species but not
1476 yet the subject of a proposed rule. Lists of federal candidate species are updated annually. Review of these lists
1477 and the supporting assessments can provide valuable information about threats to species found within King
1478 County and can help the county to be proactive in preparing for potential future listings.

1479

1480 **E-438** King County should review federal and state candidate listings for information
1481 about candidate species that are under consideration for listing as an
1482 endangered or threatened species and found in King County. King County shall
1483 protect habitat for candidate species, as listed by the Washington Department of
1484 Fish and Wildlife or a federal agency. Information regarding candidate species
1485 should be used to inform King County’s long-term wildlife conservation and
1486 planning efforts.

1487

1488 **E-439** King County shall review fish and wildlife surveys and assessments with local
1489 application to King County and consider additional habitat protections where
1490 warranted. Habitat protection should be accomplished through incentives,
1491 cooperative planning, education, habitat acquisition, habitat restoration, or other
1492 appropriate actions based on best available science.

1493

1494 **E-440** King County should regularly review the Washington Department of Fish and
1495 Wildlife’s list of Priority Species and other scientific information on species of
1496 local importance, and evaluate whether any species should be added to or
1497 deleted from the lists in E-435 and E-437. Any additions or deletions should be
1498 made through the annual amendment process for the comprehensive plan.

1499

1500 **E-441** Development proposals shall be assessed for the presence of King County
1501 Species of Local Importance. A comprehensive assessment should follow a
1502 standard procedure or guidelines and shall occur one time during the
1503 development review process.

1504

1505 Salmon are particularly important because of their significance to local and regional character, tribes, salt and
1506 freshwater ecosystems, and recreational and commercial fisheries. A growing number of salmon stocks within
1507 King County and other areas of Puget Sound are in a serious state of decline. Three salmonid species present
1508 within King County have been listed under the Endangered Species Act, several others have significant potential
1509 for listing, and the salmon-dependent Orca whale has been listed as endangered.

1510

1511 The protection and restoration of river and stream channels, riparian corridors, lakes, wetlands, headwaters and
 1512 watersheds, and marine nearshore habitats that provide or impact spawning and rearing habitat, food resources
 1513 and fish passage is essential to the conservation of native fish populations. Intermittent streams also can be
 1514 critical to native fish populations.

1515
 1516 Hatcheries and other artificial propagation facilities that are properly managed to protect the abundance,
 1517 productivity, genetic diversity, and spatial distribution of native salmon may contribute in the near term to both
 1518 maintaining sustainable salmon stocks and harvest opportunities while habitat protection and restoration
 1519 measures for salmon are implemented.

1520
 1521 **E-442 King County should conserve and restore salmonid habitats by ensuring that**
 1522 **land use and facility plans (transportation, water, sewer, electricity, gas) include**
 1523 **riparian and stream habitat conservation measures developed by the county,**
 1524 **cities, tribes, service providers, and state and federal agencies. Project review of**
 1525 **development proposals within basins that contain hatcheries and other artificial**
 1526 **propagation facilities that are managed to protect the abundance, productivity,**
 1527 **genetic diversity, and spatial distribution of native salmon and provide harvest**
 1528 **opportunities should consider significant adverse impacts to those facilities.**

1529
 1530 **c. Wildlife Habitat Network**
 1531 The King County Wildlife Habitat Network was designed to help reduce the effects of fragmentation by linking
 1532 diverse habitats through the developed and developing landscape. The network is intended to facilitate animal
 1533 dispersal by connecting isolated critical areas, segments, open space, and wooded areas on adjacent properties.
 1534 The corridors tend to follow riparian and stream corridors across the lowlands and the upland plateau to the east
 1535 and southeast of Lake Washington into the foothills. The Wildlife Habitat Network is mapped on the “Wildlife
 1536 Network and Public Ownership Map.”

1537
 1538 **5. Conservation Incentives and Education**
 1539 King County offers landowner technical assistance for protection of fish and wildlife habitat through programs
 1540 including Forest Stewardship, Noxious Weed Control, the GoNative web site, and assistance for native plant
 1541 restoration and landscaping. Other organizations, including King Conservation District, Natural Resource
 1542 Conservation Service, Washington State University Extension, and Washington Department of Fish and
 1543 Wildlife’s Backyard Wildlife Sanctuary Program offer support to landowners to enhance fish and wildlife
 1544 habitat. Landowners can also receive property tax reductions through the King County Public Benefit Rating
 1545 System in exchange for protecting and improving habitat.

1546

1547 **E-443** King County should promote voluntary wildlife habitat enhancement projects by
 1548 private individuals and businesses through educational, active stewardship, and
 1549 incentive programs.

1550
 1551 **E-444** King County should partner with community associations, realtors, community
 1552 groups, and other agencies to conduct targeted outreach to potential and new
 1553 property owners about fish and wildlife habitat education and forestry education
 1554 and incentive programs, particularly in Rural Areas and Natural Resource Lands
 1555 in the county.
 1556

1557 **B. Stormwater Quality**

1558 Rivers, streams, lakes, wetlands, and groundwater must be protected from the adverse impacts of development
 1559 and land use change to continue functioning in a beneficial manner. Because development both increases runoff
 1560 from storms and reduces streamflows in dry months by limiting infiltration, control of the rate, volume and
 1561 quality of stormwater runoff is critical. Unmitigated stormwater runoff can cause erosion, sedimentation and
 1562 flooding with resulting adverse impacts on water quality, fish and wildlife habitat, property and human safety.
 1563 In addition, stormwater runoff can carry pollutants such as oil, heavy metals, fertilizers, herbicides, pesticides
 1564 and animal wastes into waters. Sedimentation from soil disturbed by clearing, grading, farming and logging can
 1565 reduce river or stream channel capacity, fill lakes and wetlands, and smother aquatic life and habitat.
 1566

1567 King County stormwater management encompasses a wide range of strategies that integrate proven, traditional
 1568 approaches with new and innovative concepts, such as low impact development practices intended to manage
 1569 stormwater runoff onsite, reducing discharges of pollutants in stormwater runoff, and mimicking natural
 1570 hydrology.
 1571

1572 King County's stormwater management strategies include but are not limited to: encouraging an approach to site
 1573 development that includes clustering or smart growth, minimizes impervious surfaces, and maximizes the
 1574 amount of native plants and soils; using education and social marketing to increase the public's awareness of
 1575 water quality issues and encourage behaviors that support water quality; improving pollution source control by
 1576 legislating product or material restrictions; improving business practices by educating business owners and
 1577 operators about pollution generating activities and best management practices to mitigate them; and
 1578 constructing and maintaining an stormwater infrastructure system that controls, conveys and treats stormwater
 1579 runoff. Together these strategies will reduce pollution and flow impacts of stormwater runoff on King County's
 1580 surface and ground waters.
 1581

1582 As required by the National Pollution Discharge Elimination System Phase I Municipal Stormwater Permit,
 1583 King County is making low impact development the preferred and commonly used approach to site
 1584 development. As a result of using the low impact development approach, an increasing number of stormwater
 1585 management best management practices including, but not limited to, rain gardens, dispersion, permeable

1586 driveways and walkways, vegetated roofs, and the capture and reuse of rainwater, will be constructed on private
 1587 property and will rely on private maintenance for their continuing function.

1588
 1589 In addition to the stormwater strategies discussed above, as well as those discussed in Chapter 8:
 1590 Transportation, effective stormwater management will require a basin or sub-basin approach that identifies
 1591 areas that were built out under old or nonexistent stormwater design standards. Basins where deficiencies
 1592 in flow control or water quality are identified would be prioritized to correct those deficiencies. These
 1593 retrofits could include upgrades to existing stormwater management structures or the placement of new
 1594 ones, including onsite low impact development best management practices like bioretention or raingardens,
 1595 or the replacement of impervious pavement with permeable.

1596
 1597 Achieving the goals of contemporary stormwater management may require improvements to best management
 1598 practices and encouraging or requiring the use of different products. Approaches could include using green
 1599 products, implementing new land development approaches such as cluster housing, and, in some areas, the
 1600 setting aside of land and its dedication to riparian habitat, and maintaining natural vegetation.

1601
 1602 **E-445 Stormwater runoff shall be managed through a variety of methods, with the goal**
 1603 **of protecting surface water quality, in-stream flows, and aquatic habitat;**
 1604 **promoting groundwater recharge while protecting groundwater quality; reducing**
 1605 **the risk of flooding; protecting public safety and properties; and enhancing the**
 1606 **viability of agricultural lands.**

1607
 1608 **E-446 King County should evaluate the need for product or material restrictions**
 1609 **because of water quality impacts.**

1610

1611 **C. Upland Areas**

1612 **1. Forest Cover**

1613 King County recognizes the value of trees and forests in both rural and urban communities for benefits such as
 1614 improving air and water quality and enhancing fish and wildlife habitat. Forests absorb and slowly release
 1615 rainwater to streams and aquifers, filter runoff, and provide food, shade, and cover for wildlife. In doing so, they
 1616 help to prevent flooding and erosion, protect drinking water, and support fish and wildlife and their habitat.
 1617 Therefore, it is important that regulations protecting critical areas like wetlands take into consideration both
 1618 regulations and incentive programs intended to conserve forest cover in upland areas. Forests in rural King
 1619 County are also relied upon for recreation and resource use, including harvest and firewood collection and
 1620 cultivation of special forest products categorized as edibles, florals and medicinals. Forest Stewardship Plans
 1621 provide mechanisms for tailoring regulations and best management practices for forest management to
 1622 individual properties. Completion of one of these plans can also qualify landowners for tax incentive programs
 1623 and streamlined permitting. The retention or restoration of forest cover and native vegetation also reduces

1624 stormwater runoff and maximizes natural infiltration processes, thus reducing the need for additional stormwater
 1625 management.

1626

1627 **E-447 King County recognizes that conserving and restoring headwater and upland**
 1628 **forest cover is important for preventing flooding, improving water quality, and**
 1629 **protecting salmon and other wildlife habitat. The central role that forest cover**
 1630 **plays in supporting hydrologic and other ecological processes should be**
 1631 **reflected in policies and programs addressing stormwater management, flooding,**
 1632 **wildlife, and open space.**

1633

1634 **E-448 King County’s critical areas and clearing and grading regulations should provide**
 1635 **for activities compatible with long-term forest use, including use of recreational**
 1636 **trails, firewood collection, forest fire prevention, forest management, and control**
 1637 **of invasive plants.**

1638

1639 **E-449 King County shall promote retention of forest cover and significant trees using a**
 1640 **mix of regulations, incentives, and technical assistance.**

1641

1642 **2. Soils and Organics**

1643 Soils play a critical role in the natural environment. The benefits of healthy soils include: (1) keeping
 1644 disease-causing organisms in check, (2) moderating stormwater runoff, (3) filtering, binding, and biodegrading
 1645 pollutants, (4) recycling and storing nutrients, and (5) serving as the basis for forest and agricultural fertility.
 1646 More recently, the carbon storage properties of soils have been recognized as a major climate-moderating
 1647 influence. The properties of a healthy soil are similar to those of a sponge, faucet and filter. They soak up and
 1648 store water, naturally regulate the flow of water, and bind and degrade pollutants. The presence of millions of
 1649 macro and microorganisms in soil creates a vibrant soil culture where organic material is consumed and air and
 1650 water are retained. Nutrients are made available to plants to allow healthy root growth and oxygen generation.

1651

1652 It is common for healthy native soils to be removed during land development. Even when soils are not removed,
 1653 development and other human activity often cause soil compaction, removal and erosion of healthy, native soils.
 1654 Fewer organisms are present in disturbed soils. The resulting decrease in organic matter inhibits the soil’s ability
 1655 to hold water, which increases stormwater runoff. In addition, plants cannot thrive in disturbed soils because of
 1656 the lack of nutrients. This, in turn, causes people to use more chemical fertilizers, pesticides, and water to induce
 1657 plant growth. The combination of increased stormwater runoff and increased fertilizer and pesticide use results
 1658 in greater water pollution downstream.

1659

1660 Increasing the organic content in disturbed soils can help restore their environmental function. Composted
 1661 organic materials that might be used include yard debris, food and wood wastes, soiled paper, biochar, biosolids
 1662 and/or livestock wastes, but not others, such as fly ash from industrial smokestacks. Benefits of incorporating

1663 composted organic materials in soils include: improving stream habitat, supporting healthier plants, reducing
1664 stormwater runoff, and closing the recycling loop for organic materials. The transformation of degraded soils to
1665 enhance their ability to uptake and store carbon may be the one of the most effective actions that can be taken to
1666 mitigate the near-term effects of climate change.

1667
1668 It is preferable to leave native soil and vegetation in place as much as possible so that it can continue to function
1669 as a natural sponge and filter, minimizing erosion and stormwater runoff. Where soil is disturbed or removed,
1670 soil function can be improved by providing soil with adequate depth and organic matter content.

1671

1672 **E-450 Site development practices should minimize soil disturbance and maximize**
1673 **retention of native vegetation and soils. Where soil disturbance is unavoidable,**
1674 **native soils should be stockpiled on site and reused on site in accordance with**
1675 **best management practices to the maximum extent practicable.**

1676

1677 **E-451 King County shall require the use of organic matter to restore disturbed soils on**
1678 **site developments.**

1679

1680 Salmon play an important role in sustaining the productivity of soils in riparian and floodplain areas. Salmon
1681 mature in saltwater environments and then spawn and die in their original spawning streams. In doing so,
1682 salmon transport nutrients back to watersheds that eventually become available to vegetation.

1683

1684 **E-452 The role of salmon in transferring nutrients and maintaining the productivity of**
1685 **riparian and floodplain soils should be incorporated in the development of**
1686 **salmon and soil conservation plans.**

1687

1688 Organics comprise a large portion of the waste generated by King County residences, businesses and farms. This
1689 organic waste stream requires significant solid waste, farm management, and wastewater treatment resources.
1690 Many of these “waste materials” (yard debris, food and wood waste, soiled paper, biosolids, and agricultural
1691 livestock wastes), can be recycled and reused to provide numerous uses that are beneficial to the environment
1692 and the economy.

1693

1694 King County has a long history of resource conservation and waste recycling. Programs have successfully
1695 captured organic materials for beneficial use such as yard debris and biosolids applications to farms, forests and
1696 composting. However, large volumes of organic waste continue to be disposed of in the landfill. Significant
1697 volumes of livestock waste generated in the suburbs and Rural Areas are inadequately managed, which can
1698 adversely impact water quality and fish habitat.

1699

1700 Although efforts are underway to increase the amount of organic materials that are recycled, the region still lacks
1701 the capacity to process all of these materials. Along with its efforts to promote beneficial use of these products,

1702 King County is working with organic material processors and others to try and increase the processing capacity
1703 in the region.

1704

1705 **E-453 King County should implement programs to improve availability and markets for**
1706 **organic materials for soils that have been disturbed by new and existing**
1707 **developments.**

1708

1709 **E-454 King County shall regard the region's organic waste materials as resources**
1710 **which should be reused as much as possible, and minimize the disposal of such**
1711 **materials.**

1712

1713 **E-455 King County shall work with regional stakeholders to ensure a viable and safe**
1714 **organics recycling infrastructure that allows for yard, food, wood, biosolids,**
1715 **manure and other organic wastes to be turned into resources benefiting climate**
1716 **change, soil health, water quality, and maximizing landfill diversion.**

1717

1718 King County seeks to divert as much material as possible from disposal to reduce overall costs of solid waste
1719 management, conserve resources, protect the environment, and strengthen the county's economy (see Chapter 9:
1720 Services, Facilities and Utilities, F-266). In many cases, organic materials can be recycled into a beneficial,
1721 highly valued resource helping to meet these diversion goals. Beneficial uses of organic materials include, but
1722 are not limited to, the following: soil amendment, mulch, erosion control, and even energy production.

1723

1724 King County recognizes that in most cases, the best management method for yard debris and livestock wastes is
1725 to compost it on the property where it is generated. Examples of residential onsite yard debris management
1726 techniques include grasscycling (leaving the grass on the lawn when it is cut) and backyard composting.

1727

1728 **E-456 King County shall promote, encourage, and require, where appropriate, the**
1729 **beneficial use of organic materials, including but not limited to their use in the**
1730 **following activities: agriculture and silviculture; road, park and other public**
1731 **project development; site development and new construction; restoration and**
1732 **remediation of disturbed soils; nursery and sod production; and landscaping.**
1733 **For these purposes, organic materials do not include fly ash.**

1734

1735 **E-457 King County agencies shall use recycled organic products, such as compost,**
1736 **whenever feasible and promote the application of organic material to**
1737 **compensate for historic losses of organic content in soil caused by development,**
1738 **agricultural practices, and resource extraction.**

1739

1740 **E-458 King County will seek to enhance soil quality, and protect water quality and**
 1741 **biodiversity across the landscape by developing policies, programs, and**
 1742 **incentives that support the goal of no net loss of organic material.**

1743
 1744 Biosolids are the nutrient rich organic product from the wastewater treatment process which can be recycled as a
 1745 soil amendment. At King County’s wastewater treatment plant, solids are removed from the wastewater and
 1746 treated in large digesters where the organic solids are stabilized, reducing the volume by half. After digestion, a
 1747 portion of water is removed, leaving the semisolid material ready for recycling.

1748
 1749 The Biosolids Management Program's mission is to safely and sustainably return carbon and nutrients to the
 1750 land through the use of biosolids. The Biosolids Management Program pursues environmental stewardship
 1751 through diverse public-private partnerships. One hundred percent of county biosolids are beneficially used
 1752 through the forestry and agriculture programs. A portion of the County’s biosolids are composted as a Class A
 1753 product.

1754
 1755 **E-459 King County supports and should explore ways to beneficially use biosolids**
 1756 **locally, whenever feasible.**

1757
 1758 On-farm composting as a method of managing livestock waste and other organic waste materials is becoming an
 1759 important waste management strategy for farmers. Benefits of on-farm composting include:

- 1760 • Additional revenue from the sale of compost;
- 1761 • Reduced costs for water, fertilizers and pesticides, due to reduced water usage and reduced reliance on
- 1762 fertilizers and pesticides;
- 1763 • Reduced impacts to surface waters; and
- 1764 • Increased crop yields.

1765
 1766 King County’s Livestock Management Ordinance, adopted in December 1993, sets manure management
 1767 standards in order to minimize impacts to water quality by preventing farm wastes from contaminating the
 1768 region’s watersheds. The Livestock Management Ordinance encourages farmers to implement farm plans in
 1769 collaboration with the King Conservation District to protect and enhance natural resources, including water
 1770 quality. The King Conservation District provides technical assistance and education to agricultural landowners
 1771 on how to implement best management practices, which include manure storage facilities and pasture
 1772 renovation, as well as stream and wetland buffer fencing and clean water diversion. The resulting farm plans can
 1773 include provisions for onsite and offsite management of livestock wastes and strategies to integrate processing
 1774 livestock wastes with other organic waste materials. These strategies should be consistent with the King County
 1775 Comprehensive Solid Waste Management Plan, including but not limited to on-farm composting and land
 1776 application of processed yard debris. Farm plans that address livestock waste management further compliance
 1777 with the provisions of the Clean Water Act and other federal and state mandates regarding water quality.

1778
1779
1780
1781
1782
1783

E-460 King County shall promote livestock waste management that keeps waste out of stormwater runoff and from infiltration to groundwater, and enhances soil health by methods such as combining livestock waste with other plant and animal waste material for incorporation into crop soils.

1784 **D. Aquatic Resources**

1785 King County's aquatic resources include rivers, streams, lakes, wetlands, groundwater, and the marine waters of
1786 Puget Sound. These resources provide many beneficial functions, including fish and wildlife habitat; food
1787 supplies; flood risk reduction; water supply for agricultural, commercial, domestic and industrial use; energy
1788 production; transportation; recreational opportunities; and scenic beauty.

1789
1790 In order to preserve and enhance aquatic resources in King County, they must be managed as an integrated
1791 system together with terrestrial resources, and not as distinct and separate elements. The hydrologic cycle (the
1792 occurrence, distribution and circulation of water in the environment) is the common link among aquatic
1793 resources and describes their interdependence.

1794
1795 Use and modification of water resources and the surrounding terrestrial environment affects how the hydrologic
1796 cycle functions and can cause unintended detrimental impacts such as flooding, low stream and river flows,
1797 reduced groundwater availability, erosion, degradation of water quality, loss of fish and wildlife habitat, and loss
1798 of archeological and traditional cultural resources that depend upon but do not damage natural resources. In
1799 order to minimize adverse impacts on the water resources of King County and ensure the continued ability to
1800 receive the beneficial uses they provide, the county will need to promote responsible land and water resource
1801 planning and use. These beneficial uses include fish and wildlife habitat, flood risk reduction, water quality
1802 control, sediment transport, energy production, transportation; recreational opportunities, scenic beauty, and
1803 water supply for agricultural, municipal, and industrial purpose.

1804
1805 **E-461 King County shall use incentives, regulations, capital projects, open space**
1806 **acquisitions, public education and stewardship, and other programs like recycled**
1807 **water to manage its aquatic resources (Puget Sound, rivers, streams, lakes,**
1808 **freshwater and marine wetlands and groundwater) and to protect and enhance**
1809 **their multiple beneficial uses. Use of water resources for one purpose should, to**
1810 **the fullest extent practicable, preserve opportunities for other uses.**

1811
1812 **E-462 Development shall occur in a manner that supports continued ecological and**
1813 **hydrologic functioning of water resources and should not have a significant**
1814 **adverse impact on water quality or water quantity, or sediment transport, and**
1815 **should maintain base flows, natural water level fluctuations, unpolluted**

1816 groundwater recharge in Critical Aquifer Recharge Areas and fish and wildlife
 1817 habitat.

1818

1819 **1. Watersheds**

1820 A watershed is an area that drains to a common outlet or identifiable water body such as Puget Sound, a river,
 1821 stream, lake or wetland. There are six major watersheds in King County (Cedar/Lake Washington,
 1822 Green/Duwamish, Puget Sound, South Fork Skykomish, Snoqualmie and White) that, in turn, contain
 1823 numerous smaller catchments and water bodies. Surface and ground waters are managed most effectively by
 1824 understanding and considering potential problems and solutions for an entire watershed. Because watersheds
 1825 frequently extend into several jurisdictions, effective restoration and preservation planning and implementation
 1826 must be coordinated.

1827

1828 **E-463 King County shall integrate watershed plans with marine and freshwater surface**
 1829 **water, flood hazard management, stormwater, groundwater, drinking water,**
 1830 **wastewater, and recycled water planning, as well as federal and state Clean**
 1831 **Water Act compliance and monitoring and assessment programs to provide**
 1832 **efficient water resource management.**

1833

1834 **E-464 King County shall protect and should enhance surface waters, including streams,**
 1835 **lakes, wetlands and the marine waters and nearshore areas of Puget Sound, on a**
 1836 **watershed basis by analyzing water quantity and quality problems and their**
 1837 **impacts to beneficial uses, including fish and wildlife habitat, flood risk**
 1838 **reduction, and erosion control. Conditions of and impacts to the downstream**
 1839 **receiving marine beaches and waters of Puget Sound shall be included in**
 1840 **watershed management efforts.**

1841

1842 Over the past several years King County has been working cooperatively with many of the water utilities, local
 1843 governments, state agencies, tribes, and other interested parties in the region to gather data and information to
 1844 support a regional water supply planning process. (For more information and specific policies related to regional
 1845 water supply planning, please see Chapter 9: Services, Facilities and Utilities). This cooperative work includes
 1846 assessments of current and future water demands and supplies, potential climate change impacts on water,
 1847 opportunities for use of recycled water, and potential improvements to stream flows. These cooperative efforts
 1848 will provide valuable information to inform not only water supply planning but also salmon recovery planning
 1849 and projects.

1850

1851 **E-465 King County should use the information from local and regional water supply**
 1852 **planning processes to enhance the county's water resource protection and**
 1853 **planning efforts, including implementation of Water Resource Inventory Area**
 1854 **salmon recovery plans.**

1855

1856 **E-466** **As watershed plans are developed and implemented, zoning, regulations and**
1857 **incentive programs may be developed, applied and monitored so that critical**
1858 **habitat in King County watersheds is capable of supporting sustainable and**
1859 **fishable salmonid populations. Watershed-based plans should define how the**
1860 **natural functions and values of watersheds critical to salmonids are protected so**
1861 **that the quantity and quality of water and sediment entering the streams, lakes,**
1862 **wetlands and rivers can support salmonid spawning, rearing, resting, and**
1863 **migration.**

1864
1865 **E-467** **Responsibility for the costs of watershed planning and project implementation,**
1866 **including water quality, groundwater protection, and fisheries habitat protection,**
1867 **should be shared between King County and other jurisdictions within a**
1868 **watershed.**

1869
1870 King County contains a number of wetlands, lakes and river and stream reaches that are important to the
1871 viability of fish and wildlife populations and are therefore considered biological, social and economic resources.
1872 Some resource areas, including Regionally Significant Resource Areas and Locally Significant Resource Areas,
1873 were previously identified through basin plans and other resource inventory efforts. Additional high-priority
1874 habitat areas have been identified through Water Resource Inventory Area-salmon recovery plans, "*Waterways*
1875 *2000*," Cedar River Legacy Program, acquisition plans, and through basin conditions maps used to establish
1876 protective buffers along wetlands and streams under the Critical Areas Ordinance.

1877
1878 These areas contribute to the resource base of the entire Puget Sound region by virtue of exceptional species and
1879 habitat diversity and abundance when compared to basins of similar size and structure elsewhere in the region.
1880 These areas may also support rare, endangered or sensitive species, including Endangered Species Act-listed
1881 salmonids. They also provide wetland, lake, and stream habitat that is important for wildlife and salmonid
1882 diversity and abundance within the basin.

1883
1884 **E-468** **King County's Shoreline Master Program, watershed management plans, Water**
1885 **Resource Inventory Area salmon recovery plans, flood hazard management**
1886 **plans, master drainage plans, open space acquisition plans, and critical areas**
1887 **regulations should apply a tiered system of protection that affords a higher**
1888 **standard of protection for more significant resources.**

1889

1890 **E-469** **A tiered system for protection of aquatic resources should be developed based**
1891 **on an assessment of basin conditions using Regionally Significant Resource**
1892 **Area and Locally Significant Resource Area designations, Water Resource**
1893 **Inventory Area Plans, habitat assessments completed for acquisitions plans, the**
1894 **Water Quality Assessment, Total Maximum Daily Loads, ongoing monitoring**
1895 **programs, and best available science.**

1896

1897 **2. Wetlands**

1898 Wetlands are valuable natural resources in King County. They include deep ponds, shallow marshes and
1899 swamps, wet meadows, and bogs. Wetlands comprise forested and scrub-shrub communities, emergent
1900 vegetation, and other lands supporting a prevalence of plants adapted to saturated soils and varying flooding
1901 regimes. Wetlands, with their highly diverse forms and diffuse distribution, can be particularly challenging to
1902 categorize and manage.

1903

1904 The federal and state governments also have roles in identifying and regulating certain types of wetlands and
1905 development activity. In order to streamline and synchronize regulatory standards for wetlands, the county
1906 relies on guidance from the Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle
1907 District, and Environmental Protection Agency for wetland identification, delineation, categorization, and,
1908 where appropriate, mitigation.

1909

1910 **E-470** **King County shall use current manuals and guidance from state and federal**
1911 **governmental agencies and departments to identify, delineate, and categorize**
1912 **wetlands and to establish mitigation requirements for wetlands.**

1913

1914 **E-471** **King County will apply the current scientifically accepted methodology for**
1915 **wetland mitigation based on technical criteria and field indicators. Where**
1916 **appropriate, King County should rely on publications and recommendations from**
1917 **state and federal agencies to ensure King County-approved mitigation will be**
1918 **accepted by state and federal agencies with jurisdiction.**

1919

1920 Some wetlands are large and their physical boundaries as well as their functions and values extend beyond
1921 individual jurisdictional boundaries.

1922

1923 **E-472** **King County shall communicate and coordinate with other jurisdictions and**
1924 **tribes to establish uniform countywide wetlands policies that provide protection**
1925 **of both regionally and locally highly-rated wetlands.**

1926

1927 Wetlands are productive biological systems, providing habitat for fish and wildlife. Wetlands also store flood
1928 waters and control runoff, thereby reducing flooding, downstream erosion and other damage. Further, wetlands

1929 protect water quality by trapping sediments and absorbing pollutants. They allow rain and snowmelt to infiltrate
1930 into aquifers, recharging them and potentially making that water available for human use. They discharge
1931 groundwater, making it available to plants and animals. Wetlands store peak flows and discharge to streams in
1932 dry periods, thus enabling fish and riparian animal populations to survive. They may serve as outdoor
1933 classrooms for scientific study. Some are used for hiking, hunting, and fishing. These wetland functions and
1934 values need consideration from a watershed perspective. Measures to protect wetland functions and values need
1935 to be taken at both the site-specific and watershed scale. In the urban growth area, land use authority is often
1936 shared by multiple jurisdictions at the scale of a drainage basin. Similarly, efforts to protect and restore wetlands
1937 may be sponsored by multiple parties, including local governments.

1938

1939 **E-473** **King County's overall goal for the protection of wetlands is no net loss of**
1940 **wetland functions and values within each drainage basin. Acquisition,**
1941 **enhancement, regulations, and incentive programs shall be used independently**
1942 **or in combination with one another to protect and enhance wetlands functions**
1943 **and values. Watershed management plans, including Water Resource Inventory**
1944 **Area plans, should be used to coordinate and inform priorities for acquisition,**
1945 **enhancement, regulations, and incentive programs within unincorporated King**
1946 **County to achieve the goal of no net loss of wetland functions and values within**
1947 **each drainage basin.**

1948

1949 Buffers are necessary but often insufficient to adequately protect wetland values and functions especially when
1950 wetlands are small and the adjacent watershed large. Consequently, the location of development in addition to
1951 its size is important in determining its impact on wetland functions and values.

1952

1953 The functions and values of a wetland will change as the surrounding land is altered by development and other
1954 human activities, and as local conditions are influenced by climate change. Silviculture, agriculture, and
1955 development-related changes in forest cover and impervious surface affect stormwater runoff patterns, flooding,
1956 water quality, and wetland hydrology.

1957

1958 **E-474** **Development adjacent to wetlands shall be sited such that wetland functions and**
1959 **values are protected, an adequate buffer around the wetlands is provided, and**
1960 **significant adverse impacts to wetlands are prevented.**

1961

1962 The diversity of plants and animals found in wetlands generally far exceeds that found in terrestrial habitats in
1963 the Pacific Northwest. Habitat loss and fragmentation are considered the greatest threats to this native
1964 biodiversity. Wetlands in the Urban Growth Area will experience the largest reduction in the distribution and
1965 number of native animals and plants due to habitat loss and fragmentation. It is anticipated that climate change
1966 will exacerbate the adverse effects of habitat loss and fragmentation by further reducing existing wetland habitat
1967 and altering wetland hydroperiods thereby increasing the inter-habitat distances and potentially restricting the
1968 dispersal and movement of plants and wildlife between favorable wetlands and habitats.

- 1969
- 1970 Protecting wetland biodiversity depends upon supporting the natural processes (including hydrology, nutrient
- 1971 cycling, and natural disturbances) that shape wetland habitat, protecting wetlands functions and values from the
- 1972 impacts of adjacent land uses, maintaining biological linkages, and preventing fragmentation of wetland habitats.
- 1973 Small wetlands strategically located between other wetlands may provide important biological links or “stepping
- 1974 stones” between other, higher quality wetlands. Wetlands adjacent to habitat networks also are especially
- 1975 critical to wildlife because they allow individual animals to escape danger and populations to inter-disperse and
- 1976 breed. Wetlands adjacent to habitat networks should receive special consideration in planning land use.
- 1977
- 1978 **E-475 To improve adjacent wetlands and aquatic habitat, areas of native vegetation that**
- 1979 **connect wetland complexes should be protected. Whenever effective, incentive**
- 1980 **programs such as buffer averaging, density credit transfers, or appropriate**
- 1981 **non-regulatory mechanisms shall be used for this purpose.**
- 1982
- 1983 Many wildlife species require access to both wetlands and adjacent terrestrial lands to support them at different
- 1984 stages of their lives. For example, many amphibians breed in the water and need access to terrestrial habitat for
- 1985 feeding and for shelter during the winter. Fixed-width buffers alone are unlikely to adequately address these
- 1986 needs or entirely protect wetlands from surrounding human activity. Adjacent and accessible terrestrial habitat
- 1987 may be too small or fragmented to provide core feeding, overwintering, and other habitat needs.
- 1988
- 1989 **E-476 King County should identify upland areas of native vegetation that connect**
- 1990 **wetlands to upland habitats and that connect upland habitats to each other. The**
- 1991 **county should seek protection of these areas through acquisition, stewardship**
- 1992 **plans, and incentive programs such as the Public Benefit Rating System and the**
- 1993 **Transfer of Development Rights Program.**
- 1994
- 1995 **E-477 The unique hydrologic cycles, soil and water chemistries, and vegetation**
- 1996 **communities of bogs and fens shall be protected through the use of incentives,**
- 1997 **acquisition, best management practices, and implementation of the King County**
- 1998 **Surface Water Design Manual to control and/or treat stormwater within the**
- 1999 **wetland watershed.**
- 2000
- 2001 **E-478 Public access to wetlands for scientific, recreational, and traditional cultural use**
- 2002 **is desirable, providing that public access trails are carefully sited, sensitive**
- 2003 **habitats and species are protected, and hydrologic continuity is maintained.**
- 2004
- 2005 **E-479 Regulatory approaches for protecting wetland functions and values, including**
- 2006 **the application of wetland buffers and the siting of off-site compensatory**
- 2007 **mitigation, should consider intensity of surrounding land uses and basin**
- 2008 **conditions. King County shall continue to review and evaluate wetland research**

- 2009 and implement changes in its wetland protection programs based on such
 2010 information.
- 2011
- 2012 **E-480** **Enhancement or restoration of degraded wetlands may be allowed to maintain or**
 2013 **improve wetland functions and values, provided that all wetland functions are**
 2014 **evaluated in a wetland management plan, and adequate monitoring, code**
 2015 **enforcement and evaluation is provided and assured by responsible parties.**
 2016 **Restoration or enhancement must result in a net improvement to the functions**
 2017 **and values of the wetland system. Within available resources, King County**
 2018 **should provide technical assistance to small property owners as an incentive to**
 2019 **encourage the restoration or enhancement of degraded wetlands.**
- 2020
- 2021 **E-481** **Provided all wetland functions are evaluated, impact avoidance and minimization**
 2022 **sequencing is followed, affected significant functions are appropriately**
 2023 **mitigated, and mitigation sites are adequately monitored, alterations to wetlands**
 2024 **may be allowed to:**
- 2025 **a. Accomplish a public agency or utility development;**
 2026 **b. Provide necessary crossings for utilities, stormwater tightlines and**
 2027 **roads; or**
 2028 **c. Allow constitutionally mandated “reasonable use” of the property.**
 2029
- 2030 When adverse impacts cannot be avoided, compensatory mitigation may be allowed. This means wetland
 2031 enhancement, restoration, or creation to replace project-induced losses of wetland functions and values. The
 2032 county recognizes that, especially in the Urban Growth Area, allowing alteration of low-function wetlands in
 2033 exchange for compensatory mitigation that contributes to wetlands of higher functions and values within a
 2034 connected wetland system may achieve greater resource protection than simply preserving the low functioning
 2035 wetland.
- 2036
- 2037 **E-482** **A small Category IV wetland that is less than 2,500 square feet and that is not**
 2038 **part of a wetland complex may be altered to move functions to another wetland**
 2039 **as part of an approved mitigation plan that is consistent with E-483 and E-484.**
- 2040
- 2041 **E-483** **Wetland impacts should be avoided if possible, and minimized in all cases.**
 2042 **Where impacts cannot be avoided, they should be mitigated on site if the**
 2043 **proposed mitigation is feasible, ecologically appropriate, and likely to continue**
 2044 **providing equivalent or better biological functions in perpetuity. Where on-site**
 2045 **mitigation is not possible or appropriate, King County may approve off-site**
 2046 **mitigation.**
- 2047
- 2048 **E-484** **Mitigation projects should contribute to an existing wetland system or restore an**
 2049 **area that was historically a wetland. Mitigation should only create new wetlands**

2050 after site monitoring indicates that hydrologic conditions exist to support a new
 2051 wetland. Mitigation sites should be strategically located to reduce habitat
 2052 fragmentation or to restore and enhance area-specific functions within a
 2053 watershed.

2054
 2055 **E-485 Land used for wetland mitigation should be preserved in perpetuity. Monitoring**
 2056 **and maintenance in conformance with King County standards should be**
 2057 **provided or paid for by the project proponent until the success of the site is**
 2058 **established. Long-term stewardship should occur at mitigation sites to ensure**
 2059 **sites continue to provide desired functions and values.**

2060
 2061 Mitigation banks and in-lieu fee programs are forms of watershed-based compensatory mitigation, with the goal
 2062 of providing greater resource protection and benefit to the public. Both approaches can allow for the
 2063 consolidation of multiple, small mitigation projects into a large-scale wetland or wetland complex, resulting in
 2064 economies of scale in planning, implementation and maintenance. Depending on their location and functions,
 2065 mitigation banks and projects constructed using in-lieu fee programs can result in wetlands of greater hydrologic,
 2066 chemical, and biological value because of their size and ecological context and the commitment to long-term
 2067 management. These mitigation approaches also provide applicants with a range of options for meeting their
 2068 off-site mitigation obligations.

2069
 2070 Mitigation banking allows compensatory mitigation to occur prior to the loss of existing wetlands and their
 2071 functions and values, thereby reducing “temporal” losses. Mitigation banking allows a project proponent to
 2072 mitigate for their impacts by contributing fees to a bank sponsor for the creation or restoration of the bank site.
 2073 In-lieu fee programs, such as King County’s Mitigation Reserves Program, allow an applicant to meet its off-site
 2074 wetland mitigation requirements through payment of a fee to King County or another authorized agent with the
 2075 capacity to design and construct, maintain, and monitor a successful mitigation project. Both types of programs
 2076 enable fees to be pooled so that larger projects can be constructed to offset impacts elsewhere in a watershed.

2077
 2078 Moreover, King County’s Mitigation Reserves Program enables such projects to be constructed on lands with
 2079 degraded wetlands or aquatic areas or lands with the potential to reestablish wetlands or aquatic areas that could
 2080 be restored or enhanced to benefit overall watershed functions. These Mitigation Reserve lands are managed for
 2081 long term ecological protection, so that the landscape and stream basin context support a successful
 2082 enhancement project. Such projects should be planned in a watershed context and may achieve multiple
 2083 ecological objectives, including meeting salmon conservation and other habitat protection objectives as well as
 2084 wetland enhancement needs.

2085
 2086 **E-486 King County in partnership with other governmental entities and interested**
 2087 **parties should encourage the development and use of wetland mitigation banks**
 2088 **through which functioning wetlands or aquatic areas are enhanced, restored, or**
 2089 **created prior to the impacting of existing wetlands or aquatic areas. The county**

2090 **shall encourage establishment of such banks by established government entities**
 2091 **as well as by private, entrepreneurial enterprises.**

2092
 2093 In 2008, the U.S. Army Corps of Engineers and the Environmental Protection Agency jointly issued new federal
 2094 rules (40 Code of Federal Regulations Part 230 and 33 Code of Federal Regulations Part 332) regarding
 2095 compensatory mitigation for losses to functions and values of aquatic resources associated with unavoidable
 2096 permitted impacts. These rules require implementation of mitigation in a watershed context and consideration of
 2097 functional losses to resources from permitted impacts and functional gains at mitigation sites.

2098
 2099 King County revised its compensatory mitigation program in 2011 to comply with these new federal rules and is
 2100 well positioned to become a regional service provider for compensatory in-lieu fee mitigation – both to
 2101 permittees in unincorporated King County and within cities when appropriate agreements are in place. The
 2102 revised program, authorized by state and federal agencies in 2012, offers private and public project proponents
 2103 the opportunity to pay a fee to King County in lieu of completing their own mitigation. These fees in turn will be
 2104 used to implement mitigation projects, equitably applied among larger- and smaller-scale developments, that
 2105 address watershed needs as determined through analysis of best available science.

2106
 2107 In approving mitigation proposals, King County should consider the ecological context of the impacted wetland,
 2108 as well as the wetland impact acreage, functions, and values. Mitigation sites should be located in areas in which
 2109 the project will enhance ecological conditions of the watershed and should first replace or augment the functions
 2110 and values that are most important to the optimum functioning of the wetland being created, restored, or
 2111 enhanced. These functions and values may differ from those lost as a result of the impacting development
 2112 project. Wetland mitigation proposals should result in no net loss, and if possible, in an increase in overall
 2113 wetland functions and values within the watershed in which the impacted site is located.

2114
 2115 **E-487 King County should continue to implement and encourage use of its Mitigation**
 2116 **Reserves Program to provide a fee-based option for permit applicants to mitigate**
 2117 **for unavoidable impacts of permitted development on wetland and aquatic area**
 2118 **functions and values. The fee structure shall be based on the full costs of land**
 2119 **acquisition, site selection, design, construction and long-term maintenance and**
 2120 **monitoring. Mitigation projects implemented through the Mitigation Reserves**
 2121 **Program should occur within a watershed context.**

2122
 2123 **E-488 King County should be a regional service provider of compensatory mitigation**
 2124 **through the Mitigation Reserves Program by working with local cities, other**
 2125 **counties, and state agencies to establish partnerships for implementation of**
 2126 **inter-jurisdictional in-lieu fee mitigation.**

2127
 2128 A large portion of western Washington farming occurs in lands that were once wetlands. Region-wide,
 2129 agricultural lands have been targeted as mitigation sites because the relative cost of land is low and the likelihood

2130 of success in returning wetland functions is high. King County’s Agricultural Production Districts that are
 2131 located in floodplains and the poorly drained Osceola soils of the Enumclaw Plateau are no exception. Unless
 2132 carefully sited and engineered, wetland mitigation projects can inadvertently raise water tables on adjacent
 2133 agricultural properties. King County has joined other counties in discouraging the use of productive farmland
 2134 for wetland mitigation, while working with farmers on wetland enhancement and restoration at a scale
 2135 appropriate to sustaining their farms.

2136
 2137 Through the King County Mitigation Reserves Program, restoration sites are selected and pre-purchased in
 2138 advance of development related impacts. Selected sites, with wetland or aquatic area enhancement, restoration
 2139 or creation potential, will be purchased and actively managed as mitigation sites and will be protected in
 2140 perpetuity as open space. Mitigation projects implemented through the Mitigation Reserves Program will
 2141 enhance, restore, and/or create ecological functions at the site to compensate for wetland, stream, river, and/or
 2142 buffer functions and values lost during unavoidable impacts associated with permitted construction of projects at
 2143 other locations. Sites and projects through the Mitigation Reserves Program will occur where the projects will
 2144 have sustainable long-term benefits to aquatic resources in the watershed, ensuring projects at protected sites
 2145 occur in places with importance to ecological integrity of the watershed. King County's Mitigation Reserves
 2146 Program has received approval from the U.S. Army Corps of Engineers, the Environmental Protection Agency
 2147 and the Washington Department of Ecology to serve as an in-lieu fee program to mitigate for the impacts to
 2148 wetlands and other aquatic resources subject to state and federal regulations.

2149
 2150 **E-489 Wetland mitigation projects should avoid impacts to and prevent loss of farmable**
 2151 **land within Agricultural Production Districts. Creation of wetland mitigation**
 2152 **banks are not allowed in the Agricultural Production Districts when the purpose**
 2153 **is to compensate for wetland impacts from development outside the Agricultural**
 2154 **Production Districts.**
 2155

2156 **3. Lakes**

2157 There are approximately 700 lakes in King County ranging in size from less than one acre to Lake Washington’s
 2158 roughly 21,500 acres. These lakes provide habitat that is essential for various life stages of many species of fish
 2159 and wildlife, including salmonids, as well as recreational opportunities and scenic beauty. Development and
 2160 stormwater runoff into lakes can alter their functioning and lead to eutrophication (increases in nutrients), loss of
 2161 shoreline habitat, and threats to human health. Although sewage treatment has greatly reduced pollution in
 2162 urban lakes like Lake Washington, stormwater runoff polluted by oil, metals, sediments, pet waste, lawn
 2163 fertilizers, and pesticides can threaten human health, aquatic life, and habitat. Construction of bulkheads and
 2164 docks also has the potential to impact habitat by altering shoreline vegetation and natural erosion patterns.

2165
 2166 King County conducts water quality monitoring assessment on lakes throughout King County, in some cases
 2167 supported by interlocal agreements with cities. Some of the earliest evidence of climate change includes
 2168 temperature changes in regional lakes. Changes in annual temperature cycles in King County’s regional lakes,

2169 particularly Lake Sammamish, Lake Union, and Lake Washington, provide some of the most accurate measures
2170 of climate change available locally.

2171
2172 During the summer months, the county conducts regular monitoring at public swimming beaches. When
2173 monitoring indicates a public health hazard, the information is provided to Public Health -- Seattle & King
2174 County, which can issue a temporary closure order. The Washington State Department of Health issues fish and
2175 shellfish consumption advisories to protect human health. There are consumption advisories for a number of
2176 species in Lake Washington. King County recently implemented a monitoring program to track the level of
2177 select contaminants in some fish species in Lake Washington. These data are used to evaluate the potential for
2178 both human health (through consumption) and ecological impacts.

2179
2180 **E-490** **Lakes should be protected through management of lake watersheds and**
2181 **shorelines. Lakes sensitive to nutrients shall be protected through the**
2182 **management of nutrients that stimulate potentially harmful algae blooms and**
2183 **aquatic plant growth. Where sufficient information is available, measurable**
2184 **standards for lake quality should be set and management plans established to**
2185 **meet the standards. Formation of lake management districts or other financing**
2186 **mechanisms should be considered to provide the financial resources necessary**
2187 **to support actions for protection of sensitive lakes.**

2188
2189 **E-491** **King County, in partnership with other governments and community groups,**
2190 **should monitor and assess lake water and sediment quality, physical habitat, and**
2191 **biotic resources. Assessment should identify trends and describe impacts on**
2192 **human health, aquatic life, and wildlife habitat. The county should collaborate**
2193 **with other affected jurisdictions, Public Health -- Seattle & King County, the State**
2194 **Department of Health, and the State Department of Ecology to identify pollutant**
2195 **sources adversely impacting aquatic life or human health; through local or grant**
2196 **funding opportunities, the county should reduce or remove these inputs.**

2197
2198 **E-492** **Swimming beaches on lakes should be monitored for bacterial contamination**
2199 **and algal toxins. When data shows public health to be at risk, Public**
2200 **Health -- Seattle & King County should take appropriate action to address public**
2201 **health risks.**

2202
2203 **4. Groundwater Resources**

2204 Protecting groundwater is an important regional issue because groundwater provides approximately 30% of the
2205 water used in King County and is the primary source of water in Rural Areas. On Vashon Island and in other
2206 sole-source aquifer areas, it is the only source of drinking water.

2207

2208 The natural hydrologic system can be altered by development practices and overuse of the aquifer. The result
 2209 may be depletion of aquifers. Groundwater is also subject to contamination from human activity. Once a source
 2210 of groundwater is contaminated it may be lost forever. The cost of protection is considerably less than the cost of
 2211 remediation and replacement. Having accurate, up-to-date information on groundwater quality and quantity is
 2212 essential for managing this resource. Mapping risk could be achieved for a variety of pollutants or pollutant
 2213 classes by integrating groundwater protection level, distance to groundwater, soil type, pollutant mobility, and
 2214 land use information into a new map layer for each pollutant. Finally, public education (particularly for
 2215 individual well owners) and coordinated groundwater management efforts will help to protect this resource over
 2216 the long-run.

2217

2218 **E-493 King County shall identify and map areas in unincorporated King County that are**
 2219 **considered Critical Aquifer Recharge Areas and sole-source aquifers. The**
 2220 **county shall periodically update this map with new information from adopted**
 2221 **groundwater and wellhead protection studies and other relevant sources. King**
 2222 **County should develop and maintain map layers of groundwater risk level when**
 2223 **funding is available.**

2224

2225 **E-494 King County should protect the quality and quantity of groundwater countywide**
 2226 **by:**

- 2227 **a. Implementing adopted Groundwater Management Plans;**
- 2228 **b. Reviewing and implementing approved Wellhead Protection Programs in**
 2229 **conjunction with cities, state agencies and groundwater purveyors;**
- 2230 **c. Developing, with affected jurisdictions, best management practices for**
 2231 **development and for forestry, agriculture, and mining operations based**
 2232 **on adopted Groundwater Management Plans and Wellhead Protection**
 2233 **Programs. The goals of these practices should be to promote aquifer**
 2234 **recharge quality and to strive for no net reduction of recharge to**
 2235 **groundwater quantity;**
- 2236 **d. Refining regulations to protect Critical Aquifer Recharge Areas and**
 2237 **well-head protection areas;**
- 2238 **e. Educating the public about Best Management Practices to protect**
 2239 **groundwater;**
- 2240 **f. Encouraging forest retention and active forest stewardship;**
- 2241 **g. Incorporating into its land use and water service decisions consideration**
 2242 **of potential impacts on groundwater quality and quantity, and the need**
 2243 **for long-term aquifer protection;**
- 2244 **h. Coordinating groundwater management efforts with cities, water**
 2245 **districts, groundwater committees, and state and federal agencies;**
- 2246 **i. Requiring the proper decommissioning of any well abandoned in the**
 2247 **process of connecting an existing water system to a Group A water**
 2248 **system; and**

2249 j. When funding is available, monitoring groundwater status and trends,
2250 especially for the groundwater protection planning areas established by
2251 King County, and evaluating the groundwater monitoring results, along
2252 with groundwater monitoring performed by public water systems, plus
2253 their annual quantities of groundwater pumped over the five year period.
2254 Findings as an indicator of environmental quality should be reported for
2255 each groundwater management area.
2256

2257 **E-495** King County should protect groundwater recharge quantity by promoting low
2258 impact development and other methods that infiltrate stormwater runoff where
2259 site conditions permit and where pollution source controls and stormwater
2260 treatment can prevent potential groundwater contamination.
2261

2262 **E-496** In making future zoning and land use decisions that are subject to environmental
2263 review, King County shall evaluate and monitor groundwater policies, their
2264 implementation costs, and the impacts upon the quantity and quality of
2265 groundwater. The depletion or degradation of aquifers needed for potable water
2266 supplies should be avoided or mitigated, and the need to plan and develop
2267 feasible and equivalent replacement sources to compensate for the potential loss
2268 of water supplies should be considered.
2269

2270 **E-497** King County should protect groundwater in the Rural Area by:
2271 a. Preferring land uses that retain a high ratio of permeable to impermeable
2272 surface area, and that maintain and/or augment the natural soil's
2273 infiltration capacity and treatment capability for groundwater;
2274 b. Evaluating impacts on groundwater, where appropriate, during review of
2275 commercial, industrial and residential subdivision development projects
2276 that are proposed to be located within critical aquifer recharge areas,
2277 and, where appropriate, requiring mitigation for anticipated groundwater
2278 impacts to domestic water supply resulting from these projects; and
2279 c. Requiring standards for maximum vegetation clearing limits, impervious
2280 surface limits, and, where appropriate, infiltration of surface water.
2281

2282 Climate change has the potential to impact future groundwater availability. Warmer temperatures in the Pacific
2283 Northwest are projected to lead to greater demand for water in the summer and fall, while reduced snow pack
2284 and associated stream flows could reduce seasonal groundwater recharge. Further analysis of the potential
2285 impacts of climate change on groundwater supplies is needed to understand and mitigate for potential impacts.
2286

2287 **E-498** King County should, in partnership with water utilities, evaluate the likely effects
2288 of climate change on aquifer recharge and groundwater supplies and develop a

2289 strategy to mitigate potential impacts in coordination with other climate change
 2290 initiatives.
 2291

2292 **5. Rivers, Streams and Floodplains**

2293 There are approximately 3,100 miles of rivers and streams in King County and more than 52,000 acres of
 2294 floodplains. The river and stream channels, the surrounding riparian (streamside) areas and upland areas, their
 2295 floodplains all contribute to the functioning and integrity of rivers and streams. Many rivers and streams provide
 2296 habitat that is essential for various life stages of many species of wildlife and fish, including salmonids.
 2297

2298 Rivers, streams and floodplains are dynamic systems. When flood waters overtop banks, floodplains temporarily
 2299 store that water. Depending on the depth and flow, floods can dramatically alter river and stream courses,
 2300 creating new channels, eroding banks, and depositing sediment and gravel. Flooding and erosion can also
 2301 dislodge trees. These changes slow flood flows and help to support dynamic and complex habitat for fish and
 2302 wildlife. At the same time, they can create public safety issues for people living along and recreating in rivers.
 2303

2304 In addition, public access to rivers and streams is both a requirement of the Shoreline Management Act and a
 2305 goal for King County to support the regional economy and provide recreational opportunities for the
 2306 community. People enjoy rivers and streams for the scenic and recreation values, including boating, floating,
 2307 swimming, fish and wildlife viewing, and fishing. Management of these systems needs to consider not only
 2308 habitat protection, but also public health and safety and opportunities for education and stewardship.
 2309

2310 **E-498a The existing flood storage and conveyance functions and ecological values of**
 2311 **floodplains, wetlands, and riparian corridors shall be protected, and should,**
 2312 **where possible, be enhanced or restored.**
 2313

2314 **E-499 Rivers and streams are inherently dangerous. King County should coordinate**
 2315 **across county departments and with other agencies and organizations to**
 2316 **promote public awareness of the dynamics and dangers of river and stream**
 2317 **systems and the need for personal responsibility when living near or recreating**
 2318 **in or on rivers and streams.**
 2319

2320 **E-499a When King County places large wood in rivers and streams for habitat**
 2321 **restoration or enhancement, it should do so in a manner that minimizes danger**
 2322 **to the public.**
 2323

2324 Specific policies addressing management of large wood are found in the King County Flood Hazard
 2325 Management Plan. In urban areas, rivers and streams in some cases also serve as stormwater drainage systems.
 2326 During the winter months, stormwater runoff during storms can bring pollutants to these water bodies. During
 2327 the summer months, lawn irrigation and other water uses can also carry pollutants to rivers and streams.

2328
 2329 **E-499b** River and stream channels, stream outlets, headwater areas, riparian corridors,
 2330 and areas where dynamic ecological processes are present should be preserved,
 2331 protected and enhanced for their hydraulic, hydrologic, ecologic and aesthetic
 2332 functions, including their functions in providing large wood to salmonid-bearing
 2333 streams. Management of river and stream channels should consider other
 2334 beneficial uses of these water bodies, including recreation.

2335
 2336 **E-499c** To protect or improve adjacent wetlands and aquatic habitat, the designation of
 2337 buffers for aquatic areas, including rivers and streams, should take into account
 2338 watershed-scale actions to mitigate the impacts of upland development on
 2339 flooding, erosion, and habitat.

2340
 2341 **E-499d** King County shall continue to monitor and assess river and stream flows, water
 2342 and sediment quality, physical habitats, and biotic resources in rivers and
 2343 streams. Assessment shall identify trends and describe impacts on human health
 2344 and safety, aquatic life, and wildlife habitat.

2345
 2346 **E-499e** To maintain and restore stream health, sources of uncontrolled stormwater flows
 2347 contributing to peak flows in small streams should be managed using on-site
 2348 structural or non-structural flow control techniques.

2349
 2350 Most streams in King County originate in either mountainous terrain or on rolling glacial uplands. These
 2351 streams often descend through steep, narrow ravines before reaching the floodplain. At the point where these
 2352 streams leave their ravines and flow onto the floodplain, the channel gradient (slope) and confinement decrease
 2353 quickly, dramatically reducing the streams' ability to carry sediment. These are areas of natural sediment
 2354 deposition and channel migration. The combination of sediment deposition and repeated channel migration
 2355 creates fan-shaped depositional features known as alluvial "fans."

2356
 2357 During periods of heavy rainfall, streams often carry large sediment loads from upstream that deposit on
 2358 downstream alluvial fans. Landslides, beaver dam failures and other natural disturbances can create episodes of
 2359 particularly high rates of sediment production and delivery. In many stream systems, instances of heavy
 2360 sediment deposition may occur episodically with years or decades of apparent stability in the intervening periods.
 2361 In many instances, sediment production and tributary or stream flow rates are exacerbated by upland land use
 2362 conditions and associated stormwater effects.

2363
 2364 Alluvial fans share many of the ecological attributes and land use risks associated with channel migration hazard
 2365 areas and landslide hazards, though they are unique in many respects. In a natural environment, alluvial fans
 2366 often provide some of the best available spawning habitat in a tributary stream, while also providing a source of
 2367 gravel for areas downstream. In some heavily altered streams, the alluvial fan may represent the only remaining

2368 areas that are suitable for spawning. Alluvial fans can also form the highest ground available in the floodplain,
 2369 and have historically been used for construction of buildings (including farm buildings), roads and other
 2370 structures. Unfortunately, they are inherently unstable environments in which to build. During high flows
 2371 coupled with sediment deposition, a stream may jump its bank in the area of the alluvial fan, in some cases
 2372 damaging private property, disrupting agricultural activities, destroying culverts and road crossings, stranding
 2373 fish, and creating risks to public safety. Protecting buildings, roads, and crops on and along alluvial fans often
 2374 requires extensive, ongoing maintenance activities. Maintenance activities can have adverse effects on habitat.

2375
 2376 The Rural Areas and Natural Resource Lands chapter calls for alluvial fan pilot projects to test best management
 2377 practices and innovative solutions for reducing hazards to agricultural landowners and protecting and restoring
 2378 habitat.

2379
 2380 **E-499f King County should improve the management of alluvial fans by developing and**
 2381 **clarifying definitions of alluvial fans, mapping the locations of existing alluvial**
 2382 **fans, and developing appropriate management strategies. Strategies should**
 2383 **protect intact habitat and restore degraded habitat, reduce threats to public**
 2384 **safety, and accommodate existing land use. Findings from Alluvial Fan**
 2385 **Management Pilot Projects should inform management strategies for alluvial**
 2386 **fans.**

2387
 2388 **6. Puget Sound**

2389 There are approximately 110 miles of marine shoreline in King County, including 51 miles in unincorporated
 2390 areas. Shorelines provide important functions for maintaining a healthy ecosystem and also provide essential
 2391 habitat for a variety of important and listed species, including mammals, birds, fish, and invertebrates. In
 2392 addition to recreational opportunities, the marine nearshore environment provides essential habitat for a variety
 2393 of species including juvenile salmonids, forage fish, and several commercially important shellfish species. Kelp
 2394 and eelgrass populations are particularly important for providing food and habitat, especially for juvenile life
 2395 stages for a variety of key fish and invertebrate species. Marine resources and shorelines, especially embayments,
 2396 are susceptible to impacts from water pollution, changes in upland vegetation, alteration of natural bluff and
 2397 beach erosion patterns, and alteration of nearshore substrates and aquatic vegetation.

2398
 2399 The majority of marine waters within King County are subtidal waters, which provide important ecosystem
 2400 functions and essential habitat for a variety of important species, including marine mammals, birds, fish and
 2401 invertebrates. Subtidal waters support geoduck, shrimp, and bottomfish commercial fisheries as well as provide
 2402 migratory pathways for marine mammals and salmonids. Resident killer whales are often observed in King
 2403 County subtidal waters feeding on salmonids. Adult life stages of many species, such as rockfish and Dungeness
 2404 crab, use subtidal waters extensively. In addition, subtidal waters provide an important connection to Pacific
 2405 Ocean waters as well as waters within other parts of Puget Sound. Subtidal habitat is susceptible to impacts from
 2406 water pollution, over-utilizing of biological resources, and climate change.

2407
 2408 King County conducts water quality monitoring in marine offshore and nearshore areas throughout King
 2409 County as part of the Marine Monitoring Program. Nutrients and dissolved oxygen are measured along with
 2410 other physical and chemical parameters. Biological parameters, such as chlorophyll and phytoplankton and
 2411 zooplankton community structure are also assessed. Offshore sediment quality is assessed in various areas and
 2412 nearshore sediments are assessed throughout King County. The Washington State Department of Health issues
 2413 fish and shellfish consumption advisories to protect human health. There are consumption advisories for a
 2414 number of species within King County marine waters. King County recently implemented a monitoring program
 2415 to track the level of select contaminants in some species of fish and shellfish in Elliott Bay and King County’s
 2416 marine waters. These data are used to evaluate the potential for both human health (through consumption) and
 2417 ecological impacts.

2418
 2419 King County’s freshwater and saltwater environments are integrally linked. Water, sediments, and nutrients
 2420 move from upland areas to Puget Sound. Many species, including salmon, spend critical periods of their lives in
 2421 both fresh and salt water. Salmon migrating from saltwater to their spawning areas bring marine-derived
 2422 nutrients back to the upland areas. Given the functional linkages between freshwater and saltwater
 2423 environments, it is critical that planning and management be integrated.

2424
 2425 **E-499g King County should collaborate with the federal and state agencies (including the**
 2426 **Puget Sound Partnership), cities, tribes, counties, and universities to monitor**
 2427 **and assess Puget Sound marine waters, nearshore areas, and embayments.**
 2428 **Monitoring and assessment should address water and sediment quality,**
 2429 **bioaccumulation of chemicals, physical habitat, and biotic resources.**
 2430 **Assessment should identify trends and describe impacts on human health and**
 2431 **safety, aquatic life, and wildlife habitat. The county should collaborate with other**
 2432 **affected jurisdictions, Public Health -- Seattle & King County, the State**
 2433 **Department of Health, and the State Department of Ecology to identify pollutant**
 2434 **sources adversely impacting aquatic life or human health; through local or grant**
 2435 **funding opportunities, the county should reduce or remove these inputs.**

2436
 2437 **E-499h King County should protect and enhance the natural environment in those areas**
 2438 **recommended or adopted as Aquatic Reserves by Washington State Department**
 2439 **of Natural Resources. This should include participation in management planning**
 2440 **for the aquatic reserves and working with willing landowners adjacent to the**
 2441 **reserve on restoration and acquisition projects that enhance the natural**
 2442 **environment.**

2443
 2444 Human waste contains high levels of nutrients and pathogens. These pollutants can enter Puget Sound marine
 2445 waters from a variety of pathways including combined sewer overflow outfalls, septic systems, stormwater
 2446 runoff, ships and boats, and rivers and streams. Nutrients are also present in treated wastewater effluent. Public

2447 Health – Seattle & King County is responsible for assuring that onsite sewage systems in King County meet state
 2448 and local regulations. In addition, Public Health – Seattle & King County is required to identify areas where
 2449 marine water quality is threatened or impaired as a result of contamination from onsite sewage systems, to
 2450 designate these areas as Marine Recovery Areas, Public Health – Seattle & King County has developed a Marine
 2451 Recovery Areas plan for Vashon Maury Island to identify failed septic systems within the Marine Recovery
 2452 Areas, and to assure that these systems are repaired and maintained.

2453
 2454 The State Department of Health conducts shoreline surveys, which identifies pollution sources that may impact
 2455 water quality. Marine water sampling is to determine fecal coliform bacteria levels in the marine waters.
 2456 Shellfish growing areas are classified determining whether or not shellfish in the area can be harvested for human
 2457 consumption. Public Health – Seattle & King County, in partnership with Department of Natural Resources and
 2458 Parks and King Conservation District, has implemented the Quartermaster Pollution Identification and
 2459 Correction programs to address the fecal coliform discharges that caused the shellfish beds to be prohibited from
 2460 commercial harvesting.

2461
 2462 The Marine Recovery Areas/Pollution Identification and Correction program has successfully returned portions
 2463 of Quartermaster Harbor to harvestable condition and is continuing work on Vashon-Maury Islands to address
 2464 fecal coliform sources such as properties that have on-site sewage systems that pre-date regulatory oversight
 2465 systems or that have failing systems. In addition to Quartermaster Harbor, other King County commercial
 2466 shellfish beds that are listed as threatened or concerned are East Passage and Colvos Passage on Vashon, and
 2467 Poverty Bay on the mainland.

2468
 2469 Most landowners act as responsible managers of their septic systems and maintain them effectively. However,
 2470 those septic systems that are not maintained can fail, and impact the environment. The County and the State
 2471 should work with landowners by providing technical assistance and support to prevent failures, take action to
 2472 correct failing systems and address the associated problems.

2473
 2474 **E-499i King County should work with landowners, other jurisdictions, the state**
 2475 **Department of Health, sewer districts, and the Puget Sound Partnership to**
 2476 **proactively address failing septic systems with a priority in environmentally**
 2477 **sensitive areas, including constrained shoreline environments.**

2478
 2479 **7. Beavers and Beaver Activity**

2480 Beaver ponds, created when beavers dam watercourses, provide a protective pool for a beaver lodge and
 2481 environmental benefits. They help retain stormwater runoff, trap sediment and pollutants, maintain stream flow
 2482 during summer, reduce downstream flooding and erosion, raise groundwater levels and help create diverse plant
 2483 and animal habitat.

2484

2485 Beaver dams may also cause upstream flooding of roads, utilities, and both public and private property, and
2486 create the potential for downstream risk to public safety and infrastructure should dam failure occur. If a dam is
2487 harmed or removed, the beavers will typically repair the damage quickly, because their survival depends on
2488 having the entrance to their lodge underwater.

2489
2490 For over 150 years beavers and humans were able to coexist in King County, because beaver populations were
2491 kept in balance through trapping and human development was confined to areas without large beaver
2492 populations. However, as the urban and suburban areas of King County extended out into areas with an
2493 abundance of beaver habitat and beaver populations increased, beavers have begun to come into greater conflict
2494 with humans.

2495
2496 These growing conflicts were exacerbated in 2000 with the passage of Initiative Measure 713 (I-713), a law that
2497 prohibited the use of body-gripping traps with the exception of a Conibear trap in water, a padded leg-hold trap,
2498 or a non-strangling type foot snare, all of which require a special permit (see Revised Code of Washington
2499 77.15.194). The results of these changes were that fewer beavers are being trapped and more beavers are
2500 repopulating historic habitat.

2501
2502 Fifteen years since I-713 went into effect, beavers continue to repopulate the water bodies of King County.
2503 Non-lethal/engineered solutions (beaver deceivers and pond levelers) help control water levels of beaver ponds
2504 and are part of the solution for co-existing with beavers. But these solutions are not always sufficient and will
2505 likely become less and less feasible in terms of maintenance capacity as beaver populations continue to expand.

2506
2507 **E-499ii King County supports the coexistence of beavers and people in rural King**
2508 **County. King County should prepare a beaver management strategy to guide a**
2509 **program on issues such as where and how beavers and humans can co-exist**
2510 **with or without engineered solutions and where beavers should be excluded or**
2511 **removed.**

2512

2513 **E. Watershed-Based Salmon Recovery**

2514 The protection and recovery of salmonid species that are listed under the Endangered Species Act and
2515 encompassed by tribal treaty rights are and will continue to be a significant priority for King County. The listing
2516 of a species under the Endangered Species Act and decline of tribal treaty right protected species are cause for
2517 great concern, because wild Pacific salmon have great environmental, cultural, economic, nutritional,
2518 recreational and symbolic importance to local communities, in particular tribal communities, in the entire Puget
2519 Sound region.

2520
2521 It is King County's goal to ensure the recovery and maintenance of salmon populations to sustainable and
2522 harvestable levels, and to accrue the ecological, cultural, economic, and local food supply benefits that will be
2523 provided by healthy salmon stocks. King County will pursue salmon conservation strategies that sustain the

2524 region’s vibrant economy. Successful restoration and maintenance of healthy salmon populations will require
 2525 time, money and effort, and collaboration with federal, state, tribal and local governments, as well as businesses,
 2526 environmental groups, and residents.

2527
 2528 The increasing number and diversity of Endangered Species Act federally protected species in King County and
 2529 around the Puget Sound calls for the development and implementation of species conservation actions that are
 2530 embedded within a strategy that addresses natural resource management issues at the ecosystem scale. Although
 2531 species are listed one at a time, managing them toward recovery and robust health that way increases the
 2532 likelihood that conservation efforts will be incomplete, redundant, and more expensive.

2533
 2534 As a means to address salmonid listings and to sustain this precious resource for generations to come, local
 2535 governments in the Puget Sound region, in cooperation with state and tribal governments and other major
 2536 stakeholders, have developed long-term salmon habitat conservation strategies at the Watershed Resource
 2537 Inventory Area level. The boundaries of Water Resource Inventory Areas are defined under state regulations,
 2538 and generally adhere to the watershed boundaries of major river or lake systems.

2539
 2540 King County participated as an affected jurisdiction in the development Water Resource Inventory Area plans
 2541 for Water Resource Inventory Area 8 (Cedar/Sammamish Watershed), Water Resource Inventory Area 9 (the
 2542 Green/Duwamish Watershed), Water Resource Inventory Area 7 (the Snohomish/Snoqualmie/Skykomish
 2543 Watershed), about half of which is in King County, and Water Resource Inventory Area 10 (the White/Puyallup
 2544 Watershed), a small percentage of which is in King County. Additionally, King County has acted as a service
 2545 provider at the direction of multi-jurisdictional forums for the development and implementation of the salmon
 2546 recovery plans for Water Resource Inventory Areas 8 and 9, and for the King County portion of Water Resource
 2547 Inventory Area 7.

2548
 2549 **E-499j King County shall continue to participate in the Water Resource Inventory Area**
 2550 **salmon recovery plan implementation efforts and in other regional efforts to**
 2551 **recover salmon and the ecosystems they depend on, such as the Puget Sound**
 2552 **Partnership. King County’s participation in planning and implementation efforts**
 2553 **shall be guided by the following principles:**

- 2554 a. **Focus on federally listed salmonid species and declining stocks**
- 2555 **protected under tribal treaty rights first, take an ecosystem approach to**
- 2556 **habitat management and seek to address management needs for other**
- 2557 **species over time;**
- 2558 b. **Concurrently work on early actions, long-term projects and programs**
- 2559 **that will lead to improvements to, and information on, habitat conditions**
- 2560 **in King County that can enable the recovery of endangered or threatened**
- 2561 **salmonids, while maintaining the economic vitality and strength of the**
- 2562 **region;**

- 2563 c. Address both King County’s growth management needs and habitat
- 2564 conservation needs;
- 2565 d. Use best available science as defined in Washington Administrative
- 2566 Code 365-195-905 through 365-195-925;
- 2567 e. Improve water quality, water quantity and channel characteristics;
- 2568 f. Coordinate with key decision-makers and stakeholders; and
- 2569 g. Develop, implement and evaluate actions within a watershed-based
- 2570 program of data collection and analysis that documents the level of
- 2571 effectiveness of specific actions and provides information for adaptation
- 2572 of salmon conservation and recovery strategies.
- 2573

2574 The Water Resource Inventory Area plans recommend an array of actions including the restoration, acquisition
 2575 and preservation of landscapes, municipal programmatic activities, and public outreach and education. The
 2576 plans suggest that programmatic activities for salmon habitat conservation can generally be accomplished with
 2577 the following three tools: regulation, incentives and education. Consequently, in addition to capital projects,
 2578 local governments including King County will need to incorporate salmon recovery objectives and strategies into
 2579 their normal operations, making best use of a wide range of their authorities and programs.

2580
 2581 **E-499k King County should use the recommendations of approved Water Resource**
 2582 **Inventory Area salmon recovery plans to inform the updates to development**
 2583 **regulations as well as operations and capital planning for its surface water**
 2584 **management, transportation, wastewater treatment, parks, and open space**
 2585 **programs.**

2586
 2587 **E-499I King County should seek to support Water Resource Inventory Area salmon**
 2588 **recovery plan goals of maintaining intact natural landscapes through:**
 2589 a. Retaining low density land use designations such as Agriculture,
 2590 Forestry and Rural Area designations;
 2591 b. Promoting Current Use Taxation and other incentives;
 2592 c. Promoting stewardship programs including development and
 2593 implementation of Forest Plans, Farm Plans, and Rural Stewardship
 2594 Plans;
 2595 d. Promoting the use of Low Impact Development methods; and
 2596 e. Acquiring property or conservation easements in areas of high
 2597 ecological importance with unique or otherwise significant habitat
 2598 values.

2600 Many of the county’s functional plans, programs and development regulations assist in the county’s effort to
 2601 conserve and recover Endangered Species Act listed species. These include the code provisions governing
 2602 zoning, critical areas, clearing and grading, landscaping, and the shoreline master program. County plans
 2603 include the Surface Water Design Manual, the flood hazard management plan, and regional wastewater services

2604 plan. Finally the county’s reliance on best management practices for vegetation management, use of insecticides,
 2605 herbicides and fungicides, and pest management, as well as for management of agricultural and forest lands also
 2606 play a crucial role in protecting Endangered Species Act listed species.

2607

2608 **E-499m King County will monitor and evaluate programs and regulations to determine**
 2609 **their effectiveness in contributing to Endangered Species Act listed species**
 2610 **conservation and recovery, and will update and enhance programs and plans as**
 2611 **necessary. King County should amend regulations, plans and best management**
 2612 **practices to enhance their effectiveness in protecting and restoring salmonid**
 2613 **habitat, using a variety of resources, including best available science as defined**
 2614 **in Washington Administrative Code 365-195-905 through 365-195-925.**

2615

2616 **E-499n Through the Watershed Resource Inventory Area planning process, geographic**
 2617 **areas vital to the conservation and recovery of listed salmon species are**
 2618 **identified. King County will evaluate this information to determine appropriate**
 2619 **short and long-term strategies, including, but not limited to: designation of Fish**
 2620 **and Wildlife Habitat Conservation Areas, development regulations (special**
 2621 **district overlays, zoning, etc.), acquisitions, facility maintenance programs, and**
 2622 **capital improvement projects.**

2623

2624 **E-499o King County may use its authority under the Growth Management Act, including**
 2625 **its authority to designate and protect critical areas, such as fish and wildlife**
 2626 **habitat conservation areas, to preserve and protect key habitat for listed**
 2627 **salmonid species by developing and implementing development regulations and**
 2628 **nonregulatory programs.**

2629

2630 **E-499p King County shall, in cooperation with the cities, ensure a no net loss of housing**
 2631 **capacity that preserves the ability to accommodate adopted growth targets, while**
 2632 **pursuing compliance with Endangered Species Act requirements. To achieve**
 2633 **this goal, densities shall be increased on buildable lands, consistent with H-110.**

2634

2635 Local governments primarily have authority and influence over land use actions affecting habitat. However,
 2636 protecting and restoring habitat is just one piece of the salmon recovery puzzle. Management of fish harvest,
 2637 hatchery, hydropower, and water storage actions is also critical, and actions need to be coordinated with entities
 2638 having authority in these areas.

2639

2640 **E-499q King County should continue to take actions that ensure its habitat restoration**
 2641 **and protection actions are implemented as part of a watershed-based salmon**
 2642 **conservation strategy that integrates habitat actions with actions taken by**
 2643 **harvest and hatchery managers. Harvest and hatchery managers specifically**
 2644 **include tribes, the Washington Department of Fish and Wildlife, the National**

2645 **Marine Fisheries Service, and the U.S. Fish and Wildlife Service. Appropriate**
 2646 **venues for this coordination include watershed plan implementation groups and**
 2647 **other local or regional salmon management entities that rely on actions by**
 2648 **habitat, harvest and hatchery managers to achieve specific goals and objectives.**

2649
 2650 To ensure the long-term success of salmon recovery actions, King County will need to develop and implement a
 2651 program that provides for monitoring the effectiveness of recovery actions and the status and trends of priority
 2652 fish populations and habitat conditions. Both types of monitoring provide valuable information to redirect and
 2653 adapt salmonid recovery strategies and actions over time. Please see the Monitoring and Adaptive Management
 2654 Section at the end of this chapter for policies related to this topic.

2655

2656 **F. Flood Hazard Management**

2657 Floodplains are lands adjacent to lakes, rivers and streams that are subject to periodic flooding. Floodplains
 2658 naturally store flood water, contribute to groundwater recharge, protect water quality and are valuable for
 2659 recreation, agriculture and fish and wildlife habitat. Floodplains also provide a deposition zone for sediments
 2660 mobilized by rivers and streams. Wetlands are often an integral part of floodplains.

2661

2662 There are two primary types of flood hazards: inundation and channel migration. Inundation is defined as
 2663 floodwater and debris flowing through an area that is not normally under water. Such events can cause minor to
 2664 severe damage, depending on the velocity and depth of flows, the duration of the flood event, the quantity of logs
 2665 and other debris carried by flows, and the amount and type of development and personal property in the
 2666 floodwater’s path. Floodplains are designated based on the predicted frequency of flooding for a particular area.
 2667 For example, a 100-year floodplain is a land area that has a one percent probability of experiencing flooding in
 2668 any given year.

2669

2670 Channel migration results from erosion wears away of a riverbank by flowing water. Ongoing erosion of one
 2671 riverbank coupled with sediment deposition along the opposite bank results in the lateral movement or migration
 2672 of a channel across its floodplain. When this shift is abrupt it is called channel avulsion. Channel migration
 2673 hazard areas are designated based on geomorphic analyses and review of historical channel migration patterns
 2674 and rates, consistent with the King County Flood Hazard Management Plan and the Shoreline Management
 2675 Act.

2676

2677 Development can reduce the floodplain's ability to store and convey floodwaters, thereby increasing the velocity
 2678 and depth of floodwaters in other areas. In addition, floodplain development puts humans in harm's way and
 2679 often occurs at the expense of important fish and wildlife habitat. King County has adopted the Flood Hazard
 2680 Management Plan as a functional element of the King County Comprehensive Plan to detail regional policies,
 2681 programs, and projects to reduce the risk to people and property from river flooding and channel migration in
 2682 King County and to provide guidance for decisions related to land use and floodplain management activities.

2683

2684 **E-499qq** King County shall implement a comprehensive local floodplain management
2685 program that protects lives, minimizes damage and disruption to infrastructure
2686 and critical facilities, preserves and restores natural floodplain functions, and
2687 ensures that new development does not put people in harm's way or cause
2688 adverse flooding impacts elsewhere, consistent with the King County Flood
2689 Hazard Management Plan.

2691 **E-499qqq** King County shall continue to exceed the federal minimum standards stipulated
2692 by the National Flood Insurance Program for unincorporated areas to better
2693 protect public safety, reduce the risk of flood and channel migration hazards to
2694 existing public and private property.

2696 **E-499r** King County's floodplain land use and floodplain management activities shall be
2697 carried out in accordance with policies, programs and projects detailed in the
2698 King County Flood Hazard Management Plan.
2699

2700 **G. Hazardous Waste**

2701 Throughout King County, businesses use and generate hazardous materials as part of their normal operations.
2702 There are numerous rules and requirements for the proper management of these materials and requirements can
2703 vary slightly by jurisdiction. Often the businesses will learn of these requirements after they have found out that
2704 they are not in compliance. To help mitigate the potential harmful effects to human health and the environment
2705 and to minimize the economic impacts to businesses that may generate hazardous chemicals, King County
2706 provides education and technical assistance to businesses on requirements for proper management and disposal
2707 of hazardous chemicals, as well as information on less toxic alternatives.

2708
2709 Contacting businesses with information on proper hazardous waste disposal as early as possible in the business
2710 development phase can help to prevent improper disposal of hazardous waste and associated risks to public
2711 safety and the environment. Taking a preventative approach can also help to avoid costly code violations.

2713 **E-499t** King County should review new business permit and change of use applications
2714 for businesses that propose to use hazardous chemicals or generate hazardous
2715 waste as part of their operations. The county should offer to provide technical
2716 assistance related to hazardous waste disposal requirements, spill response, and
2717 non-toxic alternatives.
2718

2719 **V. Geologically Hazardous Areas**

2720 King County is located at a tectonically active convergent plate margin, which is characterized by dynamic
2721 geologic processes including active mountain building, abundant seismic activity and volcanism. In addition,

2722 the relatively recent glacial history has resulted in the creation of numerous steep and unstable hillsides
2723 throughout the county, many of which are prone to naturally occurring landslides. Snow avalanches are also a
2724 common occurrence in the Cascade Mountains in Eastern King County.

2725
2726 Often times the result of these naturally occurring events can be beneficial to the environment, by providing
2727 gravel and woody debris in streams and rivers, and continuing the process of natural regeneration. Salmon need
2728 gravel for spawning and in-stream debris for cover and to provide shade and regulate temperature. King County
2729 must balance the positive benefits of these natural occurrences with any adverse impacts that pose a threat to
2730 public health and safety. The county must also strike a balance between allowing naturally occurring landslides
2731 and erosion, and the need to prevent the unnatural acceleration of landslides and erosion due to development
2732 activities.

2733
2734 Coal mines have created additional areas of subsidence and instability in addition to those ((which)) that occur
2735 naturally. When human activity occurs in areas subject to such active geologic processes, the potential
2736 consequences to life, property and environmental integrity can be enormous. If geologic processes are
2737 recognized and appropriately addressed in the course of development activities, adverse consequences can be
2738 substantially reduced if not completely eliminated.

2739

2740 **A. Erosion Hazard Areas**

2741 Virtually any area in King County can experience soil erosion if subjected to inappropriate grading and
2742 construction practices. The US Department of Agriculture Soil Conservation Service has identified certain soil
2743 types in King County as being especially subject to erosion, if disturbed. These Erosion Hazard Areas may not be
2744 well suited to high-density developments and intensive land uses because of the sensitivity of these soils to
2745 disturbance.

2746

2747 **E-501 Grading and construction activities shall implement erosion control best**
2748 **management practices and other development controls as necessary to reduce**
2749 **sediment and pollution discharge from construction sites to minimal levels.**

2750

2751 **E-502 Land uses permitted in Erosion Hazard Areas shall minimize soil disturbance and**
2752 **should maximize retention and replacement of native vegetative cover.**

2753

2754 **E-503 Slopes with a grade of 40% or more shall not be developed unless the risks and**
2755 **adverse impacts associated with such development can be reduced to a**
2756 **non-significant level. No-disturbance zones shall be designated where basin**
2757 **plans identify the need to prevent erosion damages in areas that are extremely**
2758 **sensitive to erosion impacts. Properly designed stormwater tightlines may be**
2759 **allowed within designated no-disturbance zones.**

2760

2761 Vegetation is an important component of the natural environment. This general term refers to all plant life
 2762 growing at, below or above the soil surface. It includes trees, shrubs, herbs, grasses and aquatic plants.
 2763 Vegetation, especially forests, provides many significant ecological functions. Vegetation absorbs, filters and
 2764 slows surface water flow. This is particularly important over aquifer recharge areas. Native vegetation also
 2765 provides wildlife habitat to which native species are well adapted. Forests are key components in atmospheric
 2766 cycles; they absorb carbon dioxide, produce oxygen and filter particulate matter. Additionally, they absorb noise
 2767 and are aesthetically pleasing.

2768
 2769 Noxious weeds are nonnative invasive plants that pose a threat to health and safety, agriculture, wildlife,
 2770 wetlands and recreational areas. They tend to spread in areas that have been disturbed by urban development
 2771 and agriculture and are difficult to eradicate once they become established. Without natural predators, some
 2772 noxious weeds can displace native plant communities, reducing plant diversity. Invasive plants also decrease the
 2773 quality of wildlife habitats, reduce visual quality, and increase maintenance and production costs for natural
 2774 resource managers and farmers.

2775
 2776 **E-504 King County should protect native plant communities by encouraging**
 2777 **management and control of nonnative invasive plants, including aquatic plants.**
 2778 **Environmentally sound methods of vegetation control should be used to control**
 2779 **noxious weeds.**

2780
 2781 **E-506 The use of native plants should be encouraged in landscaping requirements and**
 2782 **erosion control projects, and in the restoration of stream banks, lakes,**
 2783 **shorelines, and wetlands.**

2784
 2785 **E-507 In response to watershed-based salmon conservation Water Resource Inventory**
 2786 **Area plans and as part of King County’s continued basin planning and**
 2787 **stewardship programs, King County may adopt vegetation retention goals for**
 2788 **specific drainage basins. These goals should be consistent with R-334, as**
 2789 **applicable. The county should adopt incentives and regulations to attain these**
 2790 **goals, and the county should monitor their effectiveness.**

2791
 2792 **B. Landslide Hazard Areas**

2793 Certain hillsides in King County are either naturally unstable or susceptible to instability when disturbed. These
 2794 hillsides contain slopes greater than 15%, are underlain by impermeable soils, and are subject to seepage. They
 2795 also include areas that have experienced landslides in the past.

2796
 2797 Many of the largest and most active landslides in King County are associated with the steep slopes adjacent to
 2798 river corridors or along marine shorelines where glacial strata are eroded and steepened. Areas undergoing rapid

2799 undercutting due to stream bank erosion, wave action or human alteration of stormwater discharge are
2800 potentially unstable and such areas may be prone to damaging landslides.

2801
2802 Construction in areas susceptible to landslides is expensive and difficult. Landslides on such slopes following
2803 development can result in enormous public and private costs and severe threats to human health and safety.
2804 Such landslides can also cause severe natural resource damage.

2805
2806 Partly in response to the 2014 State Route 530 Landslide, King County has undertaken an effort to refine our
2807 knowledge of landslide hazard areas using updated mapping methods. King County initiated a project in 2014 to
2808 map and characterize landslide hazard areas using the best available Light Detection And Ranging imagery and
2809 recent geologic mapping to identify potential areas at risk of landsliding. Known and potential landslide hazard
2810 areas can be indicated by the known presence of shallow landslides, deep-seated slumps, debris fans and flows,
2811 rockfalls, avalanches, unstable and over-steepened slopes along river and stream channels, long runout presence
2812 or potential. The results of this work will be used to inform future planning, outreach and regulatory decisions.

2813
2814 **E-507a King County should work with partner jurisdictions to maintain a map and**
2815 **inventory of known and potential landslide hazard areas in unincorporated King**
2816 **County that is based upon the best available information. This information will be**
2817 **used to inform future planning and guide development regulations.**

2818
2819 **E-507b King County should make landslide hazards information readily available to the**
2820 **public in order to improve the general understanding of landslides and their**
2821 **associated hazards. This may include making information available on a public**
2822 **website and providing outreach and assistance to current and prospective**
2823 **property owners and developers.**

2824
2825 **E-508 Landslide hazard areas shall not be developed unless the risks and adverse**
2826 **impacts associated with such development are eliminated or minimized so that**
2827 **they are at a non-significant level. Development proposed in areas affected by**
2828 **landslide hazards shall be adequately reviewed and mitigated as needed to**
2829 **eliminate or minimize risk to the development as well as to ensure the**
2830 **development does not increase landslide or erosion hazards that would**
2831 **adversely impact adjacent properties or natural resources.**

2832
2833 **E-508a King County shall consider landslide hazards and related flooding hazards in the**
2834 **context of hazard communication, operational preparedness and emergency**
2835 **response.**

2836

2837 **C. Seismic Hazard Areas**

2838 King County is an earthquake-prone region subject to ground shaking, seismically induced landslide and
 2839 liquefaction of soil. Areas with low-density soils are likely to experience greater damage from earthquakes.

2840

2841 **E-509 In areas with severe seismic hazards, special building design and construction**
 2842 **measures should be used to minimize the risk of structural damage, fire and**
 2843 **injury to occupants and to prevent post-seismic collapse.**

2844

2845 **D. Volcanic Hazard Areas**

2846 King County is located in a region characterized by active volcanism. The volcanic hazard that poses the
 2847 greatest risk to safety and wellbeing of county residents would be from a lahar (volcanic mudflow) originating on
 2848 Mt. Rainier and flowing down the White River valley (possibly overflowing into the lower Green River Valley).
 2849 Ongoing investigations by the U.S. Geological Survey continue to clarify the nature of this hazard. Current
 2850 information provides the basis for taking steps to mitigate that risk.

2851

2852 **E-510 King County should work with the U.S. Geological Survey to identify lahar hazard**
 2853 **areas and shall work with local governments to assess the risk to county**
 2854 **residents from lahars and to implement appropriate emergency planning and**
 2855 **implement appropriate development standards.**

2856

2857 **E. Coal Mine Hazard Areas**

2858 King County has a long and varied history of underground and surface coal mining. Some coal mining was
 2859 conducted by large, well-capitalized mining companies that used methods such as detailed underground and
 2860 surface mapping and protection of surface improvements. Other mines were small operations or re-mining
 2861 operations that sought to maximize coal extraction with less regard for surface impacts or mapping. Some
 2862 intensively developed areas of King County are located over abandoned underground coal workings, including
 2863 Talbot Hill and the north Benson Hill of Renton, the Spring Glen area around Cascade Vista, East Fairwood,
 2864 Black Diamond, southwest Issaquah, and the Newcastle/Coal Creek area.

2865

2866 The greatest dangers to people, wildlife and surface facilities typically exist around mine portals, timber chutes,
 2867 air shafts, and workings which have collapsed to the surface. Other areas were deep mined by “room and pillar”
 2868 mining techniques in which “pillars” of coal were left to provide support for the mining of adjacent “rooms.”
 2869 Once abandoned, pillars would collapse and rooms of mined-out coal would fill with collapsed roof material,
 2870 coal debris and water. Regional downwarping of these areas was generally not observable and usually happened
 2871 in the early years following mining of a section. Deep mined areas with a high ratio of overburden/cover-to-void
 2872 usually present no hazards for surface development. However, areas with low overburden/cover-to-void ratio
 2873 present higher risks and may require more advanced investigations and construction techniques for development.

2874 Mine portals, timber chutes, airshafts, and workings which have collapsed to the surface require the greatest need
2875 for detailed engineering studies to ensure that these sites are safe for new, productive use.

2876

2877 **E-511 King County will encourage efforts by public and private property owners and the**
2878 **Office of Surface Mining, Reclamation, and Enforcement to return lands to their**
2879 **highest productive use by safely minimizing or eliminating coal mine hazards.**

2880

2881 **E-512 King County shall require all development proposals potentially subject to coal**
2882 **mine hazards to assess the mine-related hazards, including risks to structures,**
2883 **improvements, occupants and public health and safety.**

2884

2885 **E-513 King County shall allow development within coal mine hazard areas if the**
2886 **proposal includes appropriate mitigation for identified, mine-related hazards**
2887 **using best available engineering practices and if the development is in**
2888 **compliance with all other local, state and federal requirements.**

2889

2890 **E-514 King County shall require all landowners proposing new development in coal**
2891 **mine hazard areas to document the potential hazard on the title of the parcel or**
2892 **parcels being developed. This notice may include reference to any available**
2893 **technical studies or detailed hazard delineations.**

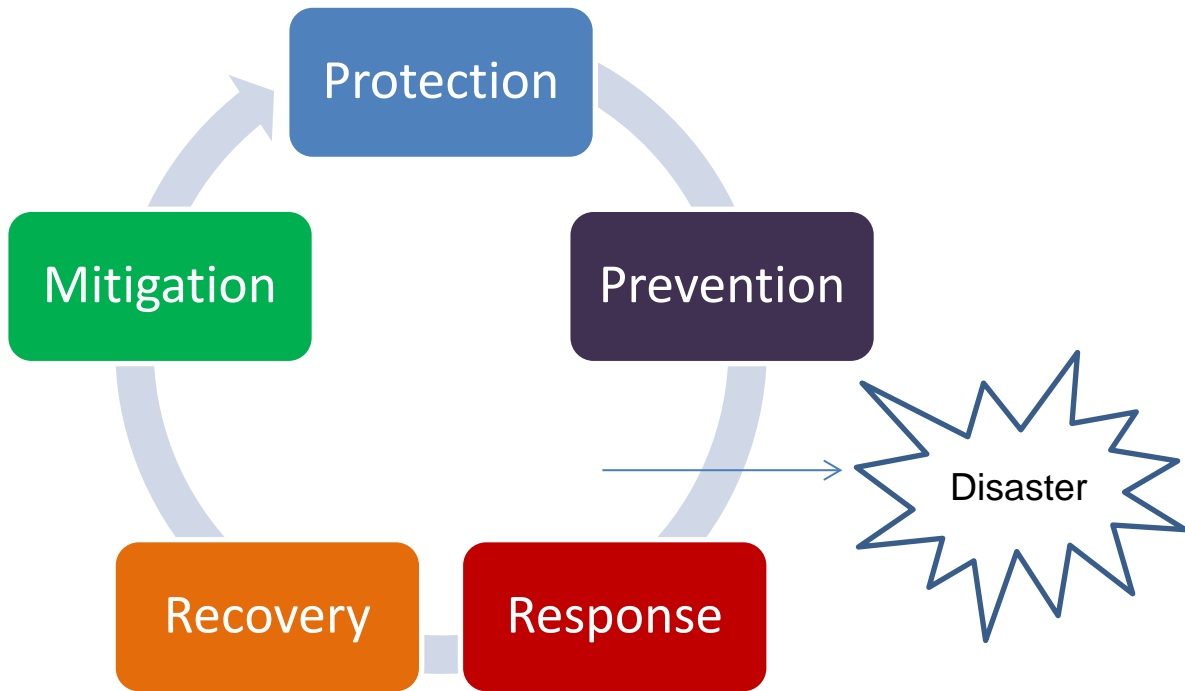
2894

2895 **VI. Planning for Disasters**

2896 King County has an active planning program, that goes beyond the land use and supporting services planning,
2897 that occurs through the Comprehensive Plan. This work takes into account mitigation of hazard impacts prior to
2898 disasters, as well as the rebuilding of communities following a disaster. The following diagram illustrates the
2899 facets of planning for disasters.

2900

2901 **Figure: Resilient King County Planning Model**



2902
2903

2904 King County is susceptible to multiple hazards including earthquakes, flooding, and landslides. Based on the
2905 five phases of emergency management (depicted above), the process of mitigation allows the county to build
2906 more resilient communities by assessing vulnerabilities, and taking sustained action to permanently eliminate or
2907 reduce risk to future disasters. These actions can inform land use planning such as the Critical Areas Ordinance.

2908

2909 When a disaster does occur, the process of recovery allows the county to review the Comprehensive Plan and its
2910 core principles, develop a recovery strategy by engaging the community, and rebuild the community in a way
2911 that sustains physical, emotional, social, and economic well-being.

2912

2913 **E-601 King County shall incorporate into its land use and transportation planning,
2914 economic development efforts, and natural resource management the most
2915 promising actions to reduce impacts from natural hazards, such as earthquake,
2916 flooding, and landslide risk.**

2917

2918 **VII. Monitoring and Adaptive Management**

2919 King County’s environment is constantly changing in response to land and water management actions that are
2920 within its control, as well as climate cycles and geologic processes that are beyond human control. The county
2921 makes significant investments in projects, programs, and policy implementation to help ensure that its
2922 environment supports a range of ecological, cultural and economic values that are fundamental to the region’s
2923 quality of life.

2924

2925 King County’s policies, regulations, and actions to protect and restore the environment need to be assessed on an
 2926 ongoing basis to ensure that they are having the intended effect, and that they are responding to changing
 2927 conditions. Efforts to protect the environment will also need to reflect improvements in knowledge about the
 2928 natural environment and how human activity impacts ecological systems, and uncertainties about ecological and
 2929 biological processes.

2930

2931 Assessing the effectiveness of specific and cumulative actions requires data collected within rigorous monitoring
 2932 programs. Monitoring provides essential information to track: (1) changes in the natural and built environment,
 2933 (2) implementation of planned and required actions (like construction of wetland mitigation projects), and (3)
 2934 effectiveness of environmental protection actions. Monitoring information can support a formal Adaptive
 2935 Management program to modify policies, goals, and management decisions as necessary, and inform regulatory
 2936 change.

2937

2938 Adaptive management can be used to help insure that projects, programs and policies are moving the county
 2939 toward its environmental goals over time. Adaptive Management is defined as the process of making hypotheses
 2940 of management outcomes, collecting data relevant to those hypotheses, and then using monitoring data to
 2941 inform changes to policies and actions to better achieve intended goals. Adaptive management concepts are
 2942 often applied in programs intended to address complex natural resource management problems, for example in
 2943 Water Resource Inventory Area plans for salmon recovery or in Habitat Conservation Plans to comply with the
 2944 Endangered Species Act. The Washington Administrative Code calls for local governments to use monitoring
 2945 and adaptive management to address uncertainties in best available science for protecting critical areas like
 2946 wetlands.

2947

2948 King County conducts a diverse array of monitoring activities, ranging from project-specific monitoring of
 2949 Capital Improvement Projects and legally required monitoring of municipal wastewater and stormwater
 2950 discharges in compliance with National Pollutant Discharge Elimination System permit requirements, to
 2951 watershed-wide ambient monitoring of groundwater, rivers, streams, lakes, and marine waters of Puget Sound to
 2952 the extent that funding allows. King County maintains a continuous water quality monitoring program for
 2953 freshwater streams, rivers, lakes, and marine waters. This long-term monitoring program informs the County's
 2954 understanding of changes in water quality over time including those caused by climate change, and contributes
 2955 to the identification of emerging pollution issues and sources of water pollution. The monitoring program also
 2956 allows the quantification of water quality and aquatic habitat improvements. The data collected by these
 2957 programs additionally provides the necessary baseline information for many scientific studies conducted in King
 2958 County wetlands, lakes, streams, and marine waters by county scientists as well as scientists at universities and
 2959 state and federal agencies.

2960

2961 Financial resources for environmental protection programs, including monitoring, are limited. Because baseline
 2962 monitoring does not result in an actual project “on the ground,” and often is not mandated, it may not compete

2963 well with other priorities for limited funding. However, investments in monitoring will provide essential
2964 information for evaluating the effectiveness of current actions and guiding future policy decisions, priorities, and
2965 investments. To make the most efficient use of limited resources, it is critical that the county look for
2966 opportunities to coordinate its data collection and dissemination efforts so that they can meet as many
2967 information needs as possible. The county should also partner with entities conducting monitoring, including
2968 other governments and universities.

2969

2970 When data are collected, it is important that its usefulness is maximized. “Metadata” is background information
2971 on data, and is necessary to facilitate the understanding, use, storage, sharing, and management of data. For
2972 example, metadata can describe how a particular data set was collected, provide definitions for types of data, and
2973 describe the reliability of the data.

2974

2975 **E-701 King County should conduct a comprehensive and coordinated program of**
2976 **environmental monitoring and assessment to track long-term changes in climate**
2977 **(e.g., precipitation, temperature), water quality and quantity, toxics in fish and**
2978 **shellfish, land use, land cover and aquatic and terrestrial habitat, natural**
2979 **resource conditions, and biological resources as well as the effectiveness of**
2980 **policies, programs, regulations, capital improvement projects, and stormwater**
2981 **treatment facility design. This monitoring program should be coordinated with**
2982 **other jurisdictions, state and federal agencies, tribes, and universities to ensure**
2983 **the most efficient and effective use of monitoring data.**

2984

2985 **E-702 King County should seek to develop and maintain a publicly accessible,**
2986 **geo-spatial database on environmental conditions to inform policy decisions,**
2987 **support technical collaboration, and inform the public. All King County**
2988 **monitoring data should be supported by metadata.**

2989

2990 **E-703 King County should establish a decision-support system suitable for adaptive**
2991 **management that uses data from its environmental monitoring programs.**

2992

2993 **A. Performance Measurement, Performance Management and KingStat**

2994 Like adaptive management in realm of science, performance management includes collecting data, analyzing
2995 data to inform decision-making, and making programmatic course corrections based on this analysis.

2996

2997 King County reports to the public both community-level conditions and agency performance measures.

2998 Monitoring data referenced in this chapter serves as a core element of helping elected officials and the public stay
2999 informed about the state of the environment and the effectiveness of agency programs.

3000

3001 The executive’s KingStat program is using environmental monitoring data to assess environmental conditions,
 3002 develop appropriate county responses, and provide an opportunity to collaborate and partner with other
 3003 organizations in making improvements. With respect to environmental conditions, data used in KingStat
 3004 includes marine water, freshwater, terrestrial habitat, fish and wildlife, atmosphere, and resource consumption.
 3005

3006 **E-704 King County should continue to collect data on key natural resource**
 3007 **management and environmental parameters for use in KingStat, King County's**
 3008 **Strategic Plan implementation goals and objectives, and other environmental**
 3009 **benchmarking programs. Findings should be reported to the public, partner**
 3010 **agencies, and decision-makers. The information collected should be used to**
 3011 **inform decisions about policies, work program priorities and resource allocation.**
 3012

3013 **B. National Pollutant Discharge Elimination System Compliance**

3014 King County operates under a number of National Pollutant Discharge Elimination System Permits, including a
 3015 general Phase I Municipal Stormwater permit, and a number of general Industrial and Sand and Gravel
 3016 Stormwater permits for Transit, Solid Waste and Roads facilities. There are individual wastewater permits for
 3017 wastewater treatment plants and a solid waste management facility. King County also is issued construction
 3018 stormwater permits for capital projects involving land disturbance. Complying with these permits is a high
 3019 priority for King County as part of its strategy for protecting ground and surface water quality.
 3020

3021 **E-705 King County shall fully comply with the monitoring requirements in its National**
 3022 **Pollutant Discharge Elimination System permits, including seeking compliance**
 3023 **strategies that are cost-effective and useful.**
 3024

3025 **C. Water Resource Inventory Areas Salmon Recovery Plan**
 3026 **Implementation**

3027 The Puget Sound region has responded commendably to the listing of Puget Sound Chinook. In King County,
 3028 more than 40 jurisdictions have joined together to cooperatively lead salmon recovery in the County's
 3029 watersheds. In the 10 years since the plans were adopted (2006-2015), King County has implemented 65 priority
 3030 salmon restoration projects within its jurisdiction and has initiated work on an additional 33. In 2011, NMFS
 3031 conducted a five-year assessment of progress to implement the Puget Sound Salmon Recovery Plan. The
 3032 assessment concluded that good habitat projects are being implemented across Puget Sound, but that the pace of
 3033 salmon recovery implementation is too slow primarily due to insufficient funding. The salmon recovery plans for
 3034 the Snoqualmie portion of WRIA 7, WRIA 8 and WRIA 9 hit their ten year mark in 2015. King County
 3035 renewed interlocal agreements with its 43 jurisdictional partners to continue to fund salmon recovery
 3036 coordination in those watersheds for the next decade.
 3037

3038 Key conclusions and recommendations from the five-year assessment completed in 2011 include:

- 3039 • Habitat continues to decline, and the region needs to increase its scrutiny of the sources of habitat
3040 decline and the tools used to protect habitat sites and ecosystem process.
- 3041 • Habitat protection needs improvement, and salmon recovery lead entities and regional groups should
3042 advocate for stronger regulatory programs to protect habitat.
- 3043 • While extensive habitat work has taken place across King County and in the broader Puget Sound,
3044 funding has fallen well short of the need as identified in the work plans that have been developed in
3045 each watershed. Moreover, most sources only fund on-the-ground projects rather than the staffing that
3046 is needed to plan and coordinate overall recovery efforts.
- 3047 • Adaptive Management Plans are not completed: A process should be established to recognize changes
3048 that are being made to Recovery Plan strategies as implementation proceeds.

3049

3050 Although Water Resource Inventory Area plans are Chinook salmon-focused, they are expected to also provide
3051 the basis for recovery planning for other listed aquatic species, including Orcas, steelhead and bull trout.

3052

3053 **E-706 King County should work with other Water Resource Inventory Area salmon**
3054 **recovery plan partners to establish a program (framework and methodology) for**
3055 **monitoring project specific and cumulative effectiveness of King County**
3056 **salmonid recovery actions. This program should include data collection and**
3057 **analysis and should provide information to guide an adaptive management**
3058 **approach to salmonid recovery.**

3059

3060 **E-707 King County shall continue to coordinate with other governments, agencies,**
3061 **tribes, non-governmental organizations and others to develop and implement**
3062 **regional and watershed-based Monitoring and Adaptive Management programs**
3063 **focused on achieving salmon recovery goals. The programs shall continue to**
3064 **include monitoring of salmon populations and habitat status and trends over**
3065 **time in order for the county and its partners in salmon recovery to be able to**
3066 **access the overall trajectory of salmon recovery efforts.**

3067

3068 **D. Effectiveness of Critical Areas Regulations**

3069 Under the Growth Management Act, all counties and cities are required to periodically review their
3070 comprehensive plans and development regulations, including critical area regulations, for consistency with the
3071 Growth Management Act. Growth Management Act also requires local governments to include best available
3072 science in the development of land use policies and regulations to protect the functions and values of critical
3073 areas. Washington State Department of Commerce procedural criteria for adoption of comprehensive plans and
3074 development regulations provide direction on how local governments should include best available science in
3075 their critical area regulations (Washington Administrative Code 365-195). The procedural criteria call for the use

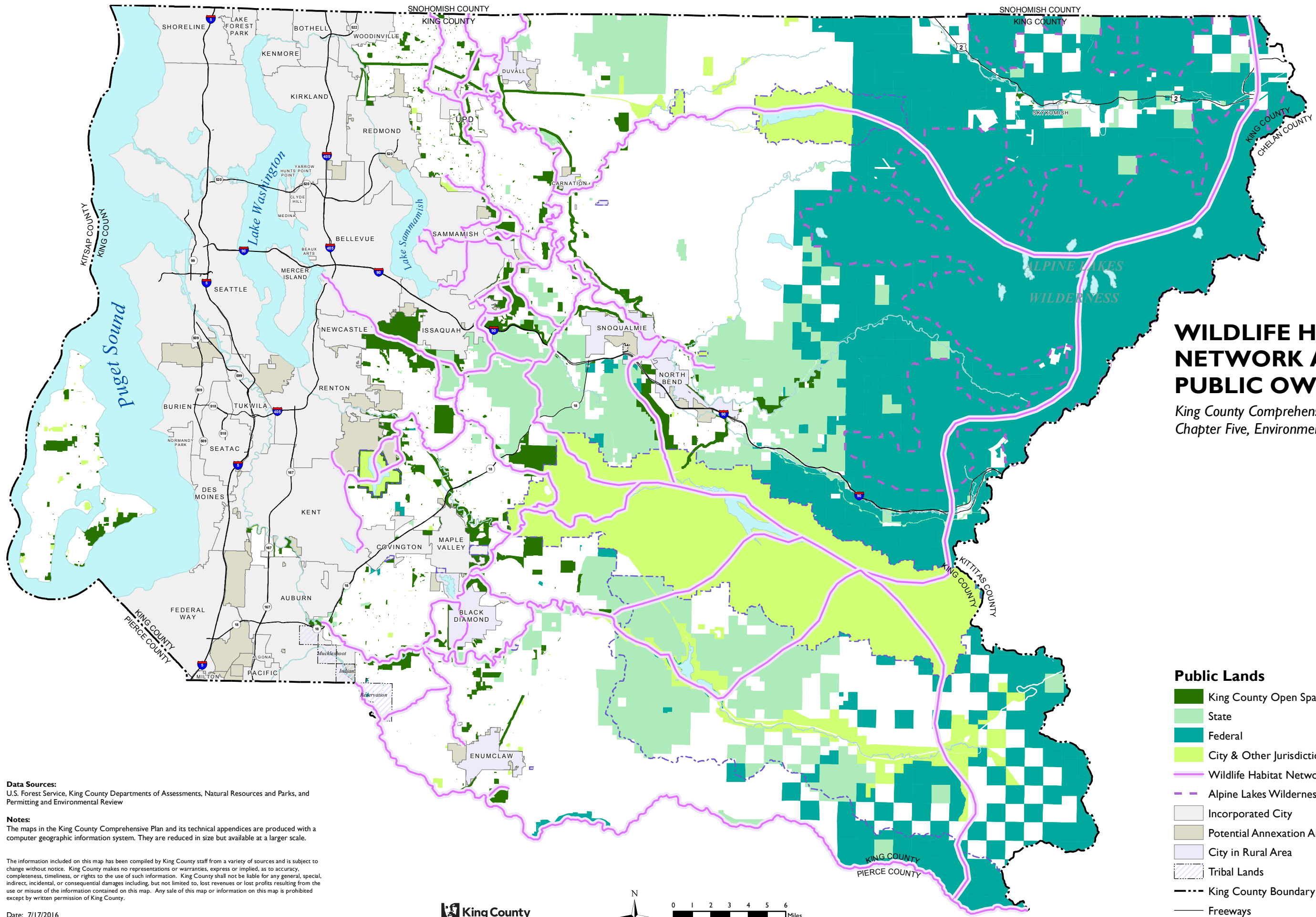
3076 of a precautionary approach, in which development and land use activities are strictly limited until the
3077 uncertainty is sufficiently resolved, where the science is uncertain.

3078

3079 Coupled with this precautionary approach should be an adaptive management program that allows for changes
3080 to regulations as new information comes in to address uncertainties. The adaptive management program is
3081 dependent upon a monitoring program that is designed to obtain the information needed to determine the
3082 effectiveness of regulations.

3083

3084 **E-708 King County should implement a framework for effectiveness monitoring of**
3085 **critical areas regulations, and use monitoring data to inform the future review**
3086 **and updates of its critical areas policies and regulations.**



WILDLIFE HABITAT NETWORK AND PUBLIC OWNERSHIP 2016

King County Comprehensive Plan, 2016
Chapter Five, Environment

- Public Lands**
- King County Open Space System
 - State
 - Federal
 - City & Other Jurisdiction
 - Wildlife Habitat Network
 - Alpine Lakes Wilderness
 - Incorporated City
 - Potential Annexation Areas
 - City in Rural Area
 - Tribal Lands
 - King County Boundary
 - Freeways
 - Municipal Watershed

Data Sources:
U.S. Forest Service, King County Departments of Assessments, Natural Resources and Parks, and Permitting and Environmental Review

Notes:
The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.

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July, 2016



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CHAPTER 6 SHORELINES

8 I. Introduction

9 A. Recitals

10 King County adopts the following, which are based on the Shoreline Management Act legislative findings in
11 Revised Code of Washington 90.58.020. These recitals represent King County's belief and agreement that a
12 coordinated approach to utilizing, managing, and protecting the shoreline resource is necessary and essential.
13 These recitals apply to the shoreline jurisdiction.

- 14 1. Shorelines are some of the most valuable and fragile of King County's natural resources. There
15 is appropriate concern throughout the county relating to the utilization, protection, restoration,
16 and preservation of the shoreline jurisdiction.
- 17 2. Ever increasing pressures of additional use are being placed on the shoreline jurisdiction,
18 which in turn necessitates increased coordination in its management and development.
- 19 3. Much of the shoreline jurisdiction and the uplands adjacent thereto are in private ownership.
20 Unrestricted construction on the privately owned or publicly owned shorelines is not in the
21 best public interest; and therefore, coordinated planning is necessary in order to protect the

- 22 public interest associated with the shoreline jurisdiction while recognizing and protecting
23 private property rights consistent with the public interest.
- 24 4. There is a clear and urgent demand for a planned, rational, and concerted effort, jointly
25 performed by federal, state, and local governments, to prevent the inherent harm in an
26 uncoordinated and piecemeal development of King County's shoreline jurisdiction.
- 27 5. It is the intent of King County to provide for the management of the shoreline jurisdiction by
28 planning for and fostering all reasonable and appropriate uses. This program is designed to
29 insure the development in a manner that, while allowing for limited reduction of rights of the
30 public in the navigable waters, will promote and enhance the public interest.
- 31 6. King County shoreline policies are intended to protect against adverse effects to the public
32 health, the land and its vegetation and wildlife, and the waters of the state and their aquatic
33 life, while protecting generally public rights of navigation and corollary rights incidental
34 thereto.
- 35 7. In the implementation of this chapter, the public's opportunity to enjoy the physical and
36 aesthetic qualities of natural shorelines shall be preserved to the greatest extent feasible
37 consistent with the overall best interest of the state, the county, and the people generally. To
38 this end uses shall be preferred which are consistent with control of pollution and prevention of
39 damage to the natural environment or are unique to or dependent upon use of the state's
40 shoreline.
- 41 8. Alterations of the natural condition of the shoreline jurisdiction, in those limited instances
42 when authorized, shall be given priority for single family residences and their appurtenant
43 structures, ports, shoreline recreational uses including but not limited to parks, marinas, piers,
44 and other improvements facilitating public access to shorelines, industrial and commercial
45 developments that are particularly dependent on their location on or use of the shoreline
46 jurisdiction, and other development that will provide an opportunity for substantial numbers of
47 the people to enjoy the shorelines.
- 48 9. Shorelines and shorelands in King County shall be appropriately designated and these
49 classifications shall be revised when circumstances warrant, regardless of whether the change
50 in circumstances occurs through man-made causes or natural causes. Any areas resulting from
51 alterations of the natural condition of the shorelines and shorelands no longer meeting the
52 definition of "shorelines of the state" shall not be subject to the provisions of King County
53 Shoreline Master Program.
- 54 10. Permitted uses in the shorelines zone shall be designed and conducted in a manner to
55 minimize, insofar as practical, any resultant damage to the ecology and environment of the
56 shoreline jurisdiction and any interference with the public's use of the water.
- 57

58 **B. About King County and King County Shorelines**

59 **1. Geography**

60 King County covers 2,130 square miles and extends from Puget Sound in the west to 8,000-foot Mt. Daniel at
61 the Cascade crest in the east. King County's shoreline jurisdiction includes saltwater coastline, river floodplains,
62 and extensive lakes and streams.

64 **2. King County's shoreline jurisdiction**

65 King County's diverse shorelines fringe or flow into Puget Sound. Puget Sound and surrounding lowland lakes
66 and river valleys are relatively young in geologic terms. Puget Sound is a glacially-carved, deep fjord between
67 the Cascade and Olympic mountains.

68
69 Puget Sound is King County's link to the Pacific Ocean via two connections: the Strait of Juan de Fuca and the
70 Strait of Georgia. Water, people and a diverse array of fish and wildlife travel freely between the ocean and King
71 County via Puget Sound and these Straits.

72
73 Puget Sound is a large estuary complex created by the freshwater it receives from streams, rivers and springs and
74 tidal exchange introduced through the two Straits. It is one of the more prominent and productive estuaries in
75 the world. In 1988, it was identified as an Estuary of National Significance by the United States government.
76 Within Puget Sound are numerous small to large estuaries. The largest estuary in King County is the
77 Green-Duwamish, although it is now a small remnant of its pre-development state.

78
79 Puget Sound consists of five basins. King County's portion of Puget Sound lies within the Central Basin and
80 includes Vashon-Maury Island. The Central or Main Basin extends from Admiralty Inlet to Tacoma Narrows.
81 It is the largest and deepest of the basins. The major drainages to the Central Basin, including Cedar River/Lake
82 Washington watershed (including Lake Sammamish and the Sammamish River), the Green-Duwamish
83 watershed, and Puyallup River/White River watershed, drain a total area of about 2,700 square miles and
84 contribute slightly less than 20% of Puget Sound's freshwater input. The Snohomish watershed (including the
85 Snoqualmie River Basin that lies mostly in King County) outlet into Puget Sound lies in Everett.

86
87 Puget Sound is located in a region that has great overlap between valuable natural resources and a burgeoning
88 human population. The productivity, diversity and value of the resources are greatly affected by the extent and
89 density of the population. Due to proximity to transportation routes and abundant food and water resources,
90 most of the region's human development since the mid-1800s, when settlers of European descent started to
91 explore and develop the region, has occurred along Puget Sound's shorelines, large lakes and rivers.

92

93 **C. Washington State’s Shoreline Management Act**

94 **1. Overview of Shoreline Management Act**

95 Washington’s Shoreline Management Act was passed by the Legislature in 1971 and adopted by the public in a
96 1972 referendum. The goal of the Shoreline Management Act is “to prevent the inherent harm in an
97 uncoordinated and piecemeal development of the state’s shorelines.”

98
99 The Act establishes a broad policy giving preference to uses that:

- 100 • Protect the quality of water and the natural environment,
- 101 • Depend on proximity to the shoreline (“water-dependent uses”), and
- 102 • Preserve and enhance public access or increase recreational opportunities for the public along
103 shorelines.

104
105 The Shoreline Management Act establishes a balance of authority between local and state government. Cities
106 and counties are the primary regulators but the state, through the Department of Ecology, has authority to
107 review local shoreline master programs and shoreline permit decisions.

108
109 Under the Shoreline Management Act, each city and county adopts a Shoreline Master Program that is based on
110 the Department of Ecology's Shoreline Master Program rules or guidelines, but tailored to the specific needs of
111 the community. More than 200 cities and all 39 counties have Shoreline Master Programs. Local Shoreline
112 Master Programs combine both plans and regulations. The plans are a comprehensive vision of how shoreline
113 areas will be used and developed over time. Regulations are the standards that shoreline projects and uses must
114 meet.

115
116 The Department of Ecology provides technical assistance to local governments undertaking Master Program
117 amendments. Master Programs and Master Program amendments are only effective after approval from the
118 Department of Ecology. In reviewing Master Programs, the Department of Ecology is limited to a decision on
119 whether or not the Program is consistent with the policy and provisions of the Shoreline Management Act and
120 the Department of Ecology’s guidelines.

121
122 Local governments may modify Master Programs to reflect changing local circumstances, new information, or
123 improved shoreline management approaches. All changes to Master Programs require public involvement and
124 approval from the Department of Ecology. At a minimum, local governments must hold public hearings.

125
126 In 2003, the Department of Ecology adopted revised state guidelines. Cities and counties with Shoreline Master
127 Programs are required to update their Shoreline Master Programs to bring them into compliance with these new
128 state guidelines.

129

130 **2. History of shoreline management in King County**

131 King County adopted its original Shoreline Master Program through two ordinances adopted by the King
 132 County Council and approved by the King County Executive, John Spellman, on May 2, 1978. Ordinance 3692
 133 adopted the Shoreline Master Plan, which established the goals, objectives, and policies of the King County
 134 Shoreline Master Program. Ordinance 3688 adopted the development regulations that implemented the
 135 Shoreline Master Plan. By a letter dated June 30, 1978, the Department of Ecology stated that it had approved
 136 King County’s Shoreline Master Program.

137
 138 The 1978 Shoreline Master Plan addressed the required elements of the shoreline guidelines originally adopted
 139 by the Department of Ecology in 1972. The 1978 Plan established goals, objectives, and policies for eight
 140 different shoreline elements. For each of the four shoreline environments, it also established general policies.

141
 142 The 1978 Plan stated that:

143 "Each environment represents a particular emphasis in the type of uses and the extent of development that
 144 should occur within it. The system is designed to encourage uses in each Environment which enhance the
 145 character of the Environment while at the same time requiring reasonable standards and restrictions on
 146 development so that the character of the Environment is not destroyed."

147
 148 Finally, the 1978 Shoreline Master Program included general policies for a variety of different shoreline use
 149 activities, including agriculture, mining, recreation, and residential development. Associated shoreline
 150 regulations establish the designation criteria, the allowed uses, and development standards for the four shoreline
 151 environments recognized by the 1972 state guidelines.

152
 153 In 1990, the King County Council adopted regulations governing environmentally sensitive areas, some of which
 154 include areas also within shoreline jurisdiction. (Ordinance 9614) King County updated its critical areas
 155 regulations effective January 1, 2005. (Ordinances 15032, 15033, and 15034) King County's Critical Areas
 156 Regulations and its Shoreline Master Program both provide that the regulations that are most protective of the
 157 environment apply in the case of a conflict.

158

159 **3. Shoreline jurisdiction under the Shoreline Management Act**

160 Shorelines of the State in King County, as defined by the Shoreline Management Act, include all marine waters,
 161 lakes greater than 20 acres, and rivers and streams with a minimum of 20 cubic feet per second mean annual
 162 flow. The shoreline jurisdiction includes these water bodies and shorelands. Shorelands are defined as those
 163 areas extending landward for 200 feet from the ordinary high water mark, floodways and contiguous floodplain
 164 areas landward 200 feet from such floodways, and all associated wetlands and river deltas. King County
 165 currently includes the 100-year floodplain in its shoreline jurisdiction. Shoreline jurisdiction under the Shoreline
 166 Management Act does not include tribal reservation lands or lands held in trust by the federal government for the
 167 tribes.

168

169 Table S-1 below shows the number of shoreline miles managed under King County's Shoreline Master Program.

170

171 **Table S-1. Miles of shoreline under King County's jurisdiction**

Shoreline (miles)		
Lake	River/Stream	Marine
234	1,696	51

172

173 **D. King County's Shoreline Master Program**

174 The Shoreline Master Program adopted by King County provides a legal framework for decision making on land
 175 use and other activities that complies with the Shoreline Management Act. This section describes the elements
 176 of the Shoreline Master Program, with the details being further developed throughout this chapter.

177

178 **1. Components of the Shoreline Master Program**

179 The King County Shoreline Master Program consists of this chapter and the implementing shoreline
 180 management regulations.

181

182 This chapter describes King County's shoreline goals and policies. It addresses the shoreline jurisdiction, overall
 183 shoreline policy goals, shoreline element policies, Shoreline Master Program relationship to other laws, shoreline
 184 environment designations, environmental protection, shoreline use and modification, and administrative
 185 policies. The following documents provide supporting information for these goals and policies:

186

187 **King County Shoreline Protection and Restoration Plan (September 2010):** The Shoreline Protection and
 188 Restoration Plan summarizes the methods and results of King County's shoreline analysis with respect to
 189 restoration planning, the elements and applicability of the restoration plan, and the ways in which shoreline
 190 restoration is expected to occur over time.

191

192 **King County Shoreline Public Access Plan (September 2010):** The Shoreline Public Access Plan includes
 193 an inventory of existing formal and informal shoreline public access opportunities in the unincorporated
 194 area, and identifies gaps in public access opportunities. The Shoreline Public Access Plan describes King
 195 County's priorities for providing new public access to major shorelines in the unincorporated area.

196

197 **King County Shoreline Cumulative Impacts Assessment (September 2010):** The Shoreline Cumulative
 198 Impacts Assessment provides a mechanism for examining the potential success of county policies and
 199 regulations in meeting the goal of no net loss of shoreline ecological processes and functions.

200

201 **King County Shoreline Inventory and Characterization (May 2007):** The Shoreline Inventory and
 202 Characterization includes the data and analytic methods used to develop King County's shoreline inventory
 203 and shoreline characterization (including evaluation of existing physical and shoreline ecological processes

204 and functions, public access and recreation, land use and economic development, public facilities and
205 utilities, and archaeological and historic resources). In addition, the Shoreline Inventory and
206 Characterization includes methodologies for cumulative impact analysis associated with shoreline
207 management and comprehensive shoreline restoration planning. Specific data can be found at:
208 <http://www.kingcounty.gov/shorelines>.

209

210 **King County Shoreline Map Folio (September 2010):** The Shoreline Map Folio includes all maps produced
211 and referenced as part of the Shoreline Master Program update, with the exception of those maps included
212 in this chapter. All geographic information can be found at:
213 <http://www.kingcounty.gov/shorelines/shorelines-plan-update.aspx>

214

215 The terms “Shoreline Master Program,” “Shoreline Program” and “Program” are all used throughout this
216 chapter to describe King County’s shoreline policies (this chapter) and shoreline management regulations in their
217 entirety.

218

219 **2. Shoreline policies**

220 The Shoreline Master Program contains specific policies relating to a wide variety of shoreline uses and issues.

221

222 Shoreline policies establish broad shoreline management directives. They are statements of intent by King
223 County that direct or authorize a course of action or specify criteria for regulatory or non-regulatory action. The
224 policies serve as the basis for regulations that govern use and development along the shoreline.

225

226 King County’s shoreline policies must:

- 227 1. Be consistent with the Shoreline Management Act;
- 228 2. Address the Master Program elements of Revised Code of Washington 90.58.100;
- 229 3. Include policies for environmental designations as described in Washington Administrative Code
230 173-26-211;
- 231 4. Be designed and implemented in a manner consistent with all relevant constitutional and other legal
232 limitations on regulation of private property; and
- 233 5. Be consistent with the King County Comprehensive Plan and functional plans adopted as components
234 of the Comprehensive Plan.

235

236 Shoreline policies provide a comprehensive foundation for the Shoreline Master Program regulations, which are
237 more specific standards that are used to evaluate shoreline development proposals. King County must evaluate
238 permit applications in light of the shoreline policies and may approve a permit only after determining that the
239 development conforms to the policies in the Shoreline Master Plan.

240

241 In addition, shoreline policies assist in prioritizing King County’s spending on facilities and services within
242 shorelines of the state. Finally, the shoreline policies provide direction for regional issues such as resource
243 management, environmental protection, transportation, inter-governmental coordination and regional planning.
244

245 **3. Shoreline Environments**

246 The Shoreline Management Act requires that shoreline management programs classify shoreline areas into
247 specific environment designations. The Department of Ecology’s guidelines recommend six different
248 environment designations, but does not require that local programs adopt this particular scheme. King County’s
249 1978 Shoreline Master Program adopted the four environment designations recommended by the Department of
250 Ecology at that time: Urban, Rural, Conservancy, and Natural. In this update, King County is adopting eight
251 environment designations in total, based on the recommendations from the Department of Ecology. These
252 environment designations are:
253

254 **High Intensity Shoreline Environment:** Applied to areas that provide high-intensity water-oriented
255 commercial, transportation, and industrial uses.
256

257 **Residential Shoreline Environment:** Applied to accommodate residential uses at urban densities, while
258 allowing for non-residential uses that are consistent with the protection of the shoreline jurisdiction.
259

260 **Rural Shoreline Environment:** Applied to accommodate rural residential shoreline development, while
261 allowing for rural non-residential uses that are consistent with the protection of the shoreline.
262

263 **Conservancy Shoreline Environment:** Applied to protect and conserve the shoreline for ecological, public
264 safety, and recreation, purposes. Includes areas with important shoreline ecological processes and functions,
265 valuable historic and cultural features, flood and geological hazards and recreational opportunities.
266 Residential areas can also be designated as conservancy shorelines.
267

268 **Resource Shoreline Environment:** Applied to allow for mining and agriculture land uses, except for
269 shorelines that are relatively intact or that have minimally degraded shoreline processes and functions.
270

271 **Forestry Shoreline Environment:** Applied in areas to allow for forest production and protect municipal
272 water supplies.
273

274 **Natural Shoreline Environment:** Applied to shorelines that are relatively intact or have minimally degraded
275 shoreline processes and functions that are intolerant of human use.
276

277 **Aquatic Shoreline Environment:** Applied to the areas waterward of the ordinary high water mark.
278

279 **4. Shoreline program elements**

280 The Shoreline Management Act identifies eight “program elements” that must be addressed and included in
281 local shoreline master programs:

282

283 **Economic development element** that considers the location and design of industries, industrial projects of
284 statewide significance, transportation facilities, port facilities, tourist facilities, commerce, and other
285 developments that are particularly dependent on shorelines of the state.

286

287 **Public access element** that considers public access to publicly owned land along shorelines of the state.

288

289 **Recreational element** that identifies recreational opportunities along shorelines, such as parks, tidelands,
290 beaches, and recreational areas, and that pursues acquisition through implementation of the King County
291 Shoreline Master Program.

292

293 **Circulation element** that consists of the general location and extent of existing and proposed major
294 thoroughfares, transportation routes, terminals, and other public utilities and facilities.

295

296 **Land use element** that considers the general distribution and location, as well as the extent of use on the
297 shorelines and adjacent areas for housing, business, industry, transportation, agriculture, natural resources,
298 recreation, education, public buildings and grounds, and other categories of public and private use of the
299 land.

300

301 **Conservation element** that addresses the preservation of natural resources including, but not limited to,
302 scenic vistas, aesthetics, and vital estuarine areas for fish and wildlife.

303

304 **Historic, cultural, scientific and educational element** that prevents the destruction of or damage to any site
305 having historic, cultural, scientific, or educational value as identified by the appropriate authorities,
306 including affected Tribes, and the state office of archaeology and historic preservation.

307

308 **Flood hazard element** that considers the prevention and minimization of flood damages.

309

310 **5. Shoreline modifications and uses**

311 The Shoreline Management Act requires that local Shoreline Master Programs distinguish between shoreline
312 modifications and shoreline uses.

313

314 **Shoreline modifications** are generally related to construction of a physical element such as a dike, breakwater,
315 dredged basin, or fill, but can include other actions such as clearing, grading or application of chemicals. A
316 shoreline modification is usually undertaken in support of or in preparation for a shoreline use.

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Shoreline uses are classified as "water-dependent," "water-related," "water-enjoyment," or "water-oriented."

A water-dependent use is a use or portion of a use that cannot exist in a location that is not adjacent to the water and that is dependent on the water by reason of the intrinsic nature of its operations.

A water-related use is a use or portion of a use that is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:

- (a) The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or
- (b) The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive or more convenient.

A water-enjoyment use is a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which, through location, design and operation, ensures the public’s ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

A water-oriented use is a use that is water-dependent, water-related, water-enjoyment, or a combination of such uses.

II. Shoreline Jurisdiction

A King County’s Responsibility to Regulate Shorelines

1. King County assumes primary responsibility for shoreline planning and regulation

King County has primary responsibility for shoreline management planning and for the administration of shoreline regulations within its jurisdiction.

S-101 King County has primary responsibility within its boundaries for planning required by the Shoreline Management Act and for administering its shoreline regulatory program.

352 King County recognizes that its Shoreline Master Program is subject to review and approval by the Washington
 353 State Department of Ecology and that the Shoreline Master Program must be consistent with the policies and
 354 provisions of the Shoreline Management Act (Revised Code of Washington 90.58).
 355

356 **2. King County’s Shoreline Master Program is intended to be consistent with**
 357 **the Shoreline Management Act & Guidelines**

358 King County’s Shoreline Master Program is intended to be consistent with the required elements of the
 359 Department of Ecology’s guidelines for implementing the Shoreline Management Act that are found in
 360 Washington Administrative Code 173-26 and 173-28. King County’s Shoreline Master Program shall be
 361 interpreted consistently with the Shoreline Management Act. In the event of a conflict between Shoreline
 362 Management Act and King County’s Shoreline Master Program, the Shoreline Master Program should be
 363 interpreted to give meaning and effect to the Shoreline Management Act.
 364

365 **S-102 King County’s Shoreline Master Program is to be interpreted consistently with**
 366 **the policies and requirements of the Shoreline Management Act (Revised Code of**
 367 **Washington 90.58).**

368
 369 **S-103 King County’s Shoreline Master Program is to be interpreted consistently with**
 370 **the required elements of the shoreline guidelines found in Washington**
 371 **Administrative Code 173-26 and 173-28.**
 372

373 **3. King County’s Shoreline Master Program is to be liberally construed**

374 The Shoreline Management Act explicitly provides that it is exempt from the rule of strict construction and must
 375 be liberally construed to give full effect to the Act’s objectives and purposes. By adopting a liberal standard of
 376 construction, the state Legislature demonstrated the importance it attached to protecting the shoreline and
 377 accomplishing the goals and policies of the Shoreline Management Act. Consistent with this mandate, and
 378 because King County believes that accomplishing the goals and objectives of the Shoreline Management Act
 379 within the county is of primary importance, the Shoreline Master Program is to be liberally construed to
 380 accomplish its objectives and purpose.
 381

382 **S-104 King County’s Shoreline Master Program is exempted from the rules of strict**
 383 **construction and shall be construed liberally to give full effect to its objectives**
 384 **and purpose.**
 385

386 **B. Shoreline Jurisdiction**

387 **1. Shoreline jurisdiction extends over all “shorelines” and “shorelines of**
 388 **statewide significance” within unincorporated King County**

389 The Shoreline Management Act applies to all “shorelines of the state.” “Shorelines of the state” are defined to
 390 include “shorelines” and “shorelines of statewide significance.” It is important to understand the distinction
 391 between the terms “shorelines” and “shorelines of statewide significance.” Both terms are used throughout the
 392 Shoreline Management Act and define the scope of King County’s shoreline jurisdiction. The distinction is
 393 important because the Shoreline Management Act imposes greater and more specific obligations when dealing
 394 with shorelines of statewide significance.

396 **a. “Shorelines”**

397 Shorelines are defined in the Shoreline Management Act as follows:

398 “Shorelines” means all of the water areas of the state, including reservoirs, and their associated
 399 shorelands, together with the lands underlying them; except (i) shorelines of statewide significance; (ii)
 400 shorelines on segments of streams upstream of a point where the mean annual flow is 20 cubic feet per
 401 second or less and the wetlands associated with such upstream segments; and (iii) shorelines on lakes
 402 less than 20 acres in size and wetlands associated with such small lakes.

404 **b. “Shorelines of statewide significance”**

405 Shorelines of statewide significance, as specifically defined in the Shoreline Management Act include:

- 406 • Those areas of Puget Sound between the ordinary high water mark and the line of extreme low tides;
- 407 • Lakes, whether natural, artificial or a combination thereof, with a surface acreage of 1,000 acres or
 408 more measured at the ordinary high water mark; and
- 409 • Natural rivers or segments thereof downstream of a point where the mean annual flow is measured at
 410 1,000 cubic feet per second or more.

412 In unincorporated King County, the water bodies that qualify as shorelines of statewide significance include:

- 413 • The marine waters around Vashon-Maury Island
- 414 • Northeast Lake Washington (north of Kirkland) and southwest Lake Washington (west of Renton)
- 415 • Lake Sammamish at Marymoor State Park and Lake Sammamish State Park
- 416 • Mud Mountain Reservoir and White River from river mile 15.5 to river mile 46 (excluding the
 417 Muckleshoot Indian Reservation between river mile 8.9 and river mile 15.5)
- 418 • Green River from its confluence with the Duwamish River to river mile 95
- 419 • Duwamish River from river mile 3.5 to river mile 5

- 420 • Chester Morse Lake (Reservoir)
- 421 • Tolt Reservoir
- 422 • Mainstem Snoqualmie River to river mile 43 and Middle Fork Snoqualmie River to river mile 39
- 423 • South Fork Skykomish River to river mile 30

424

425 Associated shorelands that are adjacent to shorelines of statewide significance are included within the shoreline
426 of statewide significance jurisdiction.

427

428 **c. “Shorelands”**

429 Shorelines includes “associated shorelands” which are defined in the Shoreline Management Act as follows:

430 “Shorelands” or “shoreland areas” means those lands extending landward for 200 feet in all directions
431 as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous
432 floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated
433 with the streams, lakes, and tidal waters which are subject to the provisions of this chapter.

434

435 **d. Shoreline jurisdiction**

436 King County’s shoreline jurisdiction consists of the combination of shorelines, shorelines of statewide
437 significance, and shorelands.

438

439 **S-105 King County’s shoreline jurisdiction extends over all shorelines of the state, as**
440 **that term is defined in the Shoreline Management Act, in unincorporated King**
441 **County. This includes jurisdiction over shorelines, shorelines of statewide**
442 **significance and shorelands.**

443

444 **e. Options to extend geographic jurisdiction over shorelines and shorelines of statewide**
445 **significance**

446 The Shoreline Management Act gives King County two options concerning the scope of its shoreline
447 jurisdiction.

448 The first option allows the county to include 100-year floodplains:

449 Any county or city may determine that portion of a 100-year floodplain to be included in its Master
450 Program as long as such portion includes, as a minimum, the floodway and the adjacent land extending
451 landward 200 feet therefrom.

452 (Revised Code of Washington 90.58.030(2)(f)(i))

453

454 In its original Shoreline Master Program adopted in 1977, King County included the 100-year floodplain. The
455 continued regulation of the 100-year floodplain is necessary to comply with certain federal requirements under

456 the National Flood Insurance Program. Therefore, King County continues to extend its shoreline jurisdiction to
457 cover 100-year floodplains.

458

459 **S-106 King County includes within its shoreline jurisdiction the 100-year floodplains of**
460 **shorelines of the state.**

461

462 The second option allows the extension of shoreline jurisdiction to include land necessary for buffers for critical
463 areas that extend beyond the 200 foot shoreland jurisdiction:

464 Any city or county may also include in its master program land necessary for buffers for critical areas,
465 as defined in chapter 36.70A Revised Code of Washington, that occur within shorelines of the state,
466 provided that forest practices regulated under chapter 76.09 Revised Code of Washington, except
467 conversions to non-forest land use, on lands subject to the provisions of this subsection (2)(f)(ii) are not
468 subject to additional regulations under this chapter.(Revised Code of Washington 90.58.030(2)(f)(ii))

469

470 King County is not exercising its option to extend its shoreline jurisdiction to include lands for buffers for critical
471 areas.

472

473 **S-107 Where critical areas are located within the unincorporated King County**
474 **shorelands, the shoreline jurisdiction shall not include the critical area buffers**
475 **that extend outside of the shoreline jurisdiction boundary.**

476

477 **2. Jurisdictional map**

478 Applying these definitions within King County has involved an extensive survey of the shoreline jurisdiction,
479 which is discussed in detail in the King County Shorelines Inventory and Characterization (May 2007). The
480 Shorelines of the State map at the end of this chapter shows the complete scope of King County's shorelines and
481 shorelines of statewide significance.

482

483 **III. Shoreline Policy Goals**

484 **A. Introduction to Shoreline goals**

485 King County's shoreline has a long history of settlement because of the abundant natural resources, availability
486 of water, and usefulness as transportation routes. The shoreline also draws people to enjoy the aesthetic and
487 recreational value that marine beaches, lakes, and rivers provide. The shoreline supports some of the region's
488 most important industries, such as shipping, fishing, and tourism.

489

490 Because of the unique and irreplaceable value of the shorelines of the state, King County recognizes that it is in
491 the public interest to protect shoreline ecological processes and functions, while allowing reasonable and

492 necessary use of shorelines to support the regional economy and provide recreational opportunities for the
493 public.

494

495 The high demand for shoreline use over time has degraded shoreline ecological processes and functions in many
496 areas. Many segments of King County's shoreline jurisdiction are devoid of native vegetation, the banks are
497 hardened with additions of rock and other materials, sediment movement is no longer driven by natural forces,
498 and valuable fish and wildlife habitat is gone or impaired to a significant extent. Unaltered shorelines are
499 increasingly rare. It has become critical to restore and enhance degraded shorelines.

500

501 A vast majority of the shoreline jurisdiction, particularly in the lower parts of the regional watersheds and along
502 the marine shorelines, is in private ownership, giving the residents of King County an important role in
503 protecting unique and irreplaceable shoreline values. The challenge for King County is to manage these lands in
504 a manner that protects, restores, and enhances King County's shoreline jurisdiction, while respecting private
505 property rights and protecting the public interest.

506

507 King County has established a set of general policy goals that provide overarching guidance for discretionary
508 decision-making, support shoreline regulations, and define the vision that King County has for the use,
509 protection, restoration and enhancement of the shorelines of the state. These policy goals reflect the wide range
510 of Shoreline Management Act mandates, while at the same time preserving the maximum possible flexibility for
511 King County to address the unique shoreline conditions within its jurisdiction.

512

513 **B. Statement of Applicability**

514 The Shoreline Management Act includes a requirement that development proposals must obtain a shoreline
515 substantial development permit. However, the Shoreline Management Act includes a number of exemptions
516 from this requirement. For example, proposals to construct a single family residence or to construct a bulkhead
517 to protect a single family residence are exempt from the requirement to obtain a substantial development permit.
518 Activities that do not require a shoreline substantial development permit can, individually and cumulatively,
519 adversely impact adjacent properties and natural resources. King County has both the authority and the
520 responsibility to enforce Shoreline Master Program regulations on all uses and development in the shoreline
521 jurisdiction. In order to ensure that permit-exempt activities comply with the Shoreline Management Act and
522 the County's Shoreline Master Program, King County generally requires applicants with exempt projects to
523 apply for a shoreline exemption.

524

525 Because there has been confusion in the past regarding the scope of the Shoreline Management Act, Ecology
526 requires that all Master Programs contain the following policy statement:

527

528 **S-201** All proposed uses and development occurring within King County's shoreline
529 jurisdiction must conform to the Shoreline Management Act and to King County's
530 Shoreline Master Program.
531

532 **C. Shoreline Preferred Uses**

533 The Shoreline Management Act establishes mandatory preferences for uses that are unique to or dependent upon
534 a shoreline location. These preferred uses apply to the entire shoreline jurisdiction, both the shorelines and
535 shorelines of statewide significance. The Shoreline Management Act preferred uses are recognized in the
536 following policies.
537

538 **S-202** In establishing and implementing shoreline policies and development
539 regulations, King County shall give preference to uses that are unique to or
540 dependent upon a shoreline location.
541

542 **S-203** King County, when determining allowable uses and resolving use conflicts in the
543 shoreline jurisdiction, shall apply the following preferences and priorities in the
544 order listed below:

- 545 a. Reserve appropriate areas for protecting and restoring shoreline
546 ecological processes and functions to control pollution and prevent
547 damage to the natural environment and to public health.
- 548 b. Reserve shoreline areas for water-dependent and associated
549 water-related uses. Harbor areas, established pursuant to Article XV of
550 the State Constitution, and other areas that have reasonable commercial
551 navigational accessibility and necessary support facilities, such as
552 transportation and utilities, should be reserved for water-dependent and
553 water-related uses that are associated with commercial navigation,
554 unless adequate shoreline is reserved for future water-dependent and
555 water-related uses and unless protection of the existing natural resource
556 values of such areas preclude such uses. Shoreline mixed-use
557 developments may be allowed if they include and support
558 water-dependent uses and address specific conditions that affect
559 water-dependent uses.
- 560 c. Reserve shoreline areas for other water-related and water-enjoyment
561 uses that are compatible with ecological protection and restoration
562 objectives.
- 563 d. Locate single family residential uses where they are appropriate and can
564 be developed without significant impact to shoreline ecological
565 processes and functions or displacement of water-dependent uses.
- 566 e. Limit nonwater-oriented uses to those locations that are inappropriate
567 for higher priority uses or where the nonwater-oriented uses

568 demonstrably contribute to the objectives of the Shoreline Management
569 Act.

570
571 **S-204** In particular circumstances, the preferred use policies, the local economic and
572 land use conditions, and the policies and regulations that assure protection of
573 shoreline resources may result in a determination that other uses may be
574 considered as necessary or appropriate. These other uses may be
575 accommodated, provided that the preferred uses are reasonably provided for
576 throughout the shoreline jurisdiction.
577

578 **D. General Policy Goals**

579 The Shoreline Management Act policies of protecting shoreline ecological processes and functions, fostering
580 reasonable use, and maintaining the public right of navigation and corollary uses result in certain mandatory
581 policy goals for the shoreline jurisdiction.
582

583 These policies apply to both shorelines and shorelines of statewide significance. The policies are not ranked in a
584 specific order. King County reserves the right to balance these general policies based on the unique
585 circumstances, location and physical condition of the shoreline.
586

587 **S-205** The following policy goals apply to all of the shoreline jurisdiction. The goals are
588 not ranked in importance and have been assigned a number for identification
589 purposes only.

- 590 a. The use of the shoreline jurisdiction for those economically productive
591 uses that are particularly dependent on shoreline location or use.
- 592 b. The use of the shoreline jurisdiction for public access and recreation.
- 593 c. Protection and restoration of the ecological processes and functions of
594 shoreline natural resources.
- 595 d. Protection of the public right of navigation and corollary uses of waters
596 of the state.
- 597 e. The protection and restoration of buildings and sites having historic,
598 cultural, and educational value.
- 599 f. Planning for public facilities and utilities correlated with other shorelines
600 uses.
- 601 g. Prevention and minimization of flood damage.
- 602 h. Recognizing and protecting private property rights.
- 603 i. Preferential accommodation of single family residential uses.
- 604 j. Coordination of shoreline management with other relevant local, state
605 and federal programs.
606

607 **E. Shorelines of Statewide Significance Policy Goals**

608 The Shoreline Management Act identifies certain shorelines as "shorelines of statewide significance" and raises
 609 their status by setting use priorities and by calling for a higher level of effort in implementing the Shoreline
 610 Master Program. The state legislature has declared that the interest of all people shall be paramount in the
 611 management of shorelines of statewide significance.

612
 613 **S-206 The interests of all people shall be paramount in the management of shorelines**
 614 **of statewide significance within King County.**

615
 616 The legislature has established policy goals that govern shorelines of statewide significance. Significantly, these
 617 policy goals are ranked in order of preference, i.e., the first goal must be given priority over all subsequent goals.

618
 619 The following policy recognizes and accepts the policy goals as directed by the Shoreline Management Act for
 620 shorelines of statewide significance:

621
 622 **S-207 In developing and implementing its Shoreline Master Program for shorelines of**
 623 **statewide significance, King County shall give preference, in the following order**
 624 **of preference, to uses that:**
 625 **a. Recognize and protect the statewide interest over local interest;**
 626 **b. Preserve the natural character of the shoreline;**
 627 **c. Result in long-term over short-term benefit;**
 628 **d. Protect the resources and ecology of the shoreline;**
 629 **e. Increase public access to publicly owned areas of the shorelines;**
 630 **f. Increase recreational opportunities for the public in the shoreline; and**
 631 **g. Provide for any other element as defined in Revised Code of Washington**
 632 **90.58.100.**

633
 634 **S-208 In developing and implementing policies relating to shorelines of statewide**
 635 **significance, King County shall provide for optimum implementation of policies**
 636 **that satisfy the statewide interest.**

637
 638 **F. State-Owned Shoreline Policy Goals**

639 The state also owns property within King County. The Shoreline Management Act requires that certain policies
 640 be adopted with regard to shoreline land owned by the state. This is distinct from shorelines of statewide
 641 significance, which may or may not be in state ownership. Because state-owned shoreline is often adapted to
 642 providing recreational activities for the public, King County has given special consideration to these factors in
 643 developing the Shoreline Master Program.

644

645 **S-209** King County should encourage and help facilitate the use of state-owned
 646 shorelines for public recreational activities, where appropriate.
 647

648 **G. Balancing Policy Goals**

649 The policy goals for the management of the shoreline jurisdiction have the potential for conflict. King County
 650 shorelines are considered among the most valuable and fragile of King County’s natural resources. These
 651 shorelines are valuable for economically productive industrial and commercial uses, recreation, navigation,
 652 residential amenity, scientific research, and education. They are fragile because shorelines depend upon a
 653 balance between physical, biological, and chemical systems that may be significantly altered by both natural
 654 forces (earthquakes, volcanic eruptions, landslides, storms, droughts, floods) and human activities (industrial,
 655 commercial, residential, recreation, navigational). Unbridled use of the shorelines ultimately could destroy their
 656 utility and value for human use.
 657

658 **S-210** The policy goals of King County's Shoreline Master Program relate both to the
 659 use and protection of the extremely valuable and vulnerable shoreline resources
 660 of the state.
 661

662 **S-211** King County shall accommodate in the shoreline jurisdiction all reasonable and
 663 appropriate uses consistent with protecting against adverse effects to the public
 664 health, the land and its vegetation and wildlife, and the waters of the state and
 665 consistent with public rights of navigation.
 666

667 **S-212** The policy of achieving both shoreline use and protection is reflected in the
 668 provision that permitted uses in the shoreline jurisdiction shall be designed and
 669 conducted in a manner to avoid or minimize, in so far as practical, any resultant
 670 damage to the ecology and environment of the shoreline area and the public's
 671 use of the water.
 672

673 **S-213** King County shall balance shoreline use and shoreline protection when meeting
 674 the policy goals of the Shoreline Management Act.
 675

676 **H. Multiple Approaches to Accomplishing Policy Goals**

677 The policy goals in the Shoreline Master Program may be achieved through a variety of methods that go beyond
 678 simply regulating development within the shoreline jurisdiction. There are a wide range of non-regulatory tools
 679 available that provide incentives for property owners to work cooperatively with King County to achieve these
 680 policy goals. In addition, King County works closely with other public and non-profit groups to achieve
 681 mutually beneficial objectives.
 682

- 683 **S-214** **The King County Shoreline Master Program policies may be achieved by a**
684 **number of different means, both regulatory and non-regulatory. These include,**
685 **but are not limited to:**
- 686 a. **Regulations controlling development within the shoreline jurisdiction;**
 - 687 b. **Acquisition of land and easements by purchase, lease, or gift, either**
688 **alone or in concert with other local governments;**
 - 689 c. **Accepting grants, contributions, and appropriations from any public or**
690 **private agency or individuals;**
 - 691 d. **Public facility and park planning;**
 - 692 e. **Watershed planning;**
 - 693 f. **Voluntary salmon recovery projects; and**
 - 694 g. **Incentive programs, such as the transfer of development rights or the**
695 **public benefit rating system.**
- 696

697 **IV. Shoreline Element Policy Goals**

698 **A. Need for shoreline elements**

699 The Shoreline Management Act requires local master programs to include a number of elements that range from
700 use of shorelines for economic benefit and accommodating necessary infrastructure to protecting both cultural
701 and natural resources. These elements are addressed separately throughout this chapter and are based on the
702 following overarching King County Shoreline Master Program element policy goals.

703

704 **B. Economic Development Element**

705 King County's economy is the largest and most significant in the Puget Sound Region and in Washington State.
706 With almost half of the state's nonagricultural jobs and almost 83,900 businesses, it is essential that the King
707 County accommodate the industries and infrastructure to support a healthy and vibrant economy. Most of the
708 county's industry and infrastructure lies within the incorporated cities and is not subject to the King County
709 Shoreline Master Program. However, there are some portions of the shoreline jurisdiction in unincorporated
710 King County that provide for economic development of the region.

- 711
- 712 **S-301** **King County should plan for the location and design of industries, transportation**
713 **facilities, port facilities, tourist facilities, commerce and other developments that**
714 **are particularly dependent on their location on or use of the shorelines of the**
715 **state.**
- 716

717 **C. Public Access Element**

718 King County believes the shoreline should be accessible to the general public to enjoy and use within the
 719 limitations of private property rights and ecological considerations. Since a significant amount of shoreline
 720 property is in private ownership, the responsibility to maintain and provide public access falls primarily on public
 721 projects. Not all sites are appropriate for use by the public and must be evaluated carefully to ensure that public
 722 access can be safely provided without harm. Provisions should also be retained and sought to provide
 723 opportunities for the public to enjoy views of the water and shoreline.

724

- 725 **S-302 King County shall:**
- 726 a. **Support the public interest with regard to rights to access waters held in**
 - 727 **public trust by the state, while protecting private property rights and**
 - 728 **public safety, as well as considering impacts on shoreline ecological**
 - 729 **processes and functions.**
 - 730 b. **Protect the rights of navigation and the space necessary for**
 - 731 **water-dependent uses.**
 - 732 c. **To the greatest extent feasible consistent with the overall best interest of**
 - 733 **the state and the people generally, protect the public's opportunity to**
 - 734 **enjoy the physical and aesthetic qualities of shorelines of the state,**
 - 735 **including views of the water.**
 - 736 e. **Regulate the design, construction, and operation of permitted uses in**
 - 737 **the shorelines of the state to minimize, insofar as practical, interference**
 - 738 **with the public's use of the water.**

739

740 When planning shoreline public access, King County should try to achieve an integrated system that can
 741 supplement, and be coordinated with, multimodal transportation planning. King County has identified areas of
 742 potential public access that will be assessed in more detail through shoreline permits and public projects. The
 743 King County Shoreline Public Access Plan (July 2009) provides details on the analysis of existing shoreline
 744 public access in King County, identified public access gaps and opportunities, and the resulting shoreline Public
 745 Access Plan.

746

- 747 **S-303 The King County Shoreline Master Program should increase the amount and**
- 748 **diversity of public access to the shoreline jurisdiction in areas identified within a**
- 749 **shoreline public access gap. New public access should minimize impacts to**
- 750 **shoreline ecological processes and functions, preserve natural shoreline**
- 751 **character as much as possible, protect private property rights and consider**
- 752 **public safety.**

753

- 754 **S-304 Public agencies, including local governments, port districts, state agencies, and**
- 755 **public utility districts, should include public access in their development**
- 756 **proposals if public access is compatible with the activity and can be provided**

757 safely. An assessment of the impact of public access on the shoreline and
758 constructed features should also be conducted.

759
760 **S-305 King County shall require public access to shorelines of the state for**
761 **water-enjoyment, water-related, and nonwater-dependent non-residential uses**
762 **and for subdivisions of land into more than four parcels unless:**
763 a. **The development proposal is not compatible with public access;**
764 b. **There is a safety or security concern;**
765 c. **Inclusion of public access will have an environmental impact that cannot**
766 **be mitigated; or**
767 d. **There are legal limitations on allowing public access.**

768
769 **S-306 King County shall adopt development regulations that establish maximum**
770 **building height limits, setbacks, and view corridors to minimize the impact to**
771 **existing views from public property or a substantial number of residences.**
772 **Where providing direct public access or allowing for water dependent shoreline**
773 **uses conflicts with maintaining existing views, the direct public access or water**
774 **dependent shoreline uses shall have priority.**

775

776 **D. Recreational Element**

777 Shorelines provide many opportunities for recreation, such as boating, swimming, beach combing, hiking, and
778 nature viewing. Since much of the shoreline jurisdiction is in private ownership, using public lands for
779 recreation will become increasingly important. Opportunities should be sought through public projects to protect
780 and enhance recreational opportunities.

781

782 **S-307 King County should protect and, when possible, expand recreational**
783 **opportunities, including but not limited to parks, beaches, tidelands, swimming**
784 **beaches and boat launches.**

785

786 **S-308 King County should evaluate opportunities to acquire shoreline property for**
787 **purposes of public recreation from willing sellers of private property.**

788

789 **E. Circulation Element**

790 Circulation and transportation planning is conducted at many levels in King County. The overarching
791 transportation planning agency in the Puget Sound region is the Puget Sound Regional Council, an association
792 of cities, towns, counties, ports, and state agencies that serves as a forum for developing policies and making
793 decisions about growth and transportation issues in the Puget Sound region. At the local level, cities and
794 counties approve local circulation patterns for their individual jurisdictions. King County should consider the

795 policy goals in this Shoreline Master Program when participating in regional and local transportation planning
 796 discussions.

797

798 **S-309 The King County Shoreline Master Program should guide the county's**
 799 **transportation plans and projects within the shoreline jurisdiction.**

800

801 **F. Land Use Element**

802 Land use in King County is established through implementation of the Washington State Growth Management
 803 Act. To implement the Growth Management Act, King County relies primarily on the King County
 804 Comprehensive Plan and functional plans that are adopted as part of this Comprehensive Plan for facilities and
 805 services. This Comprehensive Plan establishes an Urban Growth Area and designates land use and zoning for
 806 the unincorporated portions of King County. It also delineates and protects Agricultural Production Districts,
 807 Forest Production Districts and mineral resource sites.

808

809 **S-310 The King County Comprehensive Plan should consider the policy goals of the**
 810 **King County Shoreline Master Program when designating land use and zoning on**
 811 **shorelines of the state and adjacent lands.**

812

813 **G. Conservation Element**

814 The Shoreline Management Act requires local master programs to include a conservation element for the
 815 preservation of natural resources, including critical areas, scenic vistas, aesthetics, and vital freshwater, saltwater
 816 and estuarine areas for fish and wildlife.

817

818 **1. Critical areas**

819 King County's critical areas ordinance is based on best available science and protects coal mine hazard areas;
 820 erosion hazard areas; flood hazard areas; seismic hazard areas; landslide hazard areas; volcanic hazard areas;
 821 steep slope hazard areas; critical aquifer recharge areas; wetlands; aquatic areas (including lakes, rivers and
 822 streams and marine areas); and wildlife habitat conservation areas. The Growth Management Act requires that
 823 a Shoreline Master Program provide a level of protection for critical areas located within shorelines that assures
 824 no net loss of shoreline ecological functions necessary to sustain shoreline natural resources. Policy S-403 adopts
 825 this requirement.

826

827 Past development of the shorelines has degraded the habitat for many species by activities such as armoring
 828 banks against wave action and the erosive force of water flowing downstream; removal of vegetation;
 829 straightening channels; installing in-stream structures for flood control, hydroelectricity and water supply; and
 830 allowing stormwater runoff that degrades water quality. Degraded shorelines should be restored and shorelines
 831 that are in good condition should be preserved.

832
833 **S-311** King County shall protect shoreline critical areas and, where possible, should
834 restore degraded habitat and critical area functions and values.
835

836 **2 Scenic vistas**

837 The natural topography of King County provides numerous scenic vistas of the shoreline. King County should
838 ensure that development occurring both within and outside the shorelines of the state avoids impacts on scenic
839 vistas and protects view corridors while balancing other policy goals of this plan.
840

841 **S-312** King County should consider and, when possible, require protection of scenic
842 vistas of the shoreline jurisdiction when reviewing public and private
843 development proposals.
844

845 **3 Aesthetics**

846 Natural shorelines are visually aesthetic in their natural state. When these shorelines are altered through
847 development, the aesthetic value of the shoreline should be preserved as much as possible. In areas where
848 shorelines have already been developed with little consideration of the aesthetics, restoration should return the
849 shoreline to an aesthetically-pleasing environment.
850

851 **S-313** King County should ensure that public and private development proposals
852 protect and restore the aesthetic quality of shorelines in the project design.
853

854 **H. Historic, Cultural, Scientific and Educational Element**

855 The historic, cultural, scientific and educational element provides for protection and restoration of historic
856 resources. Historic resources include historic building, sites, objects, districts and landscapes, prehistoric and
857 historic archaeological resources and traditional cultural places.
858

859 **S-314** Historic resources in the shoreline jurisdiction should be protected to prevent
860 the destruction of, or damage to, any site having archaeological, historic,
861 cultural, or scientific value through coordination and consultation with the
862 appropriate local, state and federal authorities, including affected tribes.
863 a. Sites should be protected in collaboration with appropriate tribal, state,
864 federal, and other local governments. Cooperation among public and
865 private parties is to be encouraged in the identification, protection, and
866 management of cultural resources.
867 b. Where appropriate, access to such sites should be made available to
868 parties of interest. Access to such sites must be designed and managed
869 in a manner that gives maximum protection to the resource.

- 870 c. Opportunities for education related to archaeological, historical and
871 cultural features should be provided where appropriate and incorporated
872 into public and private programs and development.
873
- 874 **S-315** King County should work with tribal, state, federal and local governments to
875 maintain an inventory of all known historic resources. King County shall protect
876 these inventories from public disclosure to the extent permitted or required
877 under applicable federal and state law. As appropriate, such sites should be
878 preserved and restored for study, education and public enjoyment to the
879 maximum possible extent.
880
- 881 **S-316** Provisions for historic resource preservation, restoration and education should
882 be incorporated with open space or recreation areas in site development plans
883 whenever compatible and possible.
884
- 885 **S-317** Cooperation among involved private and public parties should be encouraged to
886 achieve these historic, cultural, scientific and educational objectives.
887
- 888 **S-318** Private and public owners of historic resources should be encouraged to provide
889 public access and educational opportunities at levels consistent with long term
890 protection of both historic values and shoreline ecological processes and
891 functions. Site-specific conditions may require public site access to be
892 restricted at times, but educational means should be provided whenever
893 possible.
894
- 895 **S-319** Historic resource development should be planned and carried out so as to
896 prevent impacts to the resource. Impacts to neighboring properties and other
897 shoreline uses should be limited to temporary or reasonable levels.
898
- 899 **S-320** Owners of historic resource are encouraged to make substantial development
900 plans known well in advance of application so that appropriate agencies, such as
901 the Washington State Department of Archaeology and Historic Preservation,
902 Tribes and others, may have ample time to assess the site and make
903 arrangements to preserve historic, cultural, scientific and educational values as
904 applicable.
905
- 906 **S-321** If development is proposed adjacent to an historic resource, the proposed
907 development should be designed and operated so as to be compatible with
908 continued protection of the historic, cultural or archaeological resource.
909

910 **V. Shoreline Plan Relationship to Other Laws**

911 **A. Washington’s Growth Management Act**

912 The Growth Management Act, passed by the Washington State Legislature in 1990 and 1991, seeks to further
 913 protect the quality of life in Washington State. The Growth Management Act requires that the state’s most
 914 populous and fastest growing counties and their cities prepare comprehensive land use plans that anticipate
 915 growth for a 20-year horizon. Smaller communities and those communities that are experiencing a slow rate of
 916 growth may choose to plan under the Growth Management Act, but are not required to do so. Comprehensive
 917 Plans adopted in accordance with the Growth Management Act must manage growth so that development is
 918 directed to designated urban areas and away from the Rural Area and Natural Resource Lands. The Growth
 919 Management Act also requires local governments to designate and protect critical areas and to identify and
 920 protect natural resource lands, which include commercially significant forestry, agriculture, and mining areas. In
 921 1997, the Washington State Legislature amended both the Growth Management Act and the Shoreline
 922 Management Act in an effort to achieve consistency between the two statutes. Among the amendments to the
 923 Growth Management Act was a provision that makes the policies and goals of the Shoreline Management Act
 924 also policies and goals of the Growth Management Act. See Revised Code of Washington 36.70A.480.

925

926 **S-401 The King County Shoreline Master Program must be consistent with the**
 927 **Washington State Growth Management Act.**

928

929 **B. King County Countywide Planning Policies**

930 King County, along with the City of Seattle, City of Bellevue, and suburban cities established the Growth
 931 Management Planning Council to prepare a coordinated policy framework for future development in King
 932 County. In July 1992, the Growth Management Planning Council adopted Phase 1 of the Countywide Planning
 933 Policies. Phase 2 was adopted in 1994. The King County Countywide Planning Policies have been ratified by a
 934 majority of the jurisdictions in King County and therefore apply to all jurisdictions. The Countywide Planning
 935 Policies address critical areas, land use patterns, transportation, community character and open space, affordable
 936 housing, development and provision of urban services, siting of public capital facilities, economic development,
 937 and regional financing and governance.

938

939 **S-402 The King County Shoreline Master Program must be consistent with and**
 940 **coordinated with the King County Countywide Planning Policies.**

941

942 **C. Critical Areas Regulations**

943 Critical areas located within shorelines are regulated under the Shoreline Management Act and implemented
 944 through local Shoreline Master Programs. The Growth Management Act requires that shoreline master

945 programs provide a level of protection for shoreline critical areas that assures no net loss of shoreline ecological
 946 functions necessary to sustain shoreline natural resources.

947

948 **S-403 The King County Shoreline Master Program and implementing regulations shall**
 949 **provide a level of protection for critical areas in the shoreline jurisdiction that**
 950 **assures no net loss of shoreline ecological functions necessary to sustain**
 951 **shoreline natural resources.**

952

953 The Shoreline Management Act provides options for assuring consistency with the Growth Management Act
 954 protection of critical areas. These options range from including the Growth Management Act critical areas
 955 regulations in the Shoreline Master Program to preparing a discrete set of shoreline regulations.

956

957 **S-404 The King County Shoreline Master Program includes by reference portions of the**
 958 **King County critical areas regulations into the Shoreline Master Program to meet**
 959 **the requirements of Revised Code of Washington 90.58.090(3) and 90.58.090(4).**

960

961 **D. Zoning, Clearing and Grading, and Stormwater Regulations**

962 King County has adopted a wide array of development regulations that protect various aspects of the
 963 environment and implement other King County policies. These regulations generally include King County’s
 964 surface water management regulations, clearing and grading regulations, and zoning. In the shoreline
 965 jurisdiction, the Shoreline Master Program may impose additional requirements. Shoreline development
 966 regulations must:

- 967 1. Be sufficient in scope and detail to ensure implementation of the Shoreline Management Act statewide
 968 shoreline management policies, this chapter, and the King County Comprehensive Plan and functional
 969 plans adopted to implement the Comprehensive Plan;
- 970 2. Include regulations that apply to the environmental designations classified under Washington
 971 Administrative Code 173-26-211;
- 972 3. Include general regulations, specific use regulations that address issues of concern in regard to specific
 973 uses, and modification regulations;
- 974 4. Include clearing and grading and stormwater regulations that protect the ecological processes and
 975 functions of the shorelines; and
- 976 5. Design and implement regulations and mitigation standards in a manner consistent with all relevant
 977 constitutional and other legal limitations on the regulation of private property. (Revised Code of
 978 Washington 90.58.100)

979

980 However, to the extent that it can, consistent with requirements of the Shoreline Management Act, King County
 981 will rely on its existing regulations to meet the requirements of the Shoreline Management Act.

982

983 **S-405** To the maximum extent practical, King County's Shoreline Master Program shall
984 rely on King County's existing regulations, including critical areas regulations,
985 surface water management regulations, clearing and grading regulations, and
986 zoning in order to comply with the Shoreline Management Act and the Ecology's
987 guidelines.
988

989 **E. Flood Hazard Management Plan**

990 The King County Flood Hazard Management Plan directs floodplain management within King County. This
991 Plan was developed in coordination with incorporated cities within King County as directed by Revised Code of
992 Washington 86.12.210 and is binding on each jurisdiction located within King County. The goals of the King
993 County Flood Hazard Management Plan are:

- 994 1. To reduce the risks from flood and channel migration hazards.
- 995 2. To avoid or minimize the environmental impacts of flood hazard management.
- 996 3. To reduce the long-term costs of flood hazard management.

997 Flood hazard regulations are implemented within unincorporated King County. Each jurisdiction within King
998 County is required under the Flood Hazard Management Plan to adopt flood hazard management regulations
999 that meet the minimum requirements of the National Flood Insurance Program.

1000

1001 In 2007, the King County Council approved the formation of a countywide Flood Control Zone District under
1002 the authority in Revised Code of Washington 86.15.025. The overarching countywide strategies and objectives
1003 include:

- 1004 1. Improving levee protection through major commercial, industrial and residential areas;
- 1005 2. Improving flood water conveyance and capacity;
- 1006 3. Reducing hazards by removing flood, erosion, and landslide prone residential structures;
- 1007 4. Providing safe access to homes and businesses by protecting key transportation routes;
- 1008 5. Minimizing creation of new risks to public safety from development pressure.

1009

1010 The King County Flood Control Zone District is governed by a District Board of Supervisors that consists of the
1011 members of the King County Council. An advisory committee advises the board of supervisors of the Flood
1012 Control Zone District on regional flood protection issues by providing recommendations to the board of
1013 supervisors on the district's work program and budget, including capital improvement program projects. King
1014 County will rely on the Flood Hazard Management Plan and the Flood Control Zone District to meet the
1015 general shoreline master program provisions for flood hazard reduction in Washington Administrative Code
1016 173-26-221(3).

1017

1018 **S-406** **The King County Shoreline Master Program will rely on the policies and**
 1019 **programs established in the King County Flood Hazard Management Plan and**
 1020 **flood hazard regulations to meet the requirements of the Shoreline Management**
 1021 **Act and the Department of Ecology’s guidelines for flood hazard reduction.**
 1022

1023 **IV. Shoreline Environment Designations**

1024 **A. Introduction to shoreline environment designations**

1025 Shoreline management addresses a wide range of physical conditions and development settings. The Shoreline
 1026 Master Program classifies shoreline reaches into defined environment designations, based on the existing use
 1027 pattern, the current biological and physical character of the shoreline, and the goals and aspirations of the
 1028 community. King County prescribes environmental protection measures, allowable use provisions, and
 1029 development standards for each shoreline environment designation.
 1030

1031 King County has established eight shoreline environment designations:

- 1032 A. High Intensity Shoreline
- 1033 B. Residential Shoreline
- 1034 C. Rural Shoreline
- 1035 D. Conservancy Shoreline
- 1036 E. Resource Shoreline
- 1037 F. Forestry Shoreline
- 1038 G. Natural Shoreline
- 1039 H. Aquatic

1040
 1041 This section sets forth the purpose, criteria and management policies for each shoreline environment. The
 1042 Shoreline Environment Designation maps at the end of this chapter show how the environment designations
 1043 apply to shoreline reaches within the shoreline jurisdiction in unincorporated King County. Shoreline areas that
 1044 meet the jurisdictional criteria, but that are not mapped or designated, are assigned a Conservancy designation
 1045 until the Shoreline Master Program is amended to assign a shoreline environment to that shoreline reach.
 1046

1047 **Environment Designation Criteria**

1048 King County has a long history of comprehensive planning and basin planning. Beginning in the 1980s, basin
 1049 plans were developed throughout the county and helped identify fragile aquatic resources. Relying on these
 1050 plans, King County has assigned zoning that is appropriate given the nature of the resources that need
 1051 protection. As a result, fragile resources generally have zoning classifications that permit only low intensity
 1052 development. King County's zoning regulations limit high intensity development to urban areas designated
 1053 under the Countywide Planning Policies and the King County Comprehensive Plan.
 1054

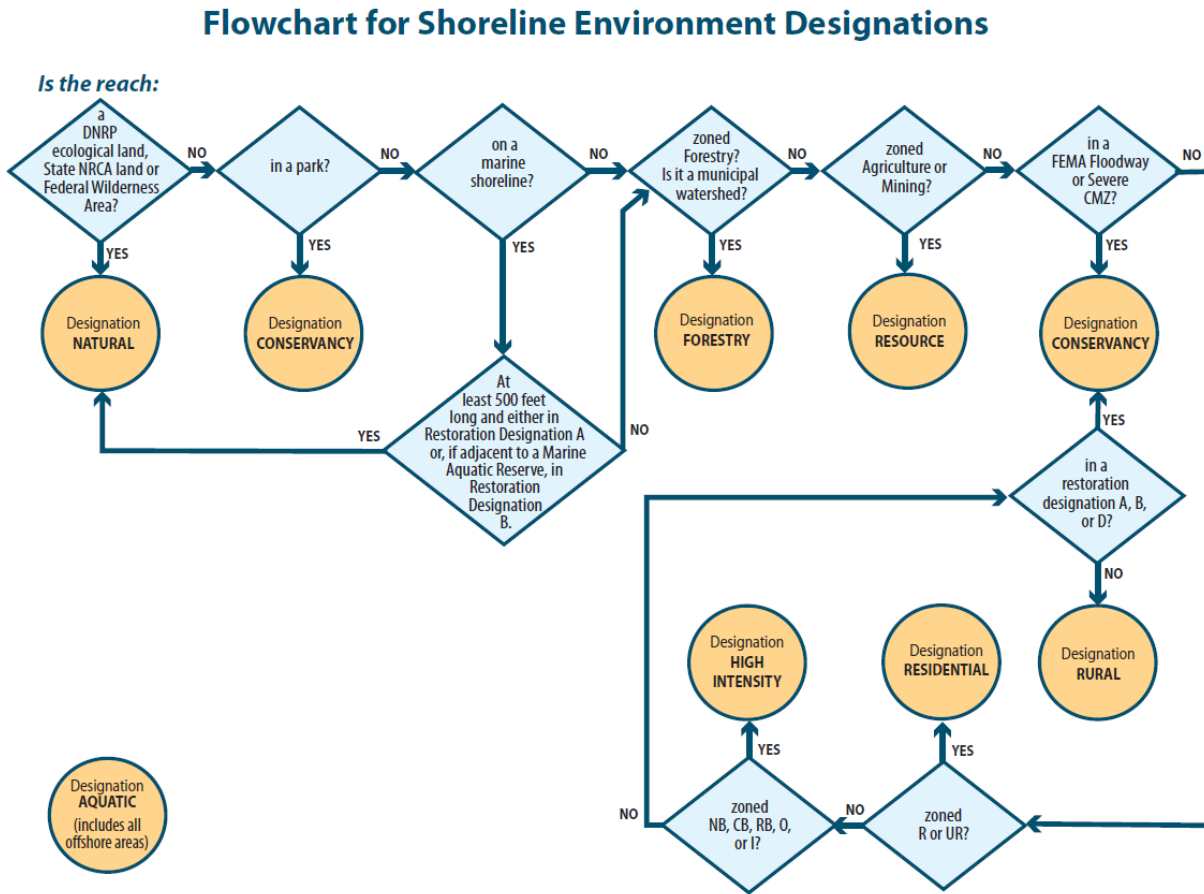
1055 King County recognizes, however, that zoning by itself is insufficient to determine the shoreline environment
1056 designations. Other factors are also important in assuring that the shoreline environment designations help King
1057 County achieve the goals of the Shoreline Management Act. These factors include, for a given shoreline:

- 1058 • Existing development patterns together with zoning, the King County Comprehensive Plan land use
1059 designations and other officially adopted plans;
- 1060 • Existing shoreline ecological processes and functions and the degree of human alteration;
- 1061 • Whether the reach has a restoration priority that demonstrates it has both basin conditions and existing
1062 shoreline condition that support extra efforts to maintain shoreline ecological processes and functions
1063 and the length of such reaches;
- 1064 • Federal, state, county, tribal and municipal watershed ownership status;
- 1065 • The goals of King County residents for their shorelines as set forth in this chapter;
- 1066 • Pursuant to Revised Code of Washington 90.58.100(4), for state-owned shorelines the public demand
1067 for wilderness beaches and other recreational activities and for ecological study areas; and
- 1068 • Other state policies in the Shoreline Management Act and the Department of Ecology's guidelines
1069 (Revised Code of Washington 90.58.020 and Washington Administrative Code 173-26, respectively).

1070
1071 Figure S-1 depicts the decision making process that is used to determine the appropriate shoreline environment
1072 designation for a given shoreline.

1073

1074 **Figure S-1: Pathway of decisions in applying criteria to produce shoreline designations.**



1075

1076

1077 The shoreline environment designations take into account several elements. Areas currently meeting the criteria
 1078 for high levels of protection are given greater levels of protection. The determination of whether an area deserves
 1079 a greater level of protection is based either on its current ownership and condition, e.g. publicly owned natural
 1080 areas or wilderness areas, or on its restoration rating. The restoration rating is discussed in more detail below.
 1081 Zoning is also an important criterion. King County has for years implemented zoning as a means to protect
 1082 more sensitive areas from intense development. Shoreline environment designations also take into account
 1083 whether a reach is located within a floodway and severe channel migration hazard area and gives greater
 1084 protection to these areas due to their importance in maintaining shoreline ecological processes and functions and
 1085 because of public health and safety concerns.

1086

1087 The restoration rating (see King County Shoreline Protection and Restoration Plan (July 2009)) is included in
 1088 the designation as a way to incorporate more strongly the current degree of alteration along the shoreline, the
 1089 biological importance of the reach in a watershed context, and the restoration priorities associated with the
 1090 combination of the two analyses. The restoration designations are largely concerned with whether it is most
 1091 appropriate to implement measures to protect or conserve a site, restore it to a previous condition, or undertake
 1092 projects to enhance its current condition or to create new features with shoreline ecological processes and

1093 functions. These ratings also provide guidance on areas where it is important to protect existing shoreline
 1094 ecological processes and functions.

1095
 1096 Restoration ratings combine the reach characterization based on the results from an alterations analysis with the
 1097 context of basin analyses (See Table S-2). The reach or drift cell characterization is an assessment of the extent
 1098 to which ecosystem structure, processes, and, ultimately, functions for a reach or drift cell are affected by
 1099 anthropogenic factors. Scores resulting from this assessment are indicative of the degree to which shoreline
 1100 ecological processes have been altered and impaired. The reach characterizations are found in King County
 1101 Shoreline Inventory and Characterization: Methodology and Results (May 2007). The basin analysis is based on
 1102 the Basin Condition Map adopted by the King County Council in King County Code 21A.24.065.

1103
 1104 **Table S-2. Restoration scores and associated actions.**

Restoration Score	Basin Condition	Reach Condition	Actions
A	High	High	Conserve, Preserve
B	High	Moderate	Conserve, Preserve, Restore, Enhance
C	High	Low	Restore, Enhance
D	Moderate	High	Conserve, Enhance, Restore, Preserve
E	Moderate	Moderate	Conserve, Enhance, Restore
F	Moderate	Low	Enhance, Restore
G	Low	High	Enhance, Conserve
H	Low	Moderate	Enhance, Create
I	Low	Low	Enhance, Create

1105
 1106 Each designation has specific restoration goals associated with it, based on the conditions observed onsite and in
 1107 the basin. Depending on condition, as indicated by the degree of alteration, reaches and drift cells were placed
 1108 into one of nine categories of preferred actions. These range from preservation and conservation under the
 1109 highest conditions (high basin and reach conditions, i.e., the least altered from natural) to enhancement and
 1110 creation under the poorest condition (low basin and reach conditions, the most altered from natural).

1111
 1112 The various actions are defined as follows:

- 1113 • **Preserve** – To protect intact processes, often through acquiring lands or easements to exclude activities
 1114 that may negatively affect the environment.
- 1115 • **Conserve** – To maintain biodiversity by protecting or increasing the natural potential of landscapes to
 1116 support multiple native species. Typically, this is accomplished through financial incentives for
 1117 landowners intended to offset any economic loss resulting from managing the land for conservation.
- 1118 • **Restore** – To transform degraded conditions to a close approximation of historical conditions.
 1119 Restoration generally involves more intense and extensive modification and manipulation of site

1120 conditions than would occur with enhancement projects. Example actions include levee breaching,
 1121 removal, or setback.

1122 • **Enhance** – To improve a targeted ecological attribute and/or process. Example actions may include
 1123 culvert replacement, riparian plantings and fencing, invasive species removal, and streambank
 1124 stabilization.

1125 • **Create** – To construct or place habitat features where they did not previously exist in order to foster
 1126 development of a functioning ecosystem. Examples include tidal channel excavation and the placement
 1127 of dredge material intended to create marsh or other habitat. Creation represents the most experimental
 1128 approach and, therefore, may have a lower degree of success, particularly when landscape-scale
 1129 ecological processes are not sufficient to support the created habitat type.

1130
 1131 The marine shoreline, which in unincorporated King County occurs only around Vashon/Maury Island, is
 1132 treated a little differently than freshwater shorelines in the designation strategy. This is in recognition of both the
 1133 differing character of marine shorelines, which are subject to tidal influences, wakes from large commercial
 1134 vessels, and some variation in the ecological processes affecting them, as well as the creation of the Maury Island
 1135 Environmental Aquatic Reserve along Maury Island and Quartermaster Harbor shorelines by the Washington
 1136 state Department of Natural Resources. More protection by shoreline designation was afforded to marine
 1137 shorelines with active feeder bluffs and little alteration to processes. As a result, in these areas, areas with a
 1138 restoration rating of A or B were designated natural in recognition of the importance of conserving existing
 1139 shoreline ecological functions and processes in this area.

1140

1141 **B. High Intensity Shoreline Environment**

1142 **Purpose**

1143 The purpose of the High Intensity Shoreline Environment is to provide for high intensity water-oriented
 1144 commercial and industrial uses.

1145

1146 **High Intensity Designation Criteria**

1147 **S-501** A shoreline may be designated High Intensity if the shoreland is characterized by
 1148 high intensity development or uses or is zoned Neighborhood Business (NB),
 1149 Commercial Business (CB), Regional Business (RB), Office (O), or Industrial (I),
 1150 and:

- 1151 a. The shoreland does not contain limitations on urban uses, such as
- 1152 geological hazards or flood hazards; and
- 1153 b. The shoreline does not provide important shoreline ecological
- 1154 processes and functions that would be significantly compromised by
- 1155 high intensity residential, commercial, or industrial use.

1156

- 1157 **High Intensity Management Policies:**
- 1158 **S-502** In the High Intensity Shoreline Environment, King County shall give priority to
1159 non-residential land uses that are water-dependent or water-related.
1160
- 1161 **S-503** King County shall discourage non-water-oriented, non-residential land uses in
1162 the High Intensity Shoreline Environment. Shoreline mixed-use developments
1163 that include and support water dependent uses may be allowed. King County
1164 should allow non-water-oriented land uses in the High Intensity Shoreline
1165 Environment only in limited situations and only if they do not conflict with or limit
1166 opportunities for water-dependent uses or are located on sites where there is no
1167 direct access to the shoreline.
1168
- 1169 **S-504** Prior to allowing expansion of a high intensity non-water-oriented use in the
1170 shoreline environment, King County shall determine that there is no feasible
1171 alternative for locating the expansion outside of the shoreline jurisdiction.
1172
- 1173 **S-505** King County should require visual or physical public shoreline access to be
1174 provided whenever feasible in the High Intensity Shoreline Environment.
1175
- 1176 **S-506** King County shall protect the aesthetic character of the shoreline in the High
1177 Intensity Shoreline Environment through development regulations, including
1178 sign controls, development siting criteria, screening requirements and
1179 architectural standards, landscaping requirements and maintenance of natural
1180 vegetation.
1181
- 1182 **S-507** King County shall require that the scale and intensity of new uses and
1183 development within the High Intensity Environment is compatible with, and
1184 protects or enhances, the existing character of the area.
1185

1186 **C. Residential Shoreline Environment**

1187 **Purpose**

1188 The purpose of the Residential Shoreline Environment is to accommodate residential and commercial uses on a
1189 scale appropriate with urban residential zones.
1190

1191 **Residential Shoreline Designation Criteria**

- 1192 **S-508** A shoreline may be designated Residential Shoreline if the shoreland is
1193 characterized by urban levels of residential development or uses or is zoned
1194 Urban Residential (R) or Urban Reserve (UR) and:
- 1195 a. The shoreland does not contain limitations on urban uses, such as
1196 geological hazards or flood hazards; and

- 1197 b. The shoreline not provide important shoreline ecological processes and
1198 functions that would be significantly compromised by urban levels of
1199 residential development.
1200

1201 **Residential Shoreline Environment Management Policies:**

1202 **S-509** King County shall require that the scale and intensity of new uses and
1203 development within the Residential Shoreline Environment is compatible with,
1204 and protects or enhances the existing character of the area.
1205

1206 **S-510** King County should encourage public or private outdoor recreation facilities that
1207 are compatible with the character of the area in the Residential Shoreline
1208 Environment. Water-dependent and water-enjoyment recreation facilities that
1209 provide opportunities for people to access and enjoy the shoreline are preferred
1210 uses in the Residential Shoreline Environment.
1211

1212 **S-511** King County should discourage non-water-oriented commercial uses in the
1213 Residential Shoreline Environment. A non-water-oriented commercial use may
1214 be allowed as part of a shoreline mixed-use development or if the
1215 non-water-oriented use provides a substantial benefit with respect to the goals
1216 and policies of this Program, such as providing public access or restoring
1217 degraded shorelines.
1218

1219 **D. Rural Shoreline Environment**

1220 **Purpose**

1221 The purpose of the Rural Shoreline Environment is to accommodate land uses normally associated with rural
1222 levels of development while providing appropriate public access and recreational uses to the maximum extent
1223 practicable.
1224

1225 **Rural Shoreline Environment Designation Criteria**

1226 **S-512** A shoreline may be designated Rural Shoreline if the shoreland is characterized
1227 by rural levels of development or if the shoreland is zoned Rural Area (RA-2.5,
1228 RA-5, RA-10, and RA-20) and:

- 1229 a. The shoreland does not contain limitations on rural residential uses,
1230 such as geological hazards or flood hazards; and
1231 b. The shoreline does not provide important shoreline ecological
1232 processes and functions that would be significantly compromised by
1233 rural levels of residential development.
1234

1235 **Rural Shoreline Environment Management Policies:**

1236 **S-513** King County should limit uses in the Rural Shoreline Environment to those rural
1237 development activities and associated services that sustain the shoreline's
1238 physical and biological resources and that protect options for restoration to
1239 maximum extent practicable given the nature of rural development.

1240
1241 **S-514** King County should require that multi-family and multi-lot residential and
1242 recreational developments in the Rural Shoreline Environment provide public
1243 access and joint use for community recreational facilities.
1244

1245 **E. Conservancy Shoreline Environment**

1246 **Purpose**

1247 The purpose of the Conservancy Shoreline Environment is to conserve areas that are a high priority for
1248 restoration, include valuable historic properties or provide recreational opportunities.
1249

1250 **Conservancy Shoreline Environment Designation Criteria**

1251 **S-515** A shoreline may be designated Conservancy Shoreline if it is in an area where
1252 important shoreline ecological processes have not been substantially degraded
1253 by human activities, where important shoreline ecological processes would be
1254 degraded by development or present a public health or safety risk, or where the
1255 shoreline is in public ownership and is managed for public access or recreation.

1256 Areas that may be included in Conservancy Shoreline are:

- 1257 a. Shoreline reaches primarily within an identified FEMA floodway or
1258 severe channel migration hazard zone;
- 1259 b. Lake shorelines or river shorelines with a restoration plan rating of A, B,
1260 or D;
- 1261 c. Marine shorelines with a restoration plan rating of A, B, or D; and
- 1262 d. Shorelines in public ownership and managed for public access or
1263 recreation.
1264

1265 **Conservancy Shoreline Environment Management Policies:**

1266 **S-516** King County should limit uses in the Conservancy Shoreline Environment to
1267 those that sustain the shoreline area's physical and biological resources or to
1268 uses of a nonpermanent nature that do not substantially degrade the rural or
1269 natural character of the shoreline area or disturb historic and cultural resources.

1270 King County should discourage non-residential uses in the Conservancy
1271 Shoreline except as follows:

- 1272 a. King County should allow aquaculture, forestry and agriculture in the
1273 Conservancy Shoreline Environment; and

1274 b. King County should allow water-dependent and water-enjoyment
1275 recreation facilities as preferred uses if significant adverse impacts to
1276 the shoreline are mitigated.

1277

1278 **S-517** King County shall require that new uses or development in the Conservancy
1279 Shoreline Environment preserve the existing character of the shoreline
1280 consistent with the purpose of the environment, including:
1281 a. Limiting the total effective impervious surface in the shoreline
1282 jurisdiction to no more than ten percent in order to maintain the existing
1283 hydrologic character of the site; and
1284 b. Allowing more effective impervious surface coverage on lots legally
1285 created prior to the date of adoption of this update to King County's
1286 Shoreline Master Program. In these cases, effective impervious surface
1287 coverage shall be limited to the maximum extent practicable.

1288

1289 **F. Resource Shoreline Environment**

1290 **Purpose**

1291 The purpose of the Resource Shoreline Environment is to allow for mining and agricultural uses on lands that
1292 have been designated under the Growth Management Act as agricultural lands of long-term commercial
1293 significance or mineral resource lands where those lands do not provide significant shoreline ecological processes
1294 and functions.

1295

1296 **Resource Shoreline Environment Designation Criteria**

1297 **S-518** A shoreline may be designated Resource Shoreline if the shoreland is zoned
1298 Agriculture or Mineral and the shoreline is not designated Natural Shoreline
1299 under Policy S-525.

1300

1301 **Resource Shoreline Environment Management Policies:**

1302 **S-519** King County should limit uses in the Resource Shoreline Environment to
1303 agricultural and mining activities.

1304

1305 **S-520** King County shall adopt development standards for the Resource Shoreline
1306 Environment to preserve the existing character of the shoreline consistent with
1307 the purpose of the environment.

1308

1309 **G. Forestry Shoreline Environment**

1310 **Purpose**

1311 The purpose of the Forestry Shoreline Environment is to allow for forestry uses in the Forest Production District
1312 and to protect municipal watersheds.

1313

1314 **Forestry Shoreline Designation Criteria**

1315 **S-521** A shoreline may be designated Forestry Shoreline if the shoreland is within the
1316 Forest Production District and the shoreline is not designated as a Natural
1317 Shoreline or a Conservancy Shoreline.

1318

1319 **Forestry Shoreline Management Policies:**

1320 **S-522** King County shall require forest practices in the Forestry Shoreline Environment
1321 to comply with standards that provide protection for shoreline ecological
1322 processes and functions equal to or greater than the forest practice rules
1323 adopted by the Washington State Department of Natural Resources and in effect
1324 on January 1, 2007.

1325

1326 **S-523** King County shall allow activities related to the direct management and delivery
1327 of municipal domestic water supplies in the Forestry Shoreline Environment only
1328 when consistent with municipal domestic water supply best management
1329 practices.

1330

1331 **S-524** King County shall allow agricultural and aquaculture uses within the Forestry
1332 Shoreline Environment if the use is subject to appropriate limitations or
1333 conditions to ensure that the use does not expand or alter practices in a manner
1334 inconsistent with the purpose of the designation.

1335

1336 **H. Natural Shoreline Environment**

1337 **Purpose**

1338 The purpose of the Natural Shoreline Environment is to protect those shoreline areas that are relatively free of
1339 human influence and are of high ecological quality. This designation allows only very low intensity uses in order
1340 to maintain the existing high levels of ecological process and function.

1341

1342 **Natural Shoreline Environment Designation Criteria**

1343 **S-525** A shoreline may be designated Natural Shoreline if the shoreline is:
1344 a. Of high ecological quality and is performing an important, irreplaceable
1345 ecological process or function that would be damaged by human
1346 activity;

- 1347 b. Unable to support new development or uses without significant adverse
- 1348 impacts to shoreline ecological processes and functions or risk to
- 1349 human safety;
- 1350 c. A federally designated wilderness area or in an area managed by the
- 1351 King County Department of Natural Resources and Parks as natural
- 1352 lands; or
- 1353 d. A marine shoreline reach that extends at least five hundred feet along
- 1354 the ordinary high water mark and either has a restoration plan rating of A
- 1355 or has a restoration plan rating of B and is located adjacent to the Maury
- 1356 Island Marine Aquatic Reserve.
- 1357

1358 **Natural Shoreline Environment Management Policies:**

1359 **S-526** King County shall not allow new shoreline armoring in the Natural Shoreline

1360 Environment.

1361

1362 **S-527** King County shall not allow the following new uses in the Natural Shoreline

1363 Environment:

- 1364 a. Commercial uses;
- 1365 b. Industrial uses;
- 1366 c. Nonwater-oriented recreation uses that require shoreline modification in
- 1367 order to provide shoreline access;
- 1368 d. Mining and associated facilities, such as docks, piers, and loading
- 1369 facilities; and
- 1370 e. Transportation facilities, utility corridors, and parking areas that can be
- 1371 located outside of the Natural Shoreline Environment.

1372

1373 **S-528** King County may allow single family residential development in the Natural

1374 Shoreline Environment as a shoreline conditional use if the scale and intensity of

1375 the use is limited to protect shoreline ecological processes and functions and is

1376 consistent with the purpose of the environment. King County shall require new

1377 subdivisions and short-subdivisions in the Natural Shoreline Environment to

1378 locate new structures and impervious surfaces outside of the shoreline

1379 jurisdiction to the maximum extent practicable.

1380

1381 **S-529** King County shall allow scientific, historical, cultural, and educational research

1382 uses in the Natural Shoreline Environment if no significant ecological impact on

1383 the area will result.

1384

1385 **S-530** Except for removal of noxious weeds or invasive vegetation as provided for in

1386 S-645, King County shall not allow vegetation removal in the Natural Shoreline

- 1387 Environment that will reduce the capability of vegetation to perform normal
1388 ecological processes and functions.
1389
- 1390 **S-531** King County shall allow agricultural and aquaculture uses of a very low intensity
1391 nature within the Natural Shoreline Environment if the use is subject to
1392 appropriate limitations or conditions to ensure that the use does not expand or
1393 alter practices in a manner inconsistent with the purpose of the designation.
1394
- 1395 **S-532** King County shall allow passive and low-impact recreational activities in the
1396 Natural Shoreline Environment. New passive and low impact recreation activities
1397 shall use designs that avoid or minimize impacts to shoreline processes and
1398 functions. Maintenance of trails and campsites shall minimize disturbance and
1399 restoration of impacted areas is encouraged.
1400
- 1401 **S-533** King County should use tax incentives, easements, and buyouts to protect
1402 shorelines in the Natural Shoreline Environment with important fish and wildlife
1403 habitat at risk from moderate to high intensity development.
1404

1405 **I. Aquatic Environment**

1406 **Purpose**

1407 The purpose of the Aquatic Environment is to protect, restore, and manage the unique characteristics and
1408 resources of the areas waterward of the ordinary high water mark.
1409

1410 **Aquatic Shoreline Environment Designation Criteria**

1411 **S-534** A shoreline shall be designated Aquatic if it is waterward of the ordinary high
1412 water mark of the shoreline.
1413

1414 **Aquatic Shoreline Environment Management Policies:**

1415 **S-535** King County shall allow new in-water and over-water structures in the Aquatic
1416 Shoreline Environment only for water-dependent uses, public access, or
1417 ecological restoration.
1418

1419 **S-536** King County shall limit the size of new over-water structures in the Aquatic
1420 Shoreline Environment to the minimum necessary to support the structure's
1421 intended use.
1422

1423 **S-537** King County shall encourage multiple uses of over-water facilities in the Aquatic
1424 Shoreline Environment in order to reduce the impacts of shoreline development
1425 and increase the effective use of water resources.

1426
1427 **S-538** King County shall require all developments and uses on navigable waters or their
1428 beds in the Aquatic Shoreline Environment to be located and designed to
1429 minimize interference with surface navigation, to consider impacts to public
1430 views, and to allow for the safe, unobstructed passage of fish and wildlife and
1431 materials necessary to create or sustain their habitat, particularly those species
1432 dependent on migration.

1433
1434 **S-539** King County shall not allow uses in the Aquatic Shoreline Environment that
1435 adversely impact the ecological processes and functions of critical saltwater and
1436 freshwater habitats, except when necessary to achieve the objectives of Revised
1437 Code of Washington 90.58.020, and then only when the adverse impacts are
1438 mitigated according to the sequence described in Washington Administrative
1439 Code 173-26-201(2)(e) as necessary to assure no net loss of shoreline ecological
1440 processes and functions.

1441
1442 **S-540** King County shall consider the guidance in the Maury Island Aquatic Reserve
1443 Management Plan in making decisions about permitted uses in the shoreline
1444 jurisdiction.

1445

1446 **VII. Environment Protection Policies**

1447 **A. General Environmental Protection Policy Goals**

1448 The Department of Ecology's guidelines recognize that shoreline ecological processes and functions may be
1449 impaired not only by shoreline developments that are required to obtain shoreline substantial development
1450 permits, but also by past actions, unregulated activities, and developments that are exempt from the shoreline
1451 substantial development permit requirements. The loss or degradation of shoreline ecological processes and
1452 functions from any of these activities can significantly impact shoreline natural resources and may also adversely
1453 impact human health and safety.

1454

1455 The concept of ecological processes and functions recognizes that any ecological system is composed of a wide
1456 variety of interacting physical, chemical, and biological processes. These processes are interdependent in varying
1457 degrees and at different scales, and that result in the landscape, habitats and species as they exist at any time.
1458 Ecological functions are the work performed or roles played individually or collectively within ecosystems by
1459 these processes.

1460

1461 **1. Cumulative Impacts and "No Net Loss" of Ecological Processes and**
 1462 **Functions**

1463 Nearly all shoreline areas, even substantially developed or degraded areas, retain important ecological processes
 1464 and functions that contribute to the survival and successful reproduction of plants and animals. For example, an
 1465 intensely developed harbor area may also have an important function as a fish migration corridor and feeding
 1466 area critical to species survival. In addition, ecosystems are interconnected and many species may depend on the
 1467 functioning of multiple systems for critical resources. As examples, anadromous fish depend upon the viability
 1468 of freshwater, marine, and terrestrial shoreline ecosystems, and many wildlife species associated with shorelines
 1469 depend on the functioning of both terrestrial and aquatic environments. Therefore, the policies for protecting
 1470 and restoring ecological processes and functions should apply to the maximum extent practical to all shoreline
 1471 areas, not just those that remain relatively unaltered.

1472
 1473 The Shoreline Management Act requires that King County's Shoreline Master Program achieve no net loss of
 1474 shoreline ecological processes and functions from new uses or development, and that it address the cumulative
 1475 impacts on shoreline ecology that would result from future shoreline development. The Shoreline Management
 1476 Act also requires local governments to plan for restoration of shoreline ecological processes and functions where
 1477 they have been impaired, thus working towards actual improvement in shoreline ecological processes and
 1478 functions. The following policies ensure that King County will address cumulative impacts of existing and
 1479 proposed shoreline development and work towards improving shoreline ecological processes and functions.

1480
 1481 **S-601 King County shall ensure that new uses, development and redevelopment within**
 1482 **the shoreline jurisdiction do not cause a net loss of shoreline ecological**
 1483 **processes and functions.**

1484
 1485 **S-602 King County should protect shorelines and conduct restoration in areas that**
 1486 **have been previously degraded.**

1487
 1488 **S-603 King County shall require shoreline uses and modifications to be designed and**
 1489 **managed to prevent degradation of water quality and alteration of natural**
 1490 **hydrographic conditions to the maximum extent practical.**

1491
 1492 **S-604 King County's Shoreline Master Program shall include regulations and mitigation**
 1493 **standards to ensure that permitted and exempt developments in the aggregate**
 1494 **will not cause a net loss of shoreline ecological processes and functions.**

1495
 1496 **S-605 King County's Shoreline Master Program goals and policies will promote**
 1497 **restoration of impaired shoreline ecological processes and functions. Policies**
 1498 **and programs and non-regulatory actions that contribute to restoration goals will**
 1499 **be identified. King County should consider the direct and indirect effects of**
 1500 **regulatory or non-regulatory programs of other local, state, and federal**

- 1501 governments, as well as any restoration effects that may result from shoreline
1502 development regulations and mitigation standards.
1503
- 1504 **S-606** The King County Shoreline Master Program identifies restoration opportunities
1505 and planning elements that together should improve the overall condition of
1506 habitat and resources within the shoreline jurisdiction.
1507
- 1508 **S-607** King County should provide options for property-specific technical assistance
1509 and tailored applications of shoreline management regulations through Rural
1510 Stewardship Plans for single family residential uses in the upland areas of the
1511 Rural, Conservancy and Natural Shoreline Environments. Rural Stewardship
1512 Plans must be consistent with the goals of the Shoreline Management Act and
1513 King County Shoreline Protection and Restoration Plan, and ensure no net loss
1514 of shoreline ecological processes and functions.
1515
- 1516 **S-608** The King County Shoreline Master Program shall consider the cumulative
1517 impacts of reasonably foreseeable future development to ensure no net loss of
1518 shoreline ecological processes and functions.
1519
- 1520 **S-609** The Shoreline Master Program is intended to fairly allocate the burden of
1521 addressing cumulative impacts. King County should adopt policies and
1522 regulations that are designed to avoid the need for individualized cumulative
1523 impacts analysis for commonly occurring and planned development.
1524
- 1525 **S-610** King County shall prefer and provide special permitting considerations for docks
1526 and piers that are shared among multiple landowners.
1527
- 1528 **S-611** When updating the Shoreline Master Program, King County should analyze
1529 proposed policies and regulations to determine whether they will cause
1530 cumulative adverse impacts to the shoreline and consider how such impacts may
1531 be avoided. The evaluation of cumulative impacts should consider:
- 1532 a. Current condition of the shorelines and associated natural processes;
 - 1533 b. Reasonably foreseeable future development and shoreline uses;
 - 1534 c. An appropriate evaluation of the effect on shoreline ecological
1535 processes and functions caused by unregulated activities, development
1536 exempt from permitting, and effects such as the incremental impact of
1537 residential bulkheads, residential piers, or runoff from newly developed
1538 properties; and
 - 1539 d. Beneficial effects of any established regulatory programs under other
1540 local, state, and federal laws.
1541

1542 **S-612** King County should use the shoreline permitting or shoreline conditional use
1543 permitting processes for development proposals that may have impacts that
1544 cannot be anticipated or uncommon impacts that have not been considered or
1545 identified at time of adoption of the King County Shoreline Master Program to
1546 ensure that all impacts are addressed and that there is no net loss of ecological
1547 function of the shoreline after mitigation.

1548
1549 **S-613** King County shall consider and address cumulative impacts of shoreline
1550 development on shoreline ecological processes and functions and on shoreline
1551 uses given priority under Revised Code of Washington Chapter 90.58.
1552

1553 **2. Ongoing Evaluation, Review of Cumulative Impacts and Duty to Update**

1554 King County will periodically review the Shoreline Master Program and make amendments that it determines
1555 are necessary to reflect changing local circumstances, new information and improved data, and to meet the
1556 requirements of Revised Code of Washington 90.58.080 and applicable guidelines. King County will also
1557 monitor actions taken to implement the Shoreline Master Program and the shoreline conditions to inform
1558 updates of Shoreline Master Program provisions and improve shoreline management over time.

1559
1560 **S-614** King County shall periodically review and amend its Shoreline Master Program
1561 using a process that inventories and ensures meaningful understanding of
1562 current and potential ecological processes and functions provided by affected
1563 shorelines.
1564

1565 **B. Shoreline Critical Areas**

1566 **1. Standard for protection under the Shoreline Management Act**

1567 The Growth Management Act requires King County to protect the functions and values of critical areas, which
1568 are defined as wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas,
1569 and fish and wildlife habitat conservation areas. Critical areas located within the shoreline jurisdiction are
1570 protected under the Shoreline Master Program rather than the Growth Management Act. The Shoreline Master
1571 Program provides a level of protection for critical areas to assure no net loss of shoreline ecological functions. In
1572 addition, the Shoreline Management Act requires King County to give optimum protection of shorelines of
1573 state-wide significance. The King County Comprehensive Plan and functional plans adopted as elements of the
1574 King County Comprehensive Plan also guide the protection of critical areas within the shoreline jurisdiction.

1575 **2. Use of scientific and technical information**

1576 The Shoreline Management Act requires local governments to use scientific and technical information when
1577 establishing protection measures for critical areas. To achieve this requirement, King County has, to the extent
1578 feasible:

- 1579 1. Used a systematic interdisciplinary approach that ensures the integrated use of the natural and
1580 social sciences and the environmental design arts;
- 1581 2. Consulted with and obtained the comments of any federal, state, regional, or local agency
1582 having any special expertise with respect to environmental impacts;
- 1583 3. Considered all plans, studies, surveys, inventories, and systems of classification made or being
1584 made by federal, state, regional, or local agencies, by private individuals, or by organizations
1585 dealing with King County shorelines;
- 1586 4. Used all available information regarding hydrology, geography, topography, ecology,
1587 economics, and other pertinent data;
- 1588 5. Employed, when possible, all appropriate, modern scientific data processing and computer
1589 techniques to store, index, analyze, and manage the information gathered.
- 1590

1591 King County has reviewed and synthesized a wide range of scientific information resulting in regulatory
1592 standards based on the best available science for the protection of critical areas. In addition, King County
1593 considered state, tribal and federal programs to provide a full spectrum of planning and regulatory measures to
1594 guide critical areas protection in shorelines.

1595

1596 **S-615 In considering development regulations to protect shoreline ecological**
1597 **processes and functions, King County shall consider the scientific and technical**
1598 **information contained in functional plans adopted to implement the**
1599 **Comprehensive Plan, adopted watershed plans, King County critical areas**
1600 **regulations and state, tribal and federal programs.**

1601

1602 In order to ensure no net loss of shoreline ecological processes and functions resulting from development
1603 proposed in shoreline critical areas, the King County Shoreline Master Program requires that development
1604 proposals analyze the environmental impacts of the proposal and consider measures to avoid, if possible, and
1605 then mitigate for the adverse environmental impacts.

1606

1607 **S-616 King County shall apply the following sequence of steps listed in order of priority**
1608 **in evaluating the impacts of development and redevelopment on critical areas**
1609 **within the shoreline jurisdiction:**

1610 a. **Avoid the impacts altogether;**
1611 b. **Minimize impacts;**
1612 c. **Rectify impacts by repairing, rehabilitating or restoring the affected**
1613 **environment;**
1614 d. **Reduce or eliminate the impacts over time;**
1615 e. **Compensate for impacts by replacing, enhancing or providing substitute**
1616 **resources; and**
1617 f. **Monitor the impact and taking appropriate corrective measures.**

1618

1619 **3. Wetlands**

1620 When determining allowed uses within wetlands and their buffers in shorelines of the state, consideration should
 1621 be given to those uses that would result in no net loss of wetland area and wetland function. Consideration
 1622 should be given to specific uses that are likely to positively impact the physical, chemical, and biological
 1623 processes that create and sustain wetlands.

1624
 1625 **S-617 King County wetland regulations shall address the following uses to achieve, at a
 1626 minimum, no net loss of wetland area and functions:**

- 1627 **a. Removal, excavation, grading, or dredging of soil, sand, gravel, minerals,
 1628 organic matter, or material of any kind;**
- 1629 **b. Dumping, discharging, or filling with any material, including discharges
 1630 of stormwater and domestic, commercial, or industrial wastewater;**
- 1631 **c. Draining, flooding, or disturbing of the open water level, duration of
 1632 inundation, or groundwater table;**
- 1633 **d. Driving of pilings;**
- 1634 **e. Placing of obstructions;**
- 1635 **f. Construction, reconstruction, demolition, or expansion of any structure;**
- 1636 **g. Significant vegetation removal, except for non-conversion forest
 1637 practices regulated under Revised Code of Washington chapter 76.09;**
- 1638 **h. Other uses or development that results in a significant ecological impact
 1639 to the physical, chemical or biological characteristics of wetlands; and**
- 1640 **i. Activities reducing the functions of buffers.**

1641
 1642 Wetlands shall be categorized based on rarity, irreplaceability, or sensitivity to disturbance, as well as the
 1643 functions the wetland provides. The Shoreline Management Act provides the option of using specified wetland
 1644 rating systems or developing a regionally specific system, provided the system is scientifically based and provides
 1645 a method to distinguish wetland quality and function. King County adopted the Washington State Wetland
 1646 Rating System for Western Washington for use in categorizing wetlands under the Growth Management Act
 1647 critical areas development standards.

1648
 1649 **S-618 King County shall categorize wetlands within shorelines of the state as provided
 1650 for in Chapter 5: Environment, of the King County Comprehensive Plan.**

1651
 1652 The King County Shoreline Master Program provisions that would allow limited alterations to wetlands shall be
 1653 consistent with the policy of no net loss of wetland area and functions, wetland rating, and scientific and
 1654 technical information.

1655
 1656 **S-619 King County should allow alterations to wetlands only if there is no net loss of
 1657 wetland functions and values.**

1658

1659 The King County Shoreline Master Program requires buffers be delineated and protected around wetlands. The
 1660 size of the wetland buffer is based on the classification of the wetland and its characteristics and whether the
 1661 wetland is located within or outside of the Urban Growth Area. Mitigation measures have been established to
 1662 obtain a reduced buffer width in return for added measures to address light, noise, toxic runoff, change in water
 1663 regime, pets and human disturbance, dust, and degraded buffer condition. Other modifications to buffer widths
 1664 are allowed through buffer averaging. Circumstances, such as the presence of threatened or endangered species
 1665 or proximity to steep slopes, may authorize increased buffer widths.

1666
 1667 **S-620 King County shall delineate buffers around wetlands to protect and maintain**
 1668 **wetland functions. Buffer widths shall be based on ecological function,**
 1669 **characteristics and setting, potential impacts with adjacent land use, and other**
 1670 **relevant factors.**

1671
 1672 The King County Shoreline Master Program requires that mitigation measures achieve equivalent or greater
 1673 wetland functions including, but not limited to, habitat complexity, connectivity and other biological functions,
 1674 and seasonal hydrological dynamics. Preferential consideration is given to measures that replace the impacted
 1675 functions directly and in the immediate vicinity of the impact.

1676
 1677 **S-621 In determining appropriate mitigation measures applicable to shoreline**
 1678 **development, the mitigation sequencing requirements described in Washington**
 1679 **Administrative Code 173-26-202(d)(e) require that lower priority measures shall**
 1680 **be applied only where higher priority measures are determined to be infeasible or**
 1681 **inapplicable.**

1682
 1683 King County may authorize alternative compensatory mitigation within the watershed that addresses limiting
 1684 factors or identified critical needs for shoreline resource conservation based on watershed or comprehensive
 1685 resource management plans applicable to the area of impact. Authorization of compensatory mitigation
 1686 measures may require appropriate safeguards, terms, or conditions as necessary to ensure no net loss of shoreline
 1687 ecological processes and functions.

1688
 1689 **S-622 King County may allow compensatory mitigation only after a mitigation sequence**
 1690 **is applied (see Policy S-616) and higher priority means of mitigation are**
 1691 **determined to be infeasible.**

- 1692 **a. Compensatory mitigation replacement ratios or other mitigation**
 1693 **provisions shall consider:**
- 1694 **1. The risk of failure of the compensatory mitigation action;**
 - 1695 **2. The length of time the compensatory mitigation action will take to**
 1696 **replace adequately the impacted wetland functions and values; and**
 - 1697 **3. The gain or loss of the type, quality, and quantity of the ecological**
 1698 **functions of the compensation.**

- 1699 b. **Performance standards shall be established to evaluate the success of**
- 1700 **compensatory mitigation.**
- 1701 c. **Long-term monitoring shall be required to determine if performance**
- 1702 **standards are met.**
- 1703 d. **Long-term protection and management shall be required for**
- 1704 **compensatory mitigation sites.**
- 1705

1706 **4. Critical Aquifer Recharge Areas**

1707 King County has classified and mapped critical aquifer recharge areas according to the vulnerability of the
1708 aquifer. Vulnerability is the combined effect of hydrogeological susceptibility to contamination and the
1709 contamination loading potential. High vulnerability is indicated by land uses that contribute contamination that
1710 may degrade groundwater and by hydrogeologic conditions that facilitate degradation. Low vulnerability is
1711 indicated by land uses that do not contribute contaminants that will degrade groundwater and by hydrogeologic
1712 conditions that do not facilitate degradation. Critical aquifer recharge areas are required to be protected under
1713 the Growth Management Act as a critical area.

1714

1715 **S-623 The King County Shoreline Master Program shall protect critical aquifer recharge**

1716 **areas consistent with the King County Comprehensive Plan and critical areas**

1717 **regulations.**

1718

1719 **5. Geologically Hazardous Areas**

1720 Geologically hazardous areas include areas susceptible to erosion, sliding, earthquake, or other geological
1721 processes and events. They pose a threat to the health and safety of residents when incompatible commercial,
1722 residential, or industrial development is sited in areas of significant hazard. Some geological hazards can be
1723 reduced or mitigated by engineering, design, or modified construction or mining practices, so that risks to health
1724 and safety are acceptable. When technology cannot reduce risks to acceptable levels, building in geologically
1725 hazardous areas is best avoided. Under the King County Shoreline Master Program, geologically hazardous
1726 areas include:

- 1727 1. Erosion hazard areas;
- 1728 2. Landslide hazard areas;
- 1729 3. Seismic hazard areas;
- 1730 4. Coal mine hazard areas;
- 1731 5. Volcanic hazard areas; and
- 1732 6. Steep slope hazard areas.

1733

1734 The following policies to protect health and safety and also to reduce the loss of shoreline ecological processes
1735 and functions apply to geological hazardous areas located within the shoreline jurisdiction.

1736

- 1737 **S-624** Development regulations for geologically hazardous areas shall meet the
 1738 minimum requirements in Washington Administrative Code 365-190-080(4).
 1739
- 1740 **S-625** King County shall prohibit development and new lot creation in geologically
 1741 hazardous areas if it would result in increased risk of injury to people or property
 1742 damage, consistent with King County Code chapter 21A.24.
 1743
- 1744 **S-626** King County shall prohibit new development that requires structural stabilization
 1745 in geologically hazardous areas. Stabilization will be allowed in these areas only
 1746 if the stabilization is necessary to protect existing allowed uses, there is no
 1747 alternative location available, and no net loss of shoreline ecological processes
 1748 and functions will result. Stabilization measures shall conform to Washington
 1749 Administrative Code 173-26-231.
 1750
- 1751 **S-627** King County may allow stabilization structures or measures in geologically
 1752 hazardous areas to protect existing primary residential structures, if there are no
 1753 alternatives, including relocation or reconstruction of the residential structure,
 1754 the stabilization is in conformance with Washington Administrative Code
 1755 173-26-231, and no net loss of shoreline ecological processes and functions will
 1756 result.
 1757

1758 **6. Fish and Wildlife Habitat Conservation Areas**

1759 King County is required by the Growth Management Act to protect fish and wildlife habitat conservation areas
 1760 as critical area. The Washington State Department of Commerce adopted guidelines to assist local governments
 1761 in designating critical areas, including fish and wildlife habitat conservation areas. The Department of
 1762 Commerce guidelines are designed to define and protect areas necessary to maintain species in suitable habitats
 1763 within their natural geographic distribution, at least in part so that isolated subpopulations are not created. The
 1764 Department of Commerce identifies the following areas as being suitable for fish and wildlife habitat
 1765 conservation areas:

- 1766 1. Areas with which endangered, threatened, and sensitive species have a primary association; areas
 1767 critical for habitat connectivity;
- 1768 2. Habitats and species of local importance;
- 1769 3. Commercial and recreational shellfish areas;
- 1770 4. Kelp and eelgrass beds; herring, smelt and sand lance spawning areas;
- 1771 5. Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or
 1772 wildlife habitat;
- 1773 6. Waters of the state;
- 1774 7. Lakes, ponds, streams, and rivers planted with game fish by a governmental or Tribal entity; or
- 1775 8. State natural area preserves and natural resource conservation areas.
 1776

1777 The King County Comprehensive Plan and its development regulations protect the functions and values of fish
1778 and wildlife habitat conservation areas through its provisions governing aquatic areas and wildlife habitat
1779 conservation areas.

1780

1781 The Department of Ecology’s guidelines divide fish and wildlife habitat conservation areas into critical saltwater
1782 and critical freshwater habitats.

1783

1784 **a. Critical saltwater habitat**

1785 Critical saltwater habitats include all kelp beds, eelgrass beds, spawning and holding areas for forage fish, such as
1786 herring, smelt and sand lance; subsistence, commercial and recreational shellfish beds; mudflats, spits, intertidal
1787 habitats with vascular plants, and areas with which priority species have a primary association. Critical saltwater
1788 habitats include both the shorelines and the adjacent submerged areas.

1789

1790 **S-628 King County shall provide a high level of protection to critical saltwater habitats**
1791 **due to the important ecological functions they provide.**

1792

1793 **S-629 Protection and restoration of critical saltwater habitats should integrate**
1794 **management of shorelands as well as submerged areas.**

1795

1796 Comprehensive planning for the protection and restoration of critical saltwater habitat should include state
1797 resource agencies, local and regional government entities including, but not limited to the Port of Seattle and
1798 Sound Transit, and affected tribes. To reverse the impacts from development on critical saltwater habitats, the
1799 King County Shoreline Master Program should look for opportunities to restore critical saltwater shorelines and
1800 protect them from further degradation. All resources should be reviewed and considered.

1801

1802 **S-630 As part of its management planning for critical saltwater habitats, King County**
1803 **should include an evaluation of current data and trends regarding:**

- 1804 **a. Available inventory and collection of necessary data regarding physical**
1805 **characteristics of the habitat, including upland conditions, and any**
1806 **information on species population trends;**
- 1807 **b. Terrestrial and aquatic vegetation;**
- 1808 **c. The level of human activity in such areas, including the presence of**
1809 **roads and level of recreational types. Passive or active recreation may**
1810 **be appropriate for certain areas and habitats;**
- 1811 **d. Restoration potential;**
- 1812 **e. Tributaries and small streams flowing into marine waters;**
- 1813 **f. Dock and bulkhead construction, including an inventory of bulkheads**
1814 **servicing no protective purpose;**
- 1815 **g. Conditions and ecological function in the near-shore area;**

- 1816 h. **Uses surrounding the critical saltwater habitat areas that may negatively**
- 1817 **impact those areas, including permanent or occasional upland, beach, or**
- 1818 **over-water uses;**
- 1819 i. **Potential tribal uses of critical saltwater habitats to ensure that these**
- 1820 **uses are protected and restored when possible; and**
- 1821 j. **An analysis of what data gaps exist and a strategy for gaining this**
- 1822 **information.**

1823

1824 Because of the need for a higher level of protection for critical saltwater habitat, allowed uses should be carefully
 1825 limited and only allowed to meet other policy goals of the Shoreline Management Act.

1826

1827 **S-631 Docks, bulkheads, bridges, fill, floats, jetties, utility crossings, and other**
 1828 **human-made structures shall not intrude into or over critical saltwater habitats**
 1829 **except when all of the conditions below are met:**

- 1830 a. **The public's need for such an action or structure is clearly**
- 1831 **demonstrated, and the proposal is consistent with protection of the**
- 1832 **public trust, as embodied in Revised Code of Washington 90.58.020;**
- 1833 b. **Avoidance of impacts to critical saltwater habitats by an alternative**
- 1834 **alignment or location is not feasible or would result in unreasonable and**
- 1835 **disproportionate cost to accomplish the same general purpose;**
- 1836 c. **The project, including any required mitigation, will result in no net loss**
- 1837 **of ecological functions associated with critical saltwater habitat; and**
- 1838 d. **The project is consistent with state and Tribal interests in resource**
- 1839 **protection and species recovery.**

1840

1841 **S-632 Public or private noncommercial docks for public, individual residential or**
 1842 **community use may be authorized provided that:**

- 1843 a. **Avoidance of impacts to critical saltwater habitats by an alternative**
- 1844 **alignment or location is not feasible; and**
- 1845 b. **The project, including any required mitigation, will result in no net loss**
- 1846 **of ecological functions associated with critical saltwater habitat.**

1847

1848 **b. Critical freshwater habitat**

1849 Critical freshwater habitats are equally important to saltwater areas as fish and wildlife habitat conservation
 1850 areas along shorelines of the state. Critical freshwater habitats include streams and rivers, with their associated
 1851 channel migration zones, floodplains, wetlands, and lakes. Shorelines along these freshwater habitats often have
 1852 been highly developed and are currently adversely impacted by improper stormwater, sewer, or industrial
 1853 outfalls; unmanaged clearing and grading; and stormwater runoff from buildings and parking lots. Some impacts
 1854 include altered quality and quantity of stormwater runoff, as well as destruction or alteration of vegetation.
 1855 Potential impacts from vegetation changes can include increased water temperatures and altered hydrographic
 1856 conditions. All of these changes create inhospitable conditions in water bodies for priority species and, in

1857 addition, make them more susceptible to problems stemming from catastrophic flooding, droughts, landslides
1858 and channel changes.

1859

1860 Some freshwater habitats, particularly rivers and floodplains, often are considered as hazardous areas that can
1861 threaten life and property during catastrophic events, such as flooding. Development can exacerbate such
1862 conditions.

1863

1864 As with critical saltwater habitats, comprehensive planning for the protection and restoration of critical
1865 freshwater habitat should include state resource agencies, local and regional government entities including, but
1866 not limited to the Port of Seattle, Sound Transit, and affected tribes. To reverse the impacts from development
1867 on critical freshwater habitats, the King County Shoreline Master Program should look for opportunities to
1868 restore critical freshwater shorelines and protect them from further degradation. All resources should be
1869 reviewed and considered.

1870

1871 **S-633 King County shall provide a high level of protection to critical freshwater habitats**
1872 **due to the important ecological functions they provide.**

1873

1874 **S-634 King County should establish priorities for protection and restoration, where**
1875 **appropriate, along unincorporated river corridors and lake shorelines.**

1876

1877 **S-635 King County should regulate uses and development as necessary within and**
1878 **along stream channels, associated channel migration zones, wetlands, lake**
1879 **shorelines, and floodplains within the shoreline jurisdiction, to assure that no net**
1880 **loss of shoreline ecological processes and functions results from new**
1881 **development near freshwaters of the state, including associated hyporheic**
1882 **zones.**

1883

1884 **S-636 King County shall protect ecological functions associated with critical freshwater**
1885 **habitat as necessary to assure no net loss from shoreline activities and**
1886 **associated changes.**

1887

1888 **S-637 King County should facilitate authorization of appropriate restoration projects.**

1889

1890 **C. Frequently Flooded Areas and Channel Migration Hazard Areas**

1891 The King County 2006 Flood Hazard Management Plan was adopted as a functional plan of the King County
1892 Comprehensive Plan. The Flood Plan outlines the policies, programs, and projects that King County uses to
1893 reduce the risk from flooding and channel migration. The King County 2006 Flood Hazard Management Plan
1894 was reviewed for consistency with the Shoreline Management Act and determined to be consistent with it. King

1895 County maps Channel Migration Hazard Areas and applies critical areas regulations to assure that channel
1896 migration can be accommodated.

1897

1898 **S-638** **The policies contained within the King County Flood Hazard Management Plan,**
1899 **or its successor, constitute the policies for the protection of frequently flooded**
1900 **areas and channel migration within shorelines. Provisions implementing these**
1901 **policies are included in the critical areas regulations.**

1902

1903 **S-639** **King County shall continue mapping channel migration zones on all of its rivers and**
1904 **streams within shoreline jurisdiction where channel migration zones have not already**
1905 **been mapped.**

1906

1907 **D. Shoreline Vegetation Conservation**

1908 A major intent of vegetation conservation is to protect and restore the ecological processes and functions
1909 performed by stands of vegetation along shorelines. Vegetation conservation can also be undertaken to protect
1910 human safety and property, to increase the stability of river banks and coastal bluffs, to reduce the need for
1911 structural shoreline stabilization measures, to improve the visual and aesthetic qualities of the shoreline, to
1912 protect particular plant and animal species and their habitats, and to enhance shoreline uses.

1913

1914 In King County, aquatic environments, as well as their associated upland and wetland vegetated areas, provide
1915 significant habitat for a wide variety of fish and wildlife species. Healthy environments for aquatic species are
1916 inseparably linked with the ecological integrity of the surrounding terrestrial ecosystems. For example, nearly
1917 continuous stretches of mature forest characterize the natural riparian conditions of the Pacific Northwest.

1918 Riparian areas along marine shorelines provide the same or similar functions as their freshwater counterparts.

1919 The most commonly recognized functions of the shoreline vegetation include, but are not limited to:

1920 • Providing shade necessary to maintain cool water temperatures required by salmonids, spawning forage
1921 fish, and other aquatic biota.

1922 • Providing external organic inputs critical for some aquatic life.

1923 • Providing food for various insects and other benthic macro invertebrates, which are in turn food sources
1924 for fish, birds, and other wildlife.

1925 • Stabilizing banks, minimizing erosion, and reducing the occurrence of landslides. The roots of trees
1926 and other riparian vegetation provide the bulk of this function.

1927 • Reducing fine sediment input into the aquatic environment through stormwater retention and vegetative
1928 filtering.

1929 • Filtering and vegetative uptake of nutrients and pollutants from groundwater and storm runoff.

1930 • Providing a source of large woody debris for introduction into the aquatic system. Large woody debris

1931 is a primary structural component in streams that functions as a hydraulic roughness element to
1932 moderate flows and store sediment. Large woody debris also serves a pool-forming function, providing
1933 critical salmonid rearing and refuge habitat. Abundant large woody debris increases aquatic diversity
1934 and stabilizes systems.

1935 • Regulating microclimates in the lake and stream-riparian and intertidal corridors.

1936 • Providing critical wildlife habitat, including migration corridors and feeding, watering, rearing, and
1937 refuge areas.

1938

1939 The length, width, and species composition of a shoreline vegetation community all contribute substantively to
1940 aquatic ecological functions. Likewise, the biological communities of the aquatic environment are essential to
1941 ecological functions of the adjacent upland vegetation. The ability of vegetated areas to provide critical
1942 ecological functions diminishes as the length and width of the vegetated area along shorelines is reduced. When
1943 shoreline vegetation is removed, there is a greater risk that important ecological functions will not be provided.

1944

1945 Sustaining different ecological functions requires varying widths, compositions, and densities of vegetation. The
1946 importance of the different functions, in turn, varies with the type of shoreline setting. For example, in forested
1947 shoreline settings, periodic introduction of fallen trees, especially conifers, into the stream channel is an
1948 important attribute that is critical to natural stream channel maintenance.

1949

1950 Vegetation conservation includes activities to protect and restore vegetation that contributes to the ecological
1951 functions of shoreline areas along or near marine and freshwater shorelines.¹ Vegetation conservation provisions
1952 generally include the prohibiting or limiting plant clearing and earth grading, restoring vegetation, and
1953 controlling invasive weeds and nonnative species.

1954

1955 **S-640 King County shall adopt planning provisions to address vegetation conservation**
1956 **and restoration and regulatory provisions to address conservation of vegetation,**
1957 **as necessary, to assure no net loss of shoreline ecological processes and**
1958 **functions, to avoid adverse impacts to soil hydrology, and to reduce the hazard**
1959 **of slope failures or accelerated erosion.**

1960

1961 **S-641 Vegetation conservation provisions apply to all shoreline uses and**
1962 **developments, whether or not the use or development requires a shoreline**
1963 **substantial development permit.**

1964

¹ Vegetation conservation does not include those activities covered under the Washington State Forest Practices Act, except for conversion to other uses and those other forest practice activities over which local governments have authority.

1965 **S-642** Vegetation conservation standards shall not apply retroactively to existing uses
 1966 and structures, such as existing agricultural practices.

1967
 1968 **S-643** King County should identify which ecological processes and functions are
 1969 important to the local aquatic and terrestrial ecology, and then conserve
 1970 sufficient vegetation to maintain these functions. Vegetation conservation areas
 1971 are not necessarily intended to be closed to use and development, but should
 1972 provide for management of vegetation in a manner adequate to assure no net
 1973 loss of shoreline ecological processes and functions.

1974
 1975 **S-644** King County should adopt development regulations for vegetated areas along
 1976 streams, which once supported or could in the future support mature trees, that
 1977 include buffers of sufficient width to facilitate the growth of mature trees and
 1978 periodic recruitment of woody vegetation into the water body to support
 1979 vegetation-related shoreline functions.

1980
 1981 **S-645** King County should adopt mechanisms to implement the vegetation
 1982 conservation policies of this chapter. These mechanisms may include setback or
 1983 buffer requirements, clearing and grading standards, regulatory incentives,
 1984 environment designation standards, or other provisions. Selective pruning of
 1985 trees for safety and view protection may be allowed. Removal of noxious weeds
 1986 and invasive vegetation should be allowed as long as appropriate best
 1987 management practices are followed.

1988

1989 **E. Water Quality, Stormwater and Non-Point Pollution**

1990 The Shoreline Master Program must protect against adverse impacts to the public health, to the land with its
 1991 vegetation and wildlife, and to the waters of the state and their aquatic life. The intent of water quality,
 1992 stormwater and non-point pollution policies is to provide shoreline protection by preventing adverse impacts to
 1993 shoreline ecological processes and functions, aquatic habitats, and water dependent uses such as aquaculture and
 1994 fishing.

1995

1996 **S-646** Shoreline Master Program water quality, stormwater, and non-point pollution
 1997 policies apply to all development and uses in the shoreline jurisdiction that affect
 1998 water quality.

1999

2000 **S-647** King County should work to prevent impacts to water quality and stormwater
 2001 quantity that would result in a net loss of shoreline ecological functions,
 2002 degraded aesthetic qualities, loss of recreational opportunities or reduction in
 2003 water-dependent uses, such as aquaculture and fishing.

2004

2005 **S-648** King County should ensure mutual consistency between shoreline management
2006 provisions and other regulations that address water quality and stormwater
2007 quantity, including Public Health—Seattle & King County standards, the King
2008 County Surface Water Design Manual, and King County surface water
2009 management regulations. The regulations that are most protective of ecological
2010 functions shall apply.

2011
2012 **S-649** The Shoreline Master Program shall include provisions to implement the water
2013 quality, stormwater and non-point pollution policies in this chapter.
2014

2015 **F. Preparing for Climate Change**

2016 As discussed in Chapter 5 of the King County Comprehensive Plan, climate change has the potential for
2017 significant impacts on shorelines and shoreline habitats. Sea-level rise and storm surges may place at risk
2018 infrastructure, habitat restoration projects, and other development, including residential development. New
2019 development and maintenance or replacement of existing development should take into account the potential for
2020 harm that may result from sea-level rise.

2021
2022 **S-650** King County shall ensure that new projects for and major maintenance or
2023 replacement of utilities, roads, and other public infrastructure consider the
2024 impacts of sea-level rise in the location, design, and operation of the projects.
2025

2026 **S-651** Habitat protection and restoration projects in the shoreline jurisdiction shall
2027 consider implications of sea-level rise and other climate change impacts to
2028 promote resiliency of habitats and species.
2029

2030 **VIII. Shoreline Use and Shoreline Modification**

2031 **A. Shoreline Use versus Shoreline Modification**

2032 The Shoreline Management Act makes a distinction between a shoreline use and a shoreline modification. A
2033 shoreline use is an activity that is allowed within the shorelines jurisdiction. In most cases in order to engage in
2034 an activity, the shoreline must be modified. Shoreline modifications often involve construction of a physical
2035 element, such as a dike, breakwater, dredged basin, or fill, as well as other actions such as clearing, grading,
2036 application of chemicals, or significant vegetation removal. This means that shoreline modifications are often
2037 undertaken in support of or in preparation for an activity along shorelines.
2038

2039 **B. Shoreline Use**

2040 **1. Generally**

2041 Land uses in King County are based on federal, state, and county policies and regulations. The baseline
 2042 permitted uses are established in zoning regulations. Land uses that would be allowed in zoning may be further
 2043 limited by the King County Shoreline Master Program and shoreline management regulations.

2044

2045 **S-701 King County shall give preference to uses in the shoreline that are consistent**
 2046 **with the control of pollution and prevention of damage to the natural environment**
 2047 **or are unique to or dependent upon the shoreline.**

2048

2049 **S-702 Development within the shoreline jurisdiction shall protect the public's health,**
 2050 **safety, and welfare, as well as the land, including its vegetation and wildlife, and**
 2051 **protect property rights while implementing the policies of the Shoreline**
 2052 **Management Act.**

2053

2054 **S-703 Where there is a conflict between the uses permitted in the land use zone and the**
 2055 **Shoreline Master Program for a site, the Shoreline Master Program shall control**
 2056 **and preference shall be given first to water-dependent uses, then to water-related**
 2057 **uses, and finally to water-enjoyment uses.**

2058

2059 **S-704 Shoreline Master Program development regulations shall ensure no net loss of**
 2060 **shoreline ecological processes and functions.**

2061

2062 **S-705 King County shall adopt use policies and development regulations to achieve**
 2063 **consistency among and between shorelands and adjacent lands as required by**
 2064 **Revised Code of Washington 90.58.340.**

2065

2066 **2. Shoreline Conditional Uses**

2067 For the purposes of the King County Shoreline Master Program, a shoreline conditional use may be appropriate
 2068 in order to:

- 2069 1. Effectively address unanticipated uses that are not classified in the Shoreline Master Program;
- 2070 2. Address cumulative impacts; or
- 2071 3. Provide the opportunity to require specially tailored environmental analysis or design criteria for types
 2072 of use or development that may otherwise be inconsistent with a specific designation within the
 2073 Shoreline Master Program or with the Shoreline Management Act policies.

2074

2075 **S-706** **The following types of uses and development should require a shoreline**
2076 **conditional use permit:**
2077 **1. Uses and development that may significantly impair or alter the public's**
2078 **use of the waters of the state;**
2079 **2. Uses and development which, by their intrinsic nature, may have a**
2080 **significant impact on shoreline ecological processes and functions**
2081 **depending on location, design, and site conditions; and**
2082 **3. Development in critical saltwater habitats.**
2083

2084 **3. Agriculture**

2085 The Shoreline Management Act defines agricultural activities as:

2086

2087 "agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural
2088 products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow
2089 in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant
2090 as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie
2091 dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject
2092 to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing
2093 agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the
2094 replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands
2095 under production or cultivation".
2096

2097 The Shoreline Management Act prohibits shoreline master programs from requiring modification to or limiting
2098 existing agricultural activities on agricultural lands in the shoreline jurisdiction. This limitation does not apply to
2099 new agricultural activities.

2100

2101 **S-707** **The King County Shoreline Master Program shall not require modification of or**
2102 **limit existing agricultural activities in the shoreline jurisdiction. Existing**
2103 **agricultural activities in the shoreline jurisdiction shall be governed by existing**
2104 **provisions of the King County Comprehensive Plan and the King County Code.**
2105

2106 **S-708** **New agricultural activities in the shoreline jurisdiction shall comply with the**
2107 **critical areas regulations incorporated into the shoreline master program as they**
2108 **apply to agricultural activities.**
2109

2110 As required by the Growth Management Act, King County has designated agricultural lands of long-term
2111 commercial significance. These lands have been included in Agricultural Production Districts under the King
2112 County Comprehensive Plan. Land uses meeting the definition of "agricultural activities" also occur outside the
2113 designated Agricultural Production Districts. The King County Shoreline Master Program encourages
2114 agricultural uses, but they must be compatible with the shoreline designation in which they are proposed. In

2115 addition, under the rare circumstances when land is removed from the Agricultural Production Districts, any
2116 development occurring on that land must be consistent with the shoreline designation where it is located.

2117

2118 **S-709** **New agricultural activities within the shoreline jurisdiction and outside the**
2119 **Agricultural Production Districts shall be consistent with the shoreline**
2120 **designation where the land is located.**

2121

2122 **S-710** **New agricultural activities within the shoreline jurisdiction and outside the**
2123 **Agricultural Production Districts shall be located and designed to ensure no net**
2124 **loss of shoreline ecological processes and functions and shall not result in an**
2125 **adverse impact on other shoreline resources and ecological values.**

2126

2127 **S-711** **Development and uses on land removed from the Agricultural Production**
2128 **Districts shall be consistent with the shoreline designation where the land is**
2129 **located.**

2130

2131 **4. Forestry**

2132 In general, the Department of Ecology’s guidelines require local shoreline master programs to rely on the Forest
2133 Practices Act and the rules implementing that Act and the Forest and Fish Report as adequate management of
2134 commercial forest uses within the shoreline jurisdiction. When a property owner chooses to convert commercial
2135 timber land to a use other than timber production, the regulations for commercial forestry no longer apply.

2136

2137 **S-712** **If land is being converted to a non-forest use through Class IV-General forest**
2138 **practice, the provisions of the King County Shoreline Management Program that**
2139 **apply to development activities governs the proposed land use.**

2140

2141 Because shorelines of statewide significance require a higher level of protection, special provisions apply to
2142 forestry within shorelines of statewide significance.

2143

2144 **S-713** **Within shorelines of statewide significance, selective commercial timber cutting**
2145 **shall be used for timber harvest within two hundred feet abutting landward of the**
2146 **ordinary high water mark so that no more than thirty percent of the merchantable**
2147 **trees may be harvested in any ten year period of time. Through a shoreline**
2148 **conditional use permit, King County may approve:**

- 2149 a. **Other timber harvesting methods in those limited instances where the**
2150 **topography, soil conditions, or silviculture practices necessary for**
2151 **regeneration render selective logging ecologically detrimental; and**
2152 b. **Clear cutting of timber that is solely incidental to the preparation of land**
2153 **for other uses authorized by the King County Shoreline Master Program.**

2154

2155 **S-714** For forest practice conversions and other Class IV-General forest practices,
2156 where there is a likelihood of conversion to nonforest uses, King County shall
2157 ensure that there is no net loss of shoreline ecological processes and functions
2158 and that there are no significant adverse impacts to other shoreline uses,
2159 resources, and values such as navigation, recreation, and public access.
2160

2161 **5. Surface Drilling for Oil and Gas**

2162 The Shoreline Management Act prohibits surface drilling in the waters of Puget Sound north to the Canadian
2163 boundary and the Strait of Juan de Fuca seaward from the ordinary high water mark and on all lands within one
2164 thousand feet landward from that line.

2165
2166 **S-715** Surface drilling for oil or gas shall be prohibited in Puget Sound seaward from
2167 the ordinary high water mark and on all lands within one thousand feet landward
2168 from the ordinary high water mark on Puget Sound.
2169

2170 **6. Aquaculture**

2171 Aquaculture is the culture or farming of food fish, shellfish, or other aquatic plants and animals. Aquaculture is
2172 dependent on the use of the water area and, when consistent with goals for aesthetics, public access, control of
2173 pollution and prevention of damage to the environment, is a preferred use of the water area. Aquaculture is a
2174 growing industry of statewide significance. Aquaculture should be accommodated so long as it does not result in
2175 a net loss of shoreline ecological processes and functions. The visual and aesthetic impacts of aquaculture should
2176 not overwhelm adjacent land uses.

2177
2178 **S-716** Aquaculture is a water-dependent use and is a preferred use of the shoreline
2179 when consistent with control of pollution and avoidance of adverse impacts to
2180 the environment and preservation of habitat for native species, (Washington
2181 Administrative Code 173-26-241(3)(b)).
2182

2183 **S-717** Potential locations for aquaculture activities are relatively restricted because of
2184 specific requirements related to water quality, temperature, oxygen content,
2185 currents, adjacent land use, wind protection, commercial navigation, and salinity.
2186 The technology associated with some forms of aquaculture is still experimental
2187 and in formative states. Therefore, when implementing development regulations
2188 related to aquaculture, King County should provide flexibility in its development
2189 regulations governing the siting of aquaculture facilities. Those regulations shall
2190 require avoidance of adverse impacts to existing uses, to the maximum extent
2191 practical, and no net loss in shoreline ecological functions and processes.
2192

- 2193 **S-718** Aquaculture activities shall be designed, located and operated in a manner that
2194 supports long-term beneficial use of the shoreline and protects and maintains
2195 shoreline ecological processes and functions. Aquaculture shall not be
2196 permitted where it would result in net loss of shoreline ecological functions; net
2197 loss of habitat for native species including eelgrass, kelp, and other macroalgae;
2198 adverse impacts to other habitat conservation areas; or interference with
2199 navigation or other water-dependent uses.
2200
- 2201 **S-719** Aquaculture facilities shall be designed, operated and located so as not to
2202 spread disease to native aquatic life, establish new nonnative species that cause
2203 significant ecological impacts, or substantially impact the aesthetic qualities and
2204 public access of the shoreline.
2205
- 2206 **S-720** Preference should be given to those forms of aquaculture that involve lesser
2207 environmental and visual impacts and lesser impacts to native plant and animal
2208 species. In general, projects that require no structures, submerged structures or
2209 intertidal structures are preferred over those that involve substantial floating
2210 structures. Projects that involve little or no substrate modification are preferred
2211 over those that involve substantial modification, recognizing that in some
2212 circumstances that the importation of sand or pea gravel on rocky or cobble
2213 substrates may result in more diverse habitat. Projects that involve little or no
2214 supplemental food sources, pesticides, herbicides or antibiotic application are
2215 preferred over those that involve such practices.
2216
- 2217 **S-721** Aquaculture shall not be permitted if it involves significant risk of cumulative
2218 adverse effects on water quality, sediment quality, benthic and pelagic
2219 organisms, or wild fish populations through potential contribution of antibiotic
2220 resistant bacteria, or escapement of non-native species, or other adverse effects
2221 on native species or threatened or endangered species and their habitats.
2222
- 2223 **S-722** King County shall consider the potential beneficial impacts and the potential
2224 adverse impacts of new aquaculture development on the physical environment;
2225 on other existing and approved land and water uses, including navigation; and
2226 on the aesthetic qualities of a project area.
2227
- 2228 **S-723** Legally established aquaculture uses, including authorized experimental
2229 projects, should be protected from incompatible uses that may seek to locate
2230 nearby. King County may deny uses or developments that have a high
2231 probability of damaging or destroying a legally established existing aquaculture.
2232

- 2233 **S-724** King County should review and make permit decisions on restoration projects
2234 associated with aquaculture in a timely manner.
2235
- 2236 **S-725** Experimental aquaculture projects in water bodies should be limited in scale and
2237 should be approved for a limited period of time. Experimental aquaculture means
2238 an aquaculture activity that uses methods or technologies that are
2239 unprecedented or unproven in the State of Washington.
2240
- 2241 **S-726** King County should actively seek substantive comment regarding potential
2242 adverse impacts of any shoreline permit application for aquaculture from all
2243 appropriate Federal, State and local agencies; the Muckleshoot Tribe, the
2244 Puyallup Tribe of Indians, the Tulalip Tribes and other tribes with treaty fishing
2245 rights; and the general public. Comments of nearby residents or property owners
2246 directly affected by an aquaculture proposal should be considered and
2247 evaluated, especially in regard to use compatibility and aesthetics.
2248
- 2249 **S-727** The rights of treaty tribes to aquatic resources within their usual and accustomed
2250 areas should be addressed through the permit review process. Direct and early
2251 coordination between the applicant or proponent and the tribe should be
2252 encouraged.
2253

2254 **7. Boating Facilities**

2255 Boating facilities provide the boating public recreational opportunities on waters of the state, but should be sited
2256 carefully to assure no net loss of shoreline ecological processes and functions and to maintain the aesthetic
2257 quality of the shoreline. For purposes of the King County Shoreline Master Program, “boating facilities” do not
2258 include docks serving four or fewer single-family residences.
2259

- 2260 **S-728** Boating facilities shall be located only at sites with suitable environmental
2261 conditions, shoreline configuration, access, and neighboring uses, and:
- 2262 a. Meet health, safety and welfare requirements;
 - 2263 b. Mitigate aesthetic impacts;
 - 2264 c. Provide public access in new marinas, unless there is a safety or
2265 security concern;
 - 2266 d. Prevent the impacts to shoreline resources from boaters living on their
2267 vessels;
 - 2268 e. Restrict vessels should be restricted from extended mooring on waters
2269 of the state unless authorization is obtained from the Washington
2270 Department of Natural Resources and impacts to navigation and public
2271 access are mitigated;

- 2272 f. Assure no net loss of shoreline ecological processes and functions or
- 2273 other significant adverse impacts; and
- 2274 g. Protect the rights of navigation.
- 2275

2276 **8. Commercial Development**

2277 Some commercial uses within the shoreline jurisdiction may be required to incorporate appropriate design and
2278 operational elements to qualify as water-related or water-enjoyment. Public access and ecological restoration are
2279 considered appropriate mitigation for the impact to shorelines unless it is determined public access is infeasible
2280 or inappropriate. Most commercial land in unincorporated King County is located outside the shoreline
2281 jurisdiction.

2282

2283 **S-729 King County shall require all commercial development on public land to provide**
2284 **public access, unless the use is incompatible with public access or there are**
2285 **public safety concerns.**

2286

2287 **S-730 King County shall permit non-water-oriented commercial uses in the shoreline**
2288 **jurisdiction only if:**

- 2289 a. The non-water-oriented commercial use is limited to the minimum size
2290 necessary for the use;
- 2291 b. The use provides a significant public benefit with respect to the
2292 Shoreline Management Act's objectives such as providing public access
2293 and ecological restoration; and
- 2294 c. The use is part of a mixed-use project that includes water-dependent
2295 uses; or navigability is severely limited at the proposed site.

2296

2297 **S-731 King County may allow nonwater-oriented commercial development in the**
2298 **shoreline jurisdiction if the site is physically separated from the shoreline by**
2299 **another property or public right-of-way.**

2300

2301 **S-732 King County shall allow over-water nonwater-dependent commercial uses only in**
2302 **existing structures or if the use is auxiliary to and necessary to support a**
2303 **water-dependent use. The area of any over-water structure shall be limited to**
2304 **the maximum extent practical.**

2305

2306 **S-733 King County shall prohibit commercial development that will have significant**
2307 **adverse impact to other shoreline uses, resources and values, such as**
2308 **navigation, recreation and public access. King County shall require mitigation**
2309 **for all commercial development in the shoreline jurisdiction to ensure that it does**
2310 **not cause a net loss of shoreline ecological processes and functions.**

2311

2312 **9. Industry**

2313 The King County Shoreline Master Program establishes a hierarchy for industrial development within the
2314 shoreline jurisdiction. Most industrial land in King County is located within cities rather than within
2315 unincorporated King County.

2316

2317 **S-734 In the shoreline jurisdiction, King County shall give preference to industrial uses**
2318 **in the following order: first, water-dependent industrial uses; second,**
2319 **water-related industrial uses; and third, non-water-oriented industrial uses.**

2320

2321 **S-735 To mitigate for the impacts of industrial development within the shoreline**
2322 **jurisdiction, King County should require ecological restoration and public**
2323 **access, unless it determines that public access is infeasible or inappropriate.**

2324

2325 **S-736 King County shall require industrial uses located on public land in the shoreline**
2326 **jurisdiction to provide public access, unless the use is incompatible with public**
2327 **access or there are public safety concerns.**

2328

2329 **S-737 King County should encourage Industrial development and redevelopment to be**
2330 **located where environmental cleanup and restoration of the shoreline can be**
2331 **incorporated.**

2332

2333 **S-738 King County shall permit new nonwater-oriented industrial development in the**
2334 **shoreline jurisdiction only if:**
2335 **a. The use is part of a mixed-use project that includes water-dependent**
2336 **uses or navigability is severely limited; and**
2337 **b. The use provides a significant public benefit with respect to the**
2338 **Shoreline Management Act's objectives, such as providing public access**
2339 **and ecological restoration.**

2340

2341 **S-739 King County may allow nonwater-oriented industrial uses in the shoreline**
2342 **jurisdiction if the site is physically separated from the shoreline by another**
2343 **property or public right-of-way.**

2344

2345 **10. In-Water Structures**

2346 "In-water structure" means a structure placed by humans within a stream, river, or lake waterward of the
2347 ordinary high-water mark that either causes or has the potential to cause water impoundment or the diversion,
2348 obstruction, or modification of water flow. In-water structures may include those for hydroelectric generation,
2349 irrigation, water supply, flood control, transportation, utility service transmission, fish collection weir, or other
2350 purposes.

2351

2352 **S-740** In-water structures shall provide for the protection and preservation of shoreline
2353 ecological processes and functions, and cultural resources, including, but not
2354 limited to, fish and fish passage, wildlife and water resources, shoreline critical
2355 areas, hydro-geological processes, and natural scenic vistas.

2356
2357 **S-741** The location and planning of in-water structures shall give due consideration to
2358 the full range of public interests and shoreline ecological processes and
2359 functions, with special emphasis on protecting and restoring habitat for
2360 threatened or endangered species.

2361

2362 **11. Mining**

2363 King County has identified and designated land that is appropriate for the removal of sand, gravel, soil, minerals
2364 and other extractable resources. In King County, gravel removal was a common method of flood control in the
2365 first half of the 20th century. However, mining within shorelines can have significant impacts, particularly to
2366 habitat for threatened and endangered aquatic and riparian species.

2367

2368 **S-742** Mining may be allowed within the shoreline jurisdiction if it is:
2369 a. Consistent with the environment designation policies of the King County
2370 Shoreline Master Program and provisions of the Shoreline Management
2371 Act; and
2372 b. Located within mineral resource lands designated by the King County
2373 Comprehensive Plan.

2374

2375 **S-743** New mining and associated activities shall be designed and conducted to comply
2376 with the regulations of the environment designation where the activity occurs
2377 and the provisions applicable to critical areas where relevant. Accordingly,
2378 meeting the standard of no net loss of ecological function shall include
2379 avoidance and mitigation of adverse impacts during the course of mining and
2380 reclamation. It is appropriate, however, to determine whether there will be no net
2381 loss of ecological function based on evaluation of final reclamation required for
2382 the site. Preference shall be given to mining proposals that result in the
2383 restoration, creation, or enhancement of habitat for threatened or endangered
2384 species.

2385

2386 **S-744** The King County Shoreline Master Program provisions and permit requirements
2387 for mining should be coordinated with the requirements of Revised Code of
2388 Washington Chapter 78.44.

2389

2390 **S-745** The proposed subsequent use of mined property shall be consistent with the
2391 provisions of the shoreline environment designation in which the property is
2392 located.

2393
2394 **S-746** King County shall permit mining within the active channel of a river only as
2395 follows:
2396 a. Removal of specified quantities of sand and gravel or other materials at
2397 specific locations will not adversely affect the natural processes of
2398 gravel transportation for the river system as a whole;
2399 b. The mining and any associated permitted activities will not have
2400 significant adverse impacts to habitat for threatened or endangered
2401 species nor cause a net loss of shoreline ecological processes and
2402 functions;
2403 c. The determinations required by items 1 and 2 of this policy shall be
2404 consistent with Revised Code of Washington 90.58.100(1) and
2405 Washington Administrative Code 173-26-201(2)(a). Such evaluation of
2406 impacts should be appropriately integrated with relevant environmental
2407 review requirements of the State Environmental Policy Act and the
2408 Department of Ecology guidelines;
2409 d. In considering renewal, extension, or reauthorization of gravel bar and
2410 other in-channel mining operations in locations where they have
2411 previously been conducted, King County shall require compliance with
2412 this policy if no such review has previously been conducted. Where
2413 there has been prior review, King County shall review the previous
2414 determinations in order to ensure that current site conditions comply
2415 with the Program; and
2416 e. These requirements do not apply to dredging of authorized navigation
2417 channels when conducted in accordance with Washington
2418 Administrative Code 173-26-231(3)(f).

2419
2420 **S-747** King County shall require a shoreline conditional use permit for mining activity
2421 within a severe channel migration hazard zone located within the shoreline
2422 jurisdiction.

2423

2424 **12. Recreational Development**

2425 Recreational development includes uses and activities designed to allow public enjoyment and use of the water
2426 and shoreline. King County recreational planning provides for parks, trails, open space, and opportunities for
2427 both active and passive recreational use in King County.

2428

2429 **S-748** **Recreational development is allowed in the shoreline jurisdiction and must be**
 2430 **consistent with the shoreline environment designation in which the property is**
 2431 **located.**

2432
 2433 **S-749** **King County shall plan to provide public recreational uses on county-owned**
 2434 **shoreline, consistent with the goals of this chapter.**

2435

2436 **13. Residential Development**

2437 The Shoreline Management Act recognizes single family residential development as a priority use within
 2438 shorelines of the state. The term “residential development” also includes attached and multifamily dwelling
 2439 units as well as subdivision of shoreline land into new residential lots. In King County, single detached dwelling
 2440 units are the most common shoreline development. Residential development is often fairly high density to
 2441 maximize water frontage. Care must be taken to assure that shoreline residential development and the related
 2442 impacts from shoreline armoring, stormwater runoff, on-site sewage disposal systems, introduction of pollutants,
 2443 and vegetation modification and removal do not result in significant damage to the shoreline.

2444

2445 **S-750** **Single family residential development is a priority use in the shoreline**
 2446 **jurisdiction in King County.**

2447

2448 **S-751** **King County shall require a conditional use permit for construction or expansion**
 2449 **of a single-family residence that is located within an aquatic area buffer in the**
 2450 **Forestry or Natural Shoreline Environment.**

2451

2452 **S-752** **Shoreline residential development, including accessory structures and uses,**
 2453 **should be sufficiently set back from steep slopes and shorelines vulnerable to**
 2454 **erosion so that structural improvements, including bluff walls and other**
 2455 **stabilization structures, are not required to protect these structures and uses.**

2456

2457 **S-753** **New over-water residences, including floating homes, are not a preferred use and**
 2458 **shall be prohibited in the shoreline jurisdiction. Existing communities of floating**
 2459 **or over-water homes should be reasonably accommodated to allow**
 2460 **improvements associated with life-safety matters and to ensure protection of**
 2461 **private property rights. King County shall limit the expansion of existing floating**
 2462 **homes, including over-water and underwater footprint, and over-water**
 2463 **communities to the minimum necessary to ensure consistency with**
 2464 **constitutional and other legal limitations that protect private property.**

2465

- 2466 **S-754** King County should require multifamily residential development and
2467 subdivisions within the shoreline jurisdiction creating more than four lots to
2468 provide public access.
2469
- 2470 **S-755** King County shall require subdivisions and short subdivisions to:
2471 a. Be designed, configured and developed in a manner that ensures no net
2472 loss of shoreline ecological processes and functions at full build-out of
2473 all lots;
2474 b. Prevent the need for new shoreline stabilization or flood risk reduction
2475 measures that would cause significant impacts to other properties or
2476 public improvements, a net loss of shoreline ecological processes and
2477 functions, or interfere with channel migration; and
2478 c. Implement the provisions and policies for shoreline designations and the
2479 general policy goals of this chapter.
2480

2481 **14. Transportation and Parking**

2482 Providing for transportation and parking is necessary to support water-dependent uses, to support the regional
2483 economy, and for access to privately owned property. However, transportation facilities should be located and
2484 designed to have the least impact on the ecological processes and functions of the shoreline. Transportation
2485 planning in shorelines should not be focused totally on automobiles, but should consider a wide range of options,
2486 including buses, light rail, commuter rail, bicycle, equestrian, and pedestrian facilities. Transportation planning
2487 can be a tool for finding opportunities to provide public access to the shorelines.
2488

2489 **S-756** King County shall require transportation and parking plans and projects located
2490 in the shoreline jurisdiction to be consistent with the public access policies in
2491 this chapter and environmental protection provisions.
2492

2493 **S-757** Where appropriate, circulation system planning in the shoreline jurisdiction shall
2494 include systems for pedestrian, bicycle and public transportation and combining
2495 transportation uses to minimize the footprint of transportation facilities.
2496 Circulation planning and projects should support existing and proposed
2497 shoreline uses that are consistent with the King County Shoreline Master
2498 Program.
2499

2500 **S-758** Transportation and parking facilities located in the shoreline jurisdiction shall be
2501 planned, located and designed to have the least possible adverse impact on
2502 unique or fragile shoreline features, not result in a net loss of shoreline
2503 ecological processes and functions or adversely impact existing or planned
2504 water-dependent uses. Where other options are available and feasible, new

2505 transportation facilities or transportation facility expansions should not be
2506 constructed within the shoreline jurisdiction.

2507
2508 **S-759** Parking facilities in the shoreline jurisdiction are not a preferred use. King
2509 County shall allow parking facilities in the shoreline jurisdiction only when
2510 necessary to support an authorized use and when an alternatives analysis shows
2511 there are no feasible alternatives outside of the 200-foot shoreline jurisdiction.
2512 Parking facilities in the shoreline jurisdiction shall use Low Impact Designs, such
2513 as porous concrete and vegetated swales, and be planned, located and designed
2514 to minimize the environmental and visual impacts.

2515

2516 **15. Utilities**

2517 Utilities include services and facilities that produce, convey, store, or process power, gas, water, sewage,
2518 stormwater, communications, oil, or waste. Utilities that are classified as on-site utilities serving only one
2519 primary use are considered “accessory utilities” and are considered part of the primary use.

2520

2521 **S-760** Utility facilities shall be designed and located to assure no net loss of shoreline
2522 ecological processes and functions, preserve the natural landscape, and
2523 minimize conflicts with present and planned land and shoreline uses, while
2524 meeting the needs of future populations in areas planned to accommodate
2525 growth.

2526

2527 **S-761** King County shall allow modification of existing utility facilities and the location
2528 of new water-oriented portions of utility facilities in the shoreline jurisdiction
2529 provided that a mitigation sequence is applied (see policy S-616) and there is no
2530 net loss of shoreline ecological processes and functions. To the maximum extent
2531 practical, those parts of utility production and processing facilities that are not
2532 water-oriented, such as power plants and sewage treatment plants, shall be
2533 located outside of the shoreline jurisdiction.

2534

2535 **S-762** Transmission facilities for the conveyance of services, such as power lines,
2536 cables, and pipelines, shall be located outside of the shoreline jurisdiction where
2537 feasible. Transmission facilities located within the shoreline jurisdiction shall
2538 assure no net loss of shoreline ecological processes and functions.

2539

2540 **S-763** Utilities should be located in existing developed rights-of-way and corridors to
2541 the maximum extent practical.

2542

2543 **S-764** Unless no other feasible alternative location exists, King County should
2544 discourage:
2545 a. Locating pipelines and cables in water, on tidelands or roughly parallel
2546 to the shoreline; and
2547 b. The development of facilities that may require periodic maintenance that
2548 disrupts shoreline ecological processes and functions.
2549
2550 King County shall ensure that any utility facilities that are allowed do not result in
2551 a net loss of shoreline ecological processes and functions or significant adverse
2552 impacts to other shoreline resources and values.
2553

2554 **C. Shoreline Modifications**

2555 **1. General Policies Governing Shoreline Modifications**

2556 A shoreline modification is construction of a physical element, such as a dike, breakwater, dredged basin, or fill,
2557 as well as other actions such as clearing, grading, application of chemicals, or significant vegetation removal to
2558 support or prepare for a shoreline use. These activities should be directly related to a legal shoreline use and
2559 should not be conducted for other purposes.
2560

2561 **S-765** King County should allow structural shoreline modifications only when
2562 necessary to support or protect a legally established structure or a legally
2563 existing shoreline use that is in danger of loss or substantial damage, or when a
2564 modification is necessary for reconfiguration of the shoreline for mitigation or
2565 enhancement purposes.
2566

2567 **S-766** In order to reduce the adverse effects of shoreline modifications, King County
2568 should limit shoreline modifications in number and extent to the maximum extent
2569 practicable.
2570

2571 **S-767** King County shall only allow shoreline modifications that are appropriate to the
2572 specific type of shoreline and environmental conditions for which they are
2573 proposed.
2574

2575 **S-768** King County shall ensure that shoreline modifications individually and
2576 cumulatively do not result in a net loss of shoreline ecological processes and
2577 functions. In order to achieve this goal, King County shall give preference to
2578 those types of shoreline modifications that have a lesser impact on the shoreline
2579 and by requiring mitigation of identified impacts resulting from shoreline
2580 modifications.
2581

2582 **S-769** **Where applicable, King County shall develop regulations and impose conditions**
2583 **based on scientific and technical information and a comprehensive analysis of**
2584 **shoreline conditions for drift cells for marine waters or reaches for lakes and**
2585 **river and stream systems.**

2586
2587 **S-770** **King County should plan for the enhancement of impaired shoreline ecological**
2588 **processes and functions where feasible and appropriate, while accommodating**
2589 **permitted uses. To the maximum extent practical, King County should**
2590 **incorporate appropriate measures to protect shoreline ecological processes and**
2591 **functions from the impacts of shoreline modifications.**

2592

2593 **2. Shoreline Stabilization**

2594 Shorelines are impacted by wind and wave action, currents, tides, and flood waters, resulting in erosion of banks
2595 and shifts in channels. These impacts are natural processes that support shoreline ecological processes and
2596 functions, but they also impact human use of shorelines.

2597

2598 These natural processes are likely to be affected by climate change. Lowland rivers may see higher flows in the
2599 autumn and winter and mid-elevation rivers may see higher winter flows. In both cases, these changes could
2600 lead to more frequent flooding. The marine shorelines around Vashon and Maury Islands and the Duwamish
2601 Estuary may also see effects due to sea-level rise. Increased sea elevations will make development and
2602 infrastructure in low-lying areas more susceptible to flooding due to high tides and storms. Waves will encroach
2603 further onto low-lying beaches and cause greater beach erosion, threatening or damaging low-lying structures.
2604 At the same time steep slopes may receive increased moisture due to predicted changes in precipitation patterns,
2605 potentially resulting in an increase in landslides that may cause property destruction and threaten human safety.

2606

2607 Humans have long desired to "control" these natural processes by constructing shoreline stabilization structures.
2608 The negative side of structural solutions includes the high cost of construction, long-term cost of maintenance
2609 and repair, the false sense of security for humans relying on these structures, and the high impact to the shoreline
2610 environment. These negative impacts are likely to increase as the effects of climate change become more
2611 apparent. These impacts include:

- 2612 1. Beach starvation where sediment is prevented from supplying the beach, thus impeding a
2613 dynamic process.
- 2614 2. Habitat degradation, particularly through removal of shoreline vegetation.
- 2615 3. Sediment impoundment where the sources of sediment are lost and longshore transport is
2616 diminished, resulting in lowering of down-drift beaches, narrowing of the high tide beach, and
2617 the coarsening of beach sediment.
- 2618 4. Exacerbation of erosion as wave energy is reflected back from hard surfaces onto the beach,
2619 increasing erosion.

- 2620 5. Groundwater impacts that can lead to a rise of the water table on the landward side of an
2621 erosion control structure, which results in increased pore pressures in the beach material and
2622 accelerated erosion of sand-sized material from the beach.
- 2623 6. Hydraulic impacts where wave energy is reflected back onto the beach, resulting in scour
2624 lowering the beach elevation, or coarsening the beach, resulting in failure of the structure.
- 2625 7. Loss of shoreline vegetation and the loss of erosion control that the vegetation provided, as
2626 well as loss of the habitat function provided by vegetation.
- 2627 8. Loss of large woody debris, which plays an important role in biological diversity and habitat as
2628 well as stabilizing the shoreline.
- 2629 9. Restriction of channel movement and creation of side channels, impacting recruitment of large
2630 woody debris and gravel for spawning.
- 2631

2632 As alternatives to constructing a hard-surfaced structural facility, nonstructural methods that have lesser impacts
2633 on shoreline ecological processes and functions are available. These nonstructural methods may also allow for
2634 adaptation to the effects of climate change. For example, if buildings are constructed further away from the
2635 existing water edge, beyond the range of sea-level rise, shoreline protection would be unnecessary. For most
2636 projects, a range of options is available. These include "soft" measures, such as revegetation to stabilize banks,
2637 which provide a variety of other ecological processes and functions, and "hard" measures, such as bulkheads,
2638 which often detract from or provide only limited ecological function. Shoreline stabilization options include, but
2639 are not limited to:

- 2640 1. Vegetation enhancement;
- 2641 2. Upland drainage control;
- 2642 3. Biotechnical measures;
- 2643 4. Beach enhancement;
- 2644 5. Anchor trees;
- 2645 6. Gravel placement;
- 2646 7. Rock revetments;
- 2647 8. Gabions;
- 2648 9. Concrete groins;
- 2649 10. Retaining walls and bluff walls;
- 2650 11. Bulkheads; and
- 2651 12. Seawalls.
- 2652

- 2653 **S-771** King County shall require shoreline stabilization to be consistent with
2654 Washington Administrative Code 173-26-221(5) for vegetation retention and
2655 Washington Administrative Code 173-26-221(2) for protection of critical areas.
2656
- 2657 **S-772** King County shall adopt standards to first avoid then mitigate the impact to
2658 shoreline ecological processes and functions when alteration of the shoreline is
2659 allowed for the construction of single detached dwelling units and accessory
2660 structures. These standards shall address the design and type of protective
2661 measures and devices that are allowed.
2662
- 2663 When structural shoreline stabilization is proposed to protect existing development, the following measures
2664 apply:
2665
- 2666 **S-773** King County may allow construction of new or replaced structural shoreline
2667 stabilization and flood control works to protect an existing structure if King
2668 County determines there is a documented need, including a geotechnical
2669 analysis that the structure is in danger from shoreline erosion caused by tidal
2670 action, currents or waves.
2671
- 2672 When new development occurs within the shoreline jurisdiction, the following measures apply:
2673
- 2674 **S-774** King County shall require new shoreline development to be located and designed
2675 to avoid the need for future shoreline stabilization to the maximum extent
2676 practicable.
2677
- 2678 **S-775** King County shall require that lots in new subdivisions and short subdivisions to
2679 be created so that shoreline stabilization will not be necessary in order for
2680 reasonable development to occur, using geotechnical analysis of the site and
2681 shoreline characteristics.
2682
- 2683 **S-776** King County shall require new development on steep slopes or bluffs to be set
2684 back sufficiently to ensure that shoreline stabilization is unlikely to be necessary
2685 during the life of the structure, as demonstrated by a geotechnical analysis.
2686
- 2687 **S-777** King County shall not allow new development that requires shoreline
2688 stabilization that will cause significant adverse impacts to adjacent or
2689 down-current properties and shoreline areas.
2690
- 2691 **S-778** King County should notify all prospective developers of new development along
2692 Vashon and Maury Islands that their development may be impacted by sea-level
2693 rise and should encourage all such new development to be set back a sufficient

2694 distance to avoid the need for shoreline protection during the expected life of the
2695 development.

2696
2697 New “hard” structural stabilization measures should be used as a last resort after exploring and evaluating other
2698 soft measures.

2699
2700 **S-779 King County shall require the use of soft methods of shoreline stabilization to the**
2701 **maximum extent practicable. King County shall allow new hard structural**
2702 **stabilization measures only as follows:**

- 2703 a. To protect existing nonwater-dependent development and structures,
2704 including single-family residences, if:
- 2705 1. The erosion is not the result of upland conditions, such as the loss of
2706 vegetation and drainage;
 - 2707 2. Nonstructural measures, such as locating the development further from
2708 the shoreline, planting vegetation, or installing on-site drainage
2709 improvements, are not feasible or not sufficient;
 - 2710 3. The need to protect primary structures from damage due to erosion is
2711 demonstrated through a geotechnical report submitted by a qualified
2712 specialist. The damage must be caused by natural processes, such as
2713 tidal action, currents and waves; and
 - 2714 4. Mitigation is provided such that the erosion control structure will not
2715 result in a net loss of shoreline ecological processes and functions.
- 2716 b. To protect water-dependent development if:
- 2717 1. The erosion is not the result of upland conditions, such as the loss of
2718 vegetation and drainage;
 - 2719 2. Nonstructural measures, planting vegetation or installing on-site
2720 drainage improvements are not feasible or not sufficient;
 - 2721 3. The need to protect primary structures from damage due to erosion is
2722 demonstrated through a geotechnical report submitted by a qualified
2723 specialist; and
 - 2724 4. The erosion control structure will not result in a net loss of shoreline
2725 ecological processes and functions.
- 2726 c. To protect shoreline restoration projects or hazardous substance
2727 remediation projects pursuant to Revised Code of Washington Chapter
2728 70.105D if:
- 2729 1. Nonstructural measures, planting vegetation or installing on-site
2730 drainage improvements are not feasible or not sufficient; and
 - 2731 2. The erosion control structure will not result in a net loss of shoreline
2732 ecological processes and functions.
- 2733

2734 The King County shoreline jurisdiction includes a large number of shoreline stabilization structures, many of
2735 which were constructed years ago with little or no consideration of the impact on shoreline ecological processes
2736 and functions.

2737

2738 **S-780** An existing shoreline stabilization structure may be replaced with a similar
2739 structure if there is a demonstrated need to protect principal uses or structures
2740 from erosion caused by currents, tidal action, or waves.

2741

2742 **S-781** King County shall require replaced shoreline protection structures to be
2743 designed, located, sized, and constructed to assure no net loss of shoreline
2744 ecological processes and functions.

2745

2746 **S-782** Replacement walls or bulkheads to protect a residence shall not encroach
2747 waterward as measured at an elevation of two-feet above the current ordinary
2748 high-water mark, unless:
2749 a. The residence was occupied prior to January 1, 1972;
2750 b. There are overriding safety or environmental concerns; and
2751 c. The replacement structure shall abut the existing shoreline stabilization
2752 structure and be located on the landward side of the existing structure.

2753

2754 **S-783** If a net loss of ecological processes and functions associated with critical
2755 saltwater habitats will result from leaving an existing shoreline protection
2756 structure that is proposed for replacement, King County shall require the
2757 structure to be removed as part of the replacement measure.

2758

2759 **S-784** King County shall encourage the use soft shoreline stabilization measures that
2760 use placement or growth of natural materials that closely resemble natural scales
2761 and configurations and that provide restoration of shoreline ecological
2762 processes and functions waterward of the ordinary high-water mark.

2763

2764 **S-785** King County should encourage replaced structural shoreline stabilization located
2765 on Vashon and Maury Islands to be relocated outside of the 100-year floodplain
2766 whenever possible. The edge of the 100-year floodplain is consistent with a
2767 two-foot sea-level rise.

2768

2769 King County should make decisions on shoreline stabilization measures based on technical studies and reports
2770 that objectively analyze the current conditions and the impact of the proposed stabilization measure. A
2771 geotechnical report addressing geologic and habitat conditions developed by a qualified geologist or geotechnical
2772 engineer and habitat specialist should be a requirement of a development proposal application that includes
2773 shoreline stabilization as part of the development.

2774

2775 **S-786** When shoreline stabilization is proposed, King County shall require a
2776 geotechnical report to address the need to prevent potential damage to a primary
2777 structure. The report shall estimate time frames and rates of erosion and the
2778 urgency associated with the specific situation. King County should not allow
2779 hard armoring solutions, unless a geotechnical report confirms that there is a
2780 significant possibility that the structure will be damaged within three years as a
2781 result of shoreline erosion in the absence of such hard armoring measures, or
2782 where waiting until the need is immediate would foreclose the opportunity to use
2783 measures that avoid impacts on shoreline ecological processes and functions. If
2784 the geotechnical report confirms a need to prevent potential damage to a primary
2785 structure, but the need is not as immediate as the three years, the report may still
2786 be used to justify more immediate authorization to protect against erosion using
2787 soft measures.

2788
2789 The construction of shoreline stabilization measures results in impacts to the ecological processes and functions
2790 of the shoreline. The following measures should be considered to mitigate the impacts of shoreline stabilization
2791 projects.

2792
2793 **S-788** If structural shoreline stabilization measures are demonstrated to be necessary,
2794 King County shall:
2795 1. Limit the size of stabilization measures to the minimum necessary;
2796 2. Require the use of measures designed to assure no net loss of shoreline
2797 ecological processes and functions;
2798 3. Require the use of soft approaches, unless they are demonstrated not to
2799 be sufficient to protect primary structures, dwellings, and businesses.

2800
2801 **S-789** King County shall ensure that publicly financed or subsidized shoreline erosion
2802 control measures do not restrict appropriate public access to the shoreline,
2803 except where such access is determined to be infeasible because of
2804 incompatible uses, safety, security, or harm to shoreline ecological processes
2805 and functions. Where feasible, King County shall require ecological restoration
2806 and public access improvements to be incorporated into the project.

2807
2808 **S-790** King County shall discourage new development and redevelopment on feeder
2809 bluffs. Where a legal building lot exists and the landowner has no option to
2810 locate new development or redevelopment away from feeder bluffs and other
2811 areas that affect beach sediment-producing areas, King County shall require that
2812 they avoid, to the maximum extent practicable, and then minimize the adverse
2813 impacts to sediment conveyance systems from erosion control measures.

2814

2815 **S-791 King County should prioritize feeder bluffs as areas for protection using**
2816 **acquisition, easement, transfer of development rights and other programs that**
2817 **eliminate or reduce development threats.**

2818

2819 Erosion is the breakdown of soil, mud, rock, and other particles by the agents of wind, water, or ice or by living
2820 organisms. These materials are moved downward or down-slope in response to gravity. Upland conditions may
2821 contribute to this on-going natural physical process and may impact the ability of people to use the shoreline.

2822 Mass wasting is the geomorphic process by which soil, mud, rock, and other particles move downslope under the
2823 force of gravity. Types of mass wasting include creep, slides, flows, topples, and falls, each with its own
2824 characteristic features. Mass wasting may occur at a very slow rate, particularly in areas that are very dry or
2825 those areas that receive sufficient rainfall such that vegetation has stabilized the surface. It may also occur at
2826 very high speed, such as in rock slides or landslides, with disastrous consequences. The desire to protect
2827 shoreline development from these impacts leads to proposals for shoreline stabilization.

2828

2829 **S-792 The impacts of erosion and mass wasting should be mitigated through protection**
2830 **of geological hazardous areas.**

2831

2832 **3. Piers and Docks**

2833 Piers and docks are some of the most commonly requested modifications to the shorelines. Because they extend
2834 over the water, piers and docks can have a significant impact on the shoreline ecological processes and functions.
2835 Careful consideration should be given to the construction of new piers and docks, and how they are constructed
2836 in order to minimize their impacts.

2837

2838 **S-793 King County shall allow new piers and docks only for water-dependent uses or**
2839 **public access. If it is designed and intended as a facility for access to watercraft,**
2840 **a dock associated with a single-family residence is considered a**
2841 **water-dependent use. As an alternative to individual private moorage for**
2842 **residential development: mooring buoys are preferred over floats or docks and**
2843 **shared moorage facilities are preferred over single use moorage, where feasible**
2844 **or where water use conflicts exist or are predictable.**

2845

2846 **S-794 King County shall require pier and dock construction to be limited to the**
2847 **minimum size necessary to meet the needs of the proposed water-dependent**
2848 **use.**

2849

- 2850 **S-795** King County may allow water-related and water-enjoyment uses as part of a
2851 shoreline mixed-use development on over-water structures where they are
2852 clearly auxiliary to and in support of water-dependent uses, provided the
2853 minimum size requirement needed to meet the water-dependent use is not
2854 violated.
2855
- 2856 **S-796** King County shall allow new pier or dock construction, excluding docks
2857 accessory to single-family residences, only when the applicant has demonstrated
2858 that a specific need exists to support the intended water-dependent uses.
2859
- 2860 **S-797** If new piers or docks are allowed, King County shall require new residential
2861 development of two or more dwelling units, subdivisions and short subdivisions
2862 to provide joint use or community dock facilities, when feasible, rather than
2863 individual docks for each dwelling unit or lot. King County shall allow only one
2864 pier or dock associated with residential development on a parcel.
2865
- 2866 **S-798** King County shall require piers and docks, including those accessory to
2867 single-family residences, to be designed and constructed to avoid and then
2868 minimize and mitigate the impacts to shoreline ecological processes and
2869 functions. King County shall require piers and docks to be constructed of
2870 non-toxic materials. Where toxic materials, such as treated wood, are proposed,
2871 the proponent must show that no non-toxic alternative exists.
2872

2873 **4. Fill**

2874 Fill means the addition of soil, sand, rock, gravel, sediment, earth retaining structures, or other material to an
2875 area waterward of the ordinary high water mark, in wetlands, or on shorelands in a manner that raises the
2876 elevation or creates dry land. Fill is not permitted within the 100-year floodplain without providing
2877 compensatory flood storage to prevent a rise in the base flood, which is a flood having a one percent chance of
2878 being equaled or exceeded in any given year, often referred to as the "100-year flood." Fill can impact shoreline
2879 ecological processes and functions, including channel migration.

- 2880
- 2881 **S-799** King County shall require fill to be located, designed, and constructed to protect
2882 shoreline ecological processes and functions and ecosystem-wide processes,
2883 including channel migration and side channels.
2884
- 2885 **S-800** King County shall allow fill waterward of the ordinary high-water mark only when
2886 necessary to support:
2887 1. Water-dependent use;
2888 2. Public access;

- 2889 3. Cleanup and disposal of contaminated sediments as part of an
- 2890 interagency environmental clean-up plan;
- 2891 4. Disposal of dredged material considered suitable under, and conducted
- 2892 in accordance with, the dredged material management program of the
- 2893 Washington Department of Natural Resources;
- 2894 5. Expansion or alteration of transportation facilities of statewide
- 2895 significance currently located on the shoreline and then only upon a
- 2896 demonstration that alternatives to fill are not feasible; or
- 2897 6. Mitigation actions, environmental restoration, beach nourishment,
- 2898 enhancement projects; or
- 2899 7. Flood risk reduction projects implemented consistent with the goals,
- 2900 policies and objectives of the King County Flood Hazard Management
- 2901 Plan where no reasonable alternative exists.

2902

2903 **S-801 King County shall require a shoreline conditional use permit for fill waterward of**

2904 **the ordinary high-water mark for any use, except for projects for ecological**

2905 **restoration or for the maintenance, repair or replacement of flood protection**

2906 **facilities.**

2907

2908 **5. Breakwaters, Jetties, Groins and Weirs**

2909 Breakwaters, jetties, groins, and weirs are all structural elements that are constructed to absorb or deflect wave

2910 action or to control excess sediment. A breakwater is an off-shore structure, either floating or not, which may or

2911 may not be connected to the shore and is designed to absorb and reflect back into the water body the energy of

2912 the waves. A jetty is an artificial barrier used to change the natural littoral drift to protect inlet entrances from

2913 clogging by transported sediment. A groin is a barrier-type structure extending from the backshore into the water

2914 across the beach, which is constructed to interrupt sediment movement along the shore. A weir is a small dam in

2915 a stream or river to control the flow of water. Although each of these structural elements may sometimes be

2916 appropriate, they should be allowed only under limited circumstances.

2917

2918 **S-802 King County shall allow breakwaters, jetties, and weirs located waterward of the**

2919 **ordinary high-water mark only where necessary to support water-dependent**

2920 **uses, public access, shoreline stabilization, or other specific public purpose.**

2921

2922 **S-803 Groins are prohibited except as a component of a publicly-sponsored project to**

2923 **protect or restore shoreline ecological processes and functions.**

2924

2925 **S-804** King County shall require a shoreline conditional use permit for the construction
2926 of breakwaters, jetties, groins, weirs, and similar structures, except for those
2927 structures installed to protect or restore shoreline ecological processes and
2928 functions, such as woody debris installed in streams.

2929
2930 **S-805** Breakwaters, jetties, groins, and weirs shall be designed to protect critical areas
2931 and shall provide for mitigation according to the sequence in policy S-616 and
2932 defined in Washington Administrative Code 173-26-201 (2)(e).

2933

2934 **6. Beach and Dunes Management**

2935 Washington's beaches and their associated dunes lie along the Pacific Ocean coast between Point Grenville and
2936 Cape Disappointment and, as shorelines of statewide significance, are mandated to be managed from a statewide
2937 perspective by the Shoreline Management Act. There are no beaches and associated dunes in King County.

2938

2939 **7. Dredging and Dredge Material Disposal**

2940 Dredging is the removal, displacement, or disposal of unconsolidated earth material such as sand, silt, gravel, or
2941 other submerged materials, from the bottom of water bodies, ditches, or natural wetlands. Long-term
2942 maintenance and support activities are also considered dredging. Dredging can cause significant ecological
2943 damage, which cannot always be avoided. Mitigation measures should be required to assure no net loss of
2944 shoreline ecological processes and functions.

2945

2946 King County has a channel monitoring program for King County rivers, which can be used to inform decisions
2947 on dredging activities. While only certain reaches of these rivers have been surveyed, King County recognizes
2948 the need to continue and enhance the channel monitoring program. In addition, King County should avoid
2949 development of shorelines that would require new or maintenance dredging.

2950

2951 **S-806** King County shall require that new development should be sited and designed to
2952 avoid, to the maximum extent practical, and then to minimize the need for new or
2953 maintenance dredging.

2954

2955 **S-807** King County shall allow dredging for the purpose of establishing, expanding, or
2956 relocating or reconfiguring navigation channels and basins when necessary to
2957 assure safe and efficient accommodation of existing navigational uses.
2958 Significant adverse ecological impacts shall be minimized and mitigation shall be
2959 provided to ensure that there is no net loss of shoreline ecological processes
2960 and functions. Maintenance dredging of established navigation channels and
2961 basins should be restricted to maintaining previously dredged or existing
2962 authorized location, depth, and width.

2963

2964 **S-808** King County shall not allow dredging waterward of the ordinary high-water mark
2965 for the primary purpose of obtaining fill material, except when the material is
2966 necessary for the restoration of shoreline ecological processes and functions.
2967 When allowed, the site where the fill is to be placed shall be located waterward of
2968 the ordinary high-water mark. The project must be either associated with a
2969 habitat restoration project under the Model Toxics Control Act or the
2970 Comprehensive Environmental Response, Compensation, and Liability Act, or, if
2971 approved through a shoreline conditional use permit, any other significant
2972 habitat enhancement project.

2974 **S-809** King County shall not allow disposal of dredge material on shorelands and in
2975 side channels within a river's channel migration zone. King County shall not
2976 allow disposal of dredge material in wetlands located within the shoreline
2977 jurisdiction. In the limited instances where it is allowed, such disposal shall
2978 require a shoreline conditional use permit.

2980 **S-810** King County shall require dredging to be conducted consistent with Policy
2981 RCM-3 of the 2006 King County Flood Hazard Management Plan.

2983 **8. Shoreline Habitat and Natural Systems Enhancement Projects**

2984 Shoreline habitat and natural systems enhancement projects should be supported and coordinated with other
2985 planning processes, such as salmon conservation plans and the 2006 King Count Flood Hazard Management
2986 Plan.

2988 **S-811** King County should allow for habitat and natural systems enhancement projects
2989 that include, but are not limited to:
2990 a. Modification of vegetation;
2991 b. Removal of nonnative or invasive plants;
2992 c. Shoreline stabilization using soft or non-structural techniques; and
2993 d. Dredging, and filling, provided that the primary purpose of such actions
2994 is clearly restoration of the natural character and shoreline ecological
2995 processes and functions of the shoreline.

2997 **S-812** Habitat and natural systems enhancement projects should assure that the
2998 projects address legitimate restoration needs and priorities.

2999

3000 **IX. Primary and Administrative Policies**

3001 **A. Reservation of Right to Appeal Department of Ecology Decisions**

3002 By law, King County’s Shoreline Master Program must be approved by the Department of Ecology, which has
3003 the power to reject or modify part or all of King County's Shoreline Master Program elements.

3004
3005 **1. Reservation of right to submit alternate proposal to Ecology**

3006 If the Department of Ecology recommends a change to some or all of the elements in King County's Shoreline
3007 Master Program, King County reserves the right to submit an alternate proposal for approval.

3008
3009 **S-901 If the Department of Ecology recommends changes to any elements of the King**
3010 **County Shoreline Master Program, King County reserves the right to submit an**
3011 **alternate proposal to the Department for its review and approval.**

3012
3013 **2. Appeal of Ecology's decision to reject or modify King County Shoreline**
3014 **Master Program.**

3015 If the Department of Ecology rejects or modifies part or all of the elements of in King County's Shoreline Master
3016 Program, King County reserves the right to appeal this decision, in whole or part, to the Growth Management
3017 Hearings Board and the courts.

3018
3019 **S-902 If the Department of Ecology rejects part or all of King County’s Shoreline Master**
3020 **Program, or if the Department of Ecology recommends changes that are**
3021 **unacceptable to King County, King County reserves the right to appeal the**
3022 **Department’s decision to the Shoreline Management Hearings Board.**

3023
3024 **B. Posting Notice of Effective Date of King County’s Shoreline Master**
3025 **Program and Shoreline Regulations**

3026 The King County Shoreline Master Program and any amendments to the Shoreline Master Program take effect
3027 only after approval by the Washington State Department of Ecology.

3028
3029 **S-903 Upon receipt of the letter from the Department of Ecology approving the King**
3030 **County Shoreline Master Program or any amendments to the Shoreline Master**
3031 **Program, King County will promptly post on its web_site a notice that the**
3032 **Department of Ecology has taken final action and approved the Shoreline Master**
3033 **Program or SMP amendments. The notice will indicate the effective date.**

3034

3035 **C. Treaty Rights Not Affected by Shoreline Master Program**

3036 King County has sought the input of and consulted with tribes located in and adjacent to King County when
3037 developing the Shoreline Master Program. However, the Shoreline Master Plan and associated shoreline
3038 regulations shall not be construed to affect any treaty rights established between the United States and the
3039 individual tribes.

3040

3041 **S-904** **Nothing in the King County Shoreline Master Program nor in any action taken**
3042 **under the Shoreline Master Program shall be construed to affect any treaty right**
3043 **to which the United States is a party.**

3044

3045 **D. Power to Abate Nuisance Retained by King County and the State Of**
3046 **Washington**

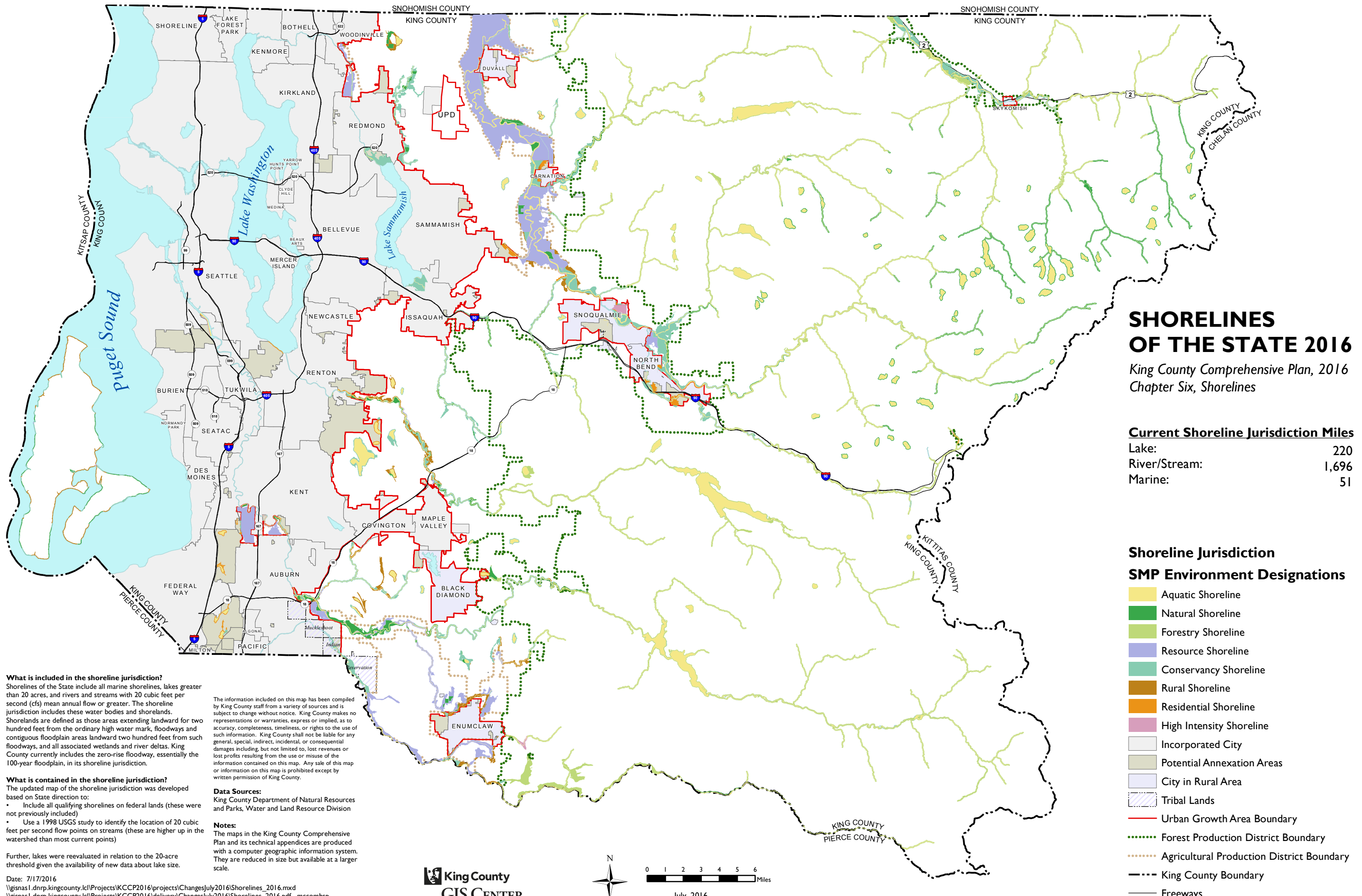
3047 Adoption of the Shoreline Master Program is a requirement of the Shoreline Management Act. King County's
3048 compliance with this state law should not be construed in any way to limit or modify all other powers possessed
3049 by King County.

3050

3051 **S-905** **Nothing in the King County Shoreline Master Program shall be construed to limit**
3052 **the power of King County or the State of Washington to abate nuisances within**
3053 **the shoreline jurisdiction.**

3054

3055 **S-906** **King County specifically reserves all rights, power, and authority granted to it by**
3056 **law. Nothing in the King County Shoreline Master Program shall be construed in**
3057 **any way to limit any power or authority possessed by King County.**



SHORELINES OF THE STATE 2016

King County Comprehensive Plan, 2016
Chapter Six, Shorelines

Current Shoreline Jurisdiction Miles

Lake:	220
River/Stream:	1,696
Marine:	51

- Shoreline Jurisdiction**
- Aquatic Shoreline
 - Natural Shoreline
 - Forestry Shoreline
 - Resource Shoreline
 - Conservancy Shoreline
 - Rural Shoreline
 - Residential Shoreline
 - High Intensity Shoreline
 - Incorporated City
 - Potential Annexation Areas
 - City in Rural Area
 - Tribal Lands
 - Urban Growth Area Boundary
 - Forest Production District Boundary
 - Agricultural Production District Boundary
 - King County Boundary
 - Freeways

What is included in the shoreline jurisdiction?
Shorelines of the State include all marine shorelines, lakes greater than 20 acres, and rivers and streams with 20 cubic feet per second (cfs) mean annual flow or greater. The shoreline jurisdiction includes these water bodies and shorelands. Shorelands are defined as those areas extending landward for two hundred feet from the ordinary high water mark, floodways and contiguous floodplain areas landward two hundred feet from such floodways, and all associated wetlands and river deltas. King County currently includes the zero-rise floodway, essentially the 100-year floodplain, in its shoreline jurisdiction.

What is contained in the shoreline jurisdiction?
The updated map of the shoreline jurisdiction was developed based on State direction to:

- Include all qualifying shorelines on federal lands (these were not previously included)
- Use a 1998 USGS study to identify the location of 20 cubic feet per second flow points on streams (these are higher up in the watershed than most current points)

Further, lakes were reevaluated in relation to the 20-acre threshold given the availability of new data about lake size.

Date: 7/17/2016
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 \\gisnas1.dnrp.kingcounty.lcl\Projects\KCCP2016\delivery\Changes\July2016\Shorelines_2016.pdf mccombsp

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Data Sources:
King County Department of Natural Resources and Parks, Water and Land Resource Division

Notes:
The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.



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CHAPTER 7

PARKS, OPEN SPACE AND CULTURAL RESOURCES

The quality of life in King County is directly linked to the quality of the region’s environment, with its diverse landscapes reaching from Puget Sound to the Cascade Mountains, scenic beauty and the variety of cultural and recreational opportunities that enriches lives. These vital natural and cultural resources contribute to the physical, mental, and emotional well-being of county residents and are integral to attracting employment and business activity.

The policies in this chapter focus on the county’s role as a regional leader in acquiring and protecting its system of county-owned parks, forests, natural areas, trails and other open spaces. In addition to protecting these natural resources, the county promotes a high quality of life by supporting cultural opportunities such as music, theater, ethnic heritage museums, literary activities, public art collections, urban historic districts, and rural landmarks.

8
9

10 **I. Parks, Recreation and Open Space**

11 The Growth Management Act requires cities and counties to identify open space corridors within and between
 12 Urban Growth Areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical
 13 areas. The county’s designation of open space includes those lands that are part of the King County open space
 14 system as well as state parks and natural resource conservation areas and federal wilderness areas in
 15 unincorporated King County. See the Land Use Map is located at the end of Chapter 1, Regional Growth
 16 Management Planning. The Growth Management Act states that counties are the providers of regional services
 17 and local rural services, while cities are the appropriate providers of local urban services. As the regional
 18 government, King County manages a regional open space system of parks, regional trails, natural or ecological
 19 areas and working resource lands. While the cities are the managers of local parks, trails and open space lands in
 20 the Urban Growth Area, King County will continue to be the provider of local parks, trails and open space lands
 21 in the Rural Area.

22
 23 Population growth and associated development continue to transform the county’s landscape as forested and
 24 open lands have been converted to urban uses resulting in the fragmentation of wildlife corridors and riparian
 25 habitat, as well as the depletion of working resource lands and open vistas. The policies in this section provide
 26 guidance for the open space system of lands the county owns and manages to protect and restore the health of
 27 natural systems, provide recreational opportunities, shape community character, and help sustain agriculture and
 28 forestry economics. Additional benefits of the open space and regional trails systems include providing
 29 transportation alternatives as well as health benefits from physical activity and access to the outdoors for those
 30 who have mobility disabilities. Large forested parks and natural areas help maintain air quality, water quality
 31 and quantity, and help mitigate the effects of climate change. Parks and green spaces also provide stress relief,
 32 rest and relaxation and contribute to improved mental health and well-being. The policies also reinforce the
 33 county’s focus on linking components of the open space system with an emphasis on completing the regional
 34 trails system, connecting riparian habitat and reducing forestland fragmentation.

35
 36 Regional recreation and multiuse parks serve a countywide population and provide high-quality, developed
 37 facilities that support multiple events, large group gatherings and special events. Passive parks serve less formal,
 38 organized or intense activities. Local rural park sites provide for active and passive recreation close to home.
 39 The Regional Trails System forms the foundation for King County and other agencies’ shared use path networks
 40 that reach broadly throughout the county linking cities, other counties and the state, and offering extensive
 41 recreation opportunities. The Regional Trails System is also an essential part of King County’s multimodal
 42 transportation system, providing interconnected nonmotorized travel options. Local trails provide circulation
 43 within local communities and access to the larger regional trails system.

44
 45 Natural areas and working forest sites can provide opportunities for informal, low intensity and low impact
 46 activities which enable the understanding, appreciation and significance of natural resources. Passive recreation
 47 use of these sites requires little infrastructure, although amenities such as backcountry trails and trailhead

48 facilities may be needed to accommodate appropriate types and levels of public use. Natural areas often contain
49 undeveloped or un-developable acreage that is managed primarily to support habitat to provide ecological
50 benefits and contribute to biodiversity. Forested areas provide carbon sequestration and reduction in greenhouse
51 gas emissions, and play a role in adaptation to climate change.

52

53 **P-101** For the purposes of the King County open space system: “regional” shall define
54 sites and facilities that are large in size, have unique features or characteristics
55 or significant ecological value, and serve communities from many jurisdictions;
56 and “local” shall define sites and facilities that serve unincorporated
57 communities predominately in the Rural Area and Natural Resource Lands.

58

59 **A. The Regional Open Space System of Parks, Trails, Natural Areas and** 60 **Working Resource Lands**

61 The policies in this chapter provide the basis to develop a contiguous and functional open space system,
62 connecting and including recreation and multiuse parks, natural areas, working resource lands and regional
63 trails. The components of this vital system contribute to the physical, mental and emotional well-being of county
64 residents. Other publicly-owned lands such as Farmland Preservation Program and Flood Hazard Management
65 properties also contribute to the system and its environmental benefits. The Open Space System Map shows
66 these publicly-owned open space lands and provides the basis for identifying the linkages necessary to strengthen
67 the physical and functional connectivity of the county’s open space system. The following policies reinforce the
68 importance of the county's open space system, and guide planning and management of appropriate recreational
69 opportunities that best meet regional and local rural needs, preserve ecologically significant resources and protect
70 working resource lands.

71

72 **P-102** King County shall be a regional leader in the provision of a regional open space
73 system consisting of parks, regional trails, natural areas, working resource
74 lands, and flood hazard management lands. The regional network of open
75 spaces provides benefits to all county residents including: recreation facilities,
76 conservation of natural and working resource lands, improving air and water
77 quality, flood hazard management and related programs and services, thereby
78 contributing to the physical, mental and emotional well-being of county
79 residents.

80

81 **P-103** King County will preserve wildlife corridors, riparian habitat, contiguous forest
82 land, as well as open space areas separating Urban and Rural Areas as part of its
83 open space system.

84

85 **B. Components of the Regional Open Space System**

86 King County’s regional open space system contains lands with many functions including: active and passive
87 recreation; special purpose sites such as pools and trails; natural areas, with educational, scientific, wildlife
88 habitat, cultural or scenic values; working resource lands including agriculture and forest lands; and
89 community-defining systems, including physical and or visual buffers between areas of urban and rural
90 development. Many sites within the open space system serve more than one function, but each site generally
91 serves a primary role within the system.
92

93 **1. Recreation Sites**

94 **Regional Parks**

95 King County’s regional recreation parks and facilities accommodate a wide range of active and passive
96 recreational activities. Recreation sites that make up a functional system include: highly developed sites with
97 organized, scheduled activities such as soccer and softball; passive or low impact recreation sites that include
98 both physical activities and less intense activities such as informal play, trail use, and picnicking; and multiuse
99 sites that include a combination of active recreation and passive recreation with less intensely developed facilities
100 and natural areas. Regional recreation parks serve a broad spectrum of users. These parks and their facilities
101 include those not generally viable for individual communities due to site or specialized facility requirements or
102 the unique nature of the offering requiring a broader user base to support them.
103

104 **P-104 King County shall provide regional parks and recreational facilities that serve**
105 **users from multiple neighborhoods and communities. Regional parks include**
106 **unique sites and facilities that should be equitably and geographically**
107 **distributed.**
108

109 Educational and interpretive programming promotes appropriate and enjoyable use of the park system, public
110 awareness of the park system's resources and values, and builds support and stewardship for the system and its
111 resources. Programming and special events provide activities and entertainment that attract people to the parks.
112

113 **P-105 King County should facilitate affordable and culturally-accessible educational,**
114 **interpretive and aquatic programs on county-owned properties that further the**
115 **enjoyment, understanding and appreciation of the natural, cultural and**
116 **recreational resources of the park system and the region.**
117

118 **P-106 King County should facilitate and seek regional and national programs and**
119 **special events at regional sites and facilities.**
120

121 **2. Local Parks**

122 In the Rural Area, the large geographic area and dispersed populations, individual lots, low residential density
 123 and economies of site management dictate fewer and smaller individual park sites. Nearby regional parks and
 124 other open spaces also provide recreational opportunities in the Rural Area. King County’s role in the Rural
 125 Area will reflect rural levels of service. These vital local parks, local trails, and recreational facilities contribute to
 126 the physical, mental and emotional well-being of county residents.

127
 128 **P-107 King County shall provide local parks, trails and other open spaces in the Rural**
 129 **Area. Local parks, trails and other open spaces that complement the regional**
 130 **system should be provided in each community in Rural Areas to meet local**
 131 **recreation needs and enhance environmental and visual quality.**

132
 133 **P-108 King County should provide local parks within rural communities with fields and**
 134 **other facilities that provide opportunities for active sports. These facilities shall**
 135 **be in addition to and compatible with King County’s regional parks.**

137 **3. Regional Trails System**

138 The Regional Trails System is a major element of the county’s greater open space system that provides
 139 opportunities for recreation and nonmotorized transportation, as well as corridors often used by wildlife. This
 140 system contributes to the health and well-being of both county residents and the environment. King County is
 141 home to one of the largest nonmotorized regional trail networks in the North America. King County and local
 142 jurisdictions collectively offer approximately 300 miles of shared-use (multi-purpose) paved and unpaved paths
 143 connecting communities and linking Puget Sound urban areas with rural lands and the Cascade Mountains.
 144 These facilities are classified as shared use paths by the Federal Highway Administration and are a component of
 145 the federally-designated regional transportation plan administered by the Puget Sound Regional Council. The
 146 King County government stewards some 175 miles of the overall network. The remaining portions of the
 147 network are managed by local cities, the Port of Seattle, and Washington State.

148
 149 Regional trails are non-motorized facilities used for bicycling, walking, jogging, skating, horseback riding where
 150 appropriate, and other activities. The paths provide both recreational opportunities and mobility options,
 151 connecting users in neighborhoods and communities with schools, parks, employment, and other important
 152 destinations. Regional trails may be paved or soft-surface (gravel) or a combination of both. The network reaches
 153 more than 30 cities throughout King County, and use is extensive. It has been estimated that 12 million bicycle
 154 and pedestrian trips are made on the network in King County annually. These paths serve a wide range of land
 155 uses, both urban and rural. They link urban centers, business districts, neighborhoods, universities, schools,
 156 parks, and transportation centers. They run through cities, along waterfronts and scenic shorelines, through river
 157 valleys and farmlands, and into the Cascade forests.

158

159 While intended originally as recreational amenities and linear parks, the regional trails in King County have
160 evolved to provide not only extensive recreation, but also important active transportation opportunities, and
161 social(=) and cultural venues. Today, thousands of daily trips are made on paths such as the Burke-Gilman
162 Trail between suburban cities and Seattle.

163
164 Recreation remains the primary use, but an increasing number of those trips are made for work and school,
165 combining the healthy recreational benefits of cycling and walking with the workday commute. The trails are
166 also used for a variety of special activities that enrich life in the central Puget Sound region, from art-related treks
167 to community fundraisers to long-distance cycling events.

168
169 Regional trails in King County now include not only decades-old popular routes like the Burke-Gilman Trail, but
170 also trails networking many landscapes and destinations. Routes follow abandoned railroad lines, water pipeline
171 and power line corridors, river levees, and other special features or they may establish their own alignments as
172 they seek out practical courses between destinations. More interconnections provide more travel opportunities.
173 Paths access parks and scenic landscapes, but they also now serve urban centers, major transit facilities, and
174 other important everyday destinations. Future facilities will continue to provide the joint benefits of recreation
175 and regional mobility. More information regarding King County’s Regional Trails System including the
176 proposed future regional trails plan, the Regional Trails Needs Report, can be found in the Appendices.

177
178 **P-109 King County shall complete a regional trails system, linking trail corridors to**
179 **form a countywide network. King County will continue to primarily own the land**
180 **necessary for the operation and management of the trail system and pursue**
181 **public-private funding opportunities for development and maintenance, while**
182 **ensuring opportunities for access for all King County residents.**

183
184 Policies related to the planning, development, and management of the Regional Trails System can be found in
185 the King County Parks Open Space Plan, a functional plan of the King County Comprehensive Plan. Additional
186 policies can also be found in Chapter 8, Transportation.

187
188 **Eastside Rail Corridor**
189 The Eastside Rail Corridor provides a rare and unique opportunity to develop a major north-south, dual use
190 (recreational trail and public transportation) corridor in support of mobility through transit, nonmotorized and
191 active transportation, including access to transit outside the corridor, consistent with its federal railbanked status.
192 The owners share other multiple objectives for the corridor including accommodating utilities, parks, recreation
193 and cultural amenities, and encouraging equitable access to these facilities, and to housing and jobs, in support of
194 economic opportunity for all King County residents. The corridor will be the focus of regional trail planning and
195 development by King County Parks, connecting regional growth centers, urban communities, other regional
196 trails, and both local and high-capacity transit. The trail will connect to existing major regional trail corridors
197 including the Mountains to Sound/I-90 Trail, State Route 520 Trail, Sammamish River Trail, Lake to Sound

198 Trail, and others. The trail will provide opportunities for safe recreation and mobility as a component of King
199 County’s Regional Trails System and provide opportunities for environmental benefits to the region.

200

201 **P-110** King County shall include the planning and development of a regional trail in the
202 Eastside Rail Corridor, to enhance regional recreation and mobility. This facility
203 will be planned and developed in coordination with other owners of BNSF’s
204 former interests, and in close coordination with King County Department of
205 Transportation and other state and local agencies, in support of the commitment
206 to dual use (recreational trail and public transportation), consistent with federal
207 railbanking, and multiple objectives of King County and the other owners. The
208 trail will be identified in King County’s regional trails plan, the Regional Trails
209 Needs Report, as a priority capital facility.

210

211 **P-110a** The Eastside Rail Corridor regional trail shall be developed to enhance
212 connectivity between regional growth centers, urban communities, other regional
213 trails, and local and high-capacity transit, consistent with a commitment to dual
214 use (recreational trail and public transportation), and consistent with federal
215 railbanking. The trail will enhance the quality of life by providing important
216 recreation and mobility options for adjacent land uses.

217

218 **P-110b** The Eastside Rail Corridor regional trail shall be developed to the most current
219 regional trail standards, ensuring safe recreation and mobility in accessing trails,
220 streets and transit consistent with a commitment to dual use (recreational trail
221 and public transportation), and consistent with federal railbanking. The trail
222 corridor will include high-quality landscaping and environmental features where
223 appropriate to enhance the trail experience and to provide ecologic benefits to
224 the region.

225

226 **4. Multi-Use Sites**

227 Each portion of a multi-use site will be developed and managed to support the level of use or conservation
228 appropriate to that portion of the site.

229

230 **P-110c** Multi-use sites include lands that have areas of environmental value, but also
231 may accommodate extensive public access and active and/or passive recreation
232 opportunities.

233

234 **5. Natural Areas**

235 The King County open space system includes many sites whose primary purpose is to conserve and restore
236 ecological value. These sites may allow varying types of public use that do not harm the ecological resources of
237 the site. These sites include many scenic and environmental features of King County’s landscape, which play a

238 role in protecting a diversity of vegetation and fish and wildlife important to the beauty and character of the
239 region. King County will focus on linking natural areas to create regional open space corridors of greenways and
240 waterways along the major natural systems such as rivers and shorelines.

241

242 Preserving these areas in partnership with other agencies, private groups and individuals will provide multiple
243 values including environmental and economic benefits of air and water quality, surface water management,
244 aquifer recharge, and fish and wildlife habitat preservation and enhancement.

245

246 **P-111 King County will manage its natural areas to protect, preserve and enhance**
247 **important natural resource habitat, biological diversity, and the ecological**
248 **integrity of natural systems.**

249

250 **P-112 King County shall recognize and protect the natural character and ecological**
251 **value of its natural areas. These areas are important for preserving fish and**
252 **wildlife and their habitat, native vegetation, and features of scientific and**
253 **educational value. Development and public use may be limited to preserve the**
254 **natural state and reduce disturbance of the natural resources. Site**
255 **improvements should be focused on providing educational and interpretive**
256 **opportunities. Public access should be directed to the less fragile portions of a**
257 **site to ensure continued protection of the ecological resources.**

258

259 **6. Working Resource Lands**

260 The county's open space system includes lands that are managed as working farms and forests. The county has
261 purchased these properties in fee or less than fee ownership with the intention of conserving the resource use on
262 the site. County ownership and management of these lands conserves the resource land base, allowing the
263 resource activity to continue, while contributing to the local rural economy, providing healthy foods, reducing
264 carbon emissions associated with importing food into the region, providing education about agriculture and
265 forestry, and providing passive recreational opportunities on some properties. The county's policies to conserve
266 farmland and encourage agriculture are discussed in Chapter 3, Rural Areas and Natural Resource Lands.

267

268 **Farmland**

269 The Farmland Preservation Program is a county program that preserves farmland through the purchase of
270 development rights. The farms in the Farmland Preservation Program generally remain in private ownership.
271 The county has purchased a farm outright in a few cases, with the intention of reselling the land without the
272 development rights to a private farmer. The county has developed a program to lease farms to small-scale
273 farmers until such time that the property can be resold.

274

275 **P-113** Farmland owned by King County shall contribute to the preservation of
276 contiguous tracts of agricultural land and make affordable farmland available for
277 use by small-scale and new farmers.

278

279 **P-114** Farmers leasing properties owned by King County shall use Agricultural Best
280 Management practices, Integrated Pest Management and other sustainable
281 farming methods.

282

283 **P-115** The use and management of farmlands owned by King County shall be
284 consistent with any requirements imposed by the funding program used to
285 purchase each property and shall serve to meet and enhance the objectives of
286 the King County Agriculture Program.

287

288 **Forestland**

289 One goal of the King County Open Space System is the conservation of forestland, through acquisition of land or
290 conservation easements, to decrease threat of conversion resulting from development and fragmentation, as well
291 as promote the understanding of the importance of forest management, including restoration of the forests to
292 more natural conditions. The working forests owned by King County are generally very large parcels of land
293 (several hundred acres or more) that support sustainable forest management practices and contribute to the
294 retention of a contiguous forest.

295

296 These properties contain valuable fish and wildlife habitat, provide environmental services (such as stormwater
297 management, clean air and water and carbon sequestration), and help mitigate the impacts of climate change, as
298 well as provide high-quality passive recreation, scenic vistas and educational/interpretation opportunities.

299

300 **P-116** Working forest land and conservation easements owned by King County shall
301 provide large tracts of forested property in the Rural Forest Focus Areas, the
302 Forest Production District and Rural Area that will remain in active forestry,
303 protect areas from development or provide a buffer between commercial
304 forestland and adjacent residential development.

305

306 **P-117** Forest land owned by King County shall be used to sustain and enhance
307 environmental benefits, demonstrate progressive forest management and
308 research, and provide revenue for the management of the working forest lands.

309

310 **P-118** Forest land owned by King County shall provide a balance between sustainable
311 timber production, conservation and restoration of resources, and appropriate
312 public use.

313

314 **7. Backcountry Trails**

315 Backcountry trails are not a separate open space category; rather they are facilities located within King County’s
316 multi-use sites, forest lands and natural areas. These trails allow visitors to directly experience the county’s
317 beautiful natural environment as found in its forests, meadows, and marine and fresh water shoreline. Unlike
318 multi-purpose regional trails that network urban and rural landscapes throughout the county, these soft-surface
319 are intended for passive recreation and appreciation and enjoyment of a natural experience with forest and trees,
320 streams and wetlands, shorelines and birds and wildlife. Where backcountry trails are developed on lands
321 containing fish and wildlife resources, development and management of such trails is undertaken so as to
322 minimize the impacts on those resources.

323
324 **P-118a King County will continue to provide and manage a backcountry trail system on**
325 **its lands in collaboration with other public and private landholders and**
326 **consistent with its Trail Programmatic Permit.**

327
328 **8. Other Open Spaces**

329 Preservation of open space in the county reaches beyond the county owned system. Large areas of the county
330 are owned and managed by federal agencies, the state, and other local jurisdictions that manage the land for
331 environmental protection, resource production, or a wide range of recreational opportunities. Additionally,
332 open space benefits are often provided by private land owners managing their land in ways that protect the
333 environment, conserve natural resources, or provide scenic vistas. King County acquires property for other
334 reasons, such as flood hazards or providing needed public facilities. These lands can also provide open space
335 conservation benefits.

336
337 King County has acquired lands and manages facilities along major river and stream systems for the primary
338 purpose of floodplain management and flood hazard management. Major streams and rivers are vital
339 components of the county’s open space system, therefore the flood hazard management lands contribute critical
340 links in the county’s open space network. The King County Flood Control District will continue to maintain
341 flood hazard management land and facilities within available funding levels. The county will also seek
342 innovative measures for maintaining and improving flood hazard management, reducing maintenance costs,
343 integrating flood hazard management and recreational opportunities, and achieving wildlife habitat protection
344 and salmon recovery.

345
346 **C. Achieving the Open Space System**

347 Parks and other county-owned open space lands ensure a quality of life today and a legacy to future generations.
348 In King County, many types of open spaces and fish and wildlife habitat remain in private ownership and may
349 be subject to future development. To ensure that these lands and resources are protected and to offer an
350 alternative to acquisition, the county offers landowners a wide variety of tools to preserve their property.

351 Policies outlining strategies for using these tools can be found in Chapters 3, Rural Areas and Natural Resource
352 Lands, 4, Housing and Human Services, and 7, Parks, Open Space and Cultural Resources.

353

354 Cooperation, coordination and partnerships with public agencies, private groups and individuals are necessary to
355 develop the regional parks and open space system, to meet existing needs for park and recreation facilities and to
356 accommodate the needs of growth. The Mountains-to-Sound Greenway, along the I-90 corridor, is a successful
357 model for coordination of efforts by public and private entities to protect the backbone of the county's open space
358 system. King County will achieve the multiple benefits of resource protection and recreation by building
359 partnerships and coordinating with providers and user groups of the parks and open space system. Working
360 together, stewardship can be fostered and these lands and facilities can be enhanced, restored and operated more
361 economically and efficiently to benefit all county residents.

362

363 **1. Priorities**

364 **P-119 Open space lands should be acquired to expand and enhance the open space**
365 **system as identified in the King County Open Space Plan: Parks, Regional Trails**
366 **and Natural Areas.**

367

368 **P-120 Regional trail corridors should be acquired when identified in King County's**
369 **Regional Trails Needs Report or other trails plans.**

370

371 **P-121 King County shall consider equity in the location, development and acquisition of**
372 **its open space system to help in the reduction of health disparities and in the**
373 **promotion of social and environmental justice.**

374

375 **2. Criteria**

376 **P-122 Lands preserved for public parks, regional trails or other open space should**
377 **provide multiple benefits whenever possible.**

378

379 **P-123 Decisions on acquisition and development of park, regional trail, and other open**
380 **space sites should consider funding needs for long term maintenance and**
381 **operations.**

382

383 **P-124 A variety of measures should be used to acquire, protect, manage and develop**
384 **regional and local parks, regional trails and open space. Measures can include:**
385 **county funding and other funding mechanisms, grants, partnerships, incentives,**
386 **regulations, dedications and contributions from residential and commercial**
387 **development based on their service impacts and trades of lands and shared**
388 **development activities.**

389

390 **3. Managing the System**

391 As the caretaker of 200 parks, 175 miles of regional trails, more than 200 miles of backcountry trails, 28,000
 392 acres of open space, and 145,000 acres of conservation easements, King County is one of the region's important
 393 providers and managers of public lands. As such, the principles and policies that guide stewardship and
 394 management of these lands and resources are critical to ensure these assets continue to contribute to the region's
 395 quality of life now and for future generations.

396
 397 **P-125 Management of the regional open space system of parks, regional trails, natural**
 398 **areas and working resource lands is guided by the King County Open Space**
 399 **Plan: Parks, Trails and Natural Areas.**

400
 401 **P-126 Development and management of parks, regional trails and open space sites**
 402 **should be consistent with the purposes of their acquisition and in consideration**
 403 **of their funding sources.**

404
 405 **P-127 Open space lands shall be classified to identify their role in the open space**
 406 **system and the purpose of the acquisition as recreation site, trail, natural area**
 407 **park, multiuse site, or working resource land.**

408
 409 **P-128 King County will adopt an entrepreneurial approach to managing and operating**
 410 **the open space system and work aggressively to implement multiple and**
 411 **appropriate strategies to fiscally sustain the open space system.**

412
 413 **P-128a King County should develop management plans (such as master plans, forest**
 414 **stewardship plans or site management guidelines) that outline goals and**
 415 **objectives and management recommendations for sites within the open space**
 416 **system as appropriate.**

417
 418 **P-128b King County's use of pesticides and fungicides will be based on integrated pest**
 419 **management principles.**

420

421 **4. Coordination and Partnerships**

422 **P-129** King County shall be a leader in establishing partnerships with cities, adjacent
423 counties, tribes, state and federal agencies, school and special purpose districts,
424 community organizations, non-profit organizations, land owners and other
425 residents. The county and these partners should work to promote and protect all
426 aspects of environmental quality, while addressing equity and social justice
427 goals to complete the regional parks and open space system through joint
428 planning and management of local and regional sites and facilities.

429
430 **P-130** In the Urban Area, King County shall work in partnership with other jurisdictions
431 to facilitate annexation and transfer of local parks, and local trails to cities or
432 other providers to ensure continued service to the community.

433
434 **P-131** King County should work with cities to share operational and maintenance costs
435 of parks and other open spaces in unincorporated areas in which a substantial
436 portion of the users are from incorporated areas.

437
438 **P-132** King County will encourage and support volunteer efforts to maintain and
439 enhance programs, sites and facilities.

440

441 **5. Public Participation**

442 **P-133** King County will encourage and seek input, advice and participation from the
443 public in decisions about management of the open space system that relate to
444 key issues such as funding, planning, acquisition, development and stewardship.

445
446 **P-134** King County will invite and involve a wide variety of interests via a diversity of
447 individuals, groups and agencies consistent with the County's equity and social
448 justice policies. King County will intentionally engage communities that are the
449 most affected by proposals and plans.

450

451 **P-135** King County will use a variety of methods to ensure public involvement from all
452 county residents such as public meetings, advisory groups, surveys, web and
453 social media postings, news releases, park site signage, mailing lists,
454 newsletters and through various community groups (including Community
455 Service Areas). These methods will allow for early, continuous and broad public
456 participation.

457

458 **II. Cultural Resources**

459 Cultural resources make a significant contribution to the quality of life in King County. Arts and heritage
 460 organizations, public art and historic and archaeological properties contribute to the region's economic vitality,
 461 play an essential role in cultural tourism, and contribute significantly to the county's overall quality of life. As
 462 King County grows, the need to protect, support and enhance cultural opportunities and resources is essential in
 463 order to sustain livability. King County plays an important role in supporting the region's cultural life. 4Culture,
 464 a County-chartered Public Development Authority serves as the county's cultural services agency. 4Culture has
 465 operational responsibility for advancing the work of the cultural community in King County by advocating for,
 466 supporting, promoting, and enhancing:

- 467 • arts;
- 468 • heritage;
- 469 • preservation; and
- 470 • public art.

471
 472 4Culture's historic preservation program provides funding, advocacy, assistance and support in preserving and
 473 conserving the county's historical and archeological resources through projects and programs including:
 474 interpretation, community education and outreach, cultural tourism, and rehabilitation of historical resources.
 475 The King County Historic Preservation Program, housed in the County's Department of Natural Resources and
 476 Parks, also plays an important role ensuring that historic properties throughout King County are protected and
 477 enhanced.

478
 479 King County government can lead by example through stewardship and wise management of its own cultural
 480 resources. Historic public buildings and facilities, such as bridges and roads, can be preserved and continue to be
 481 used; other historic resources can be converted to public use. As set by policy ED-106, found in Chapter 10,
 482 Economic Development, in order to enhance the region's quality of life and economic vitality, the county will
 483 engage in programs and projects to protect cultural resources and promote expanded cultural opportunities for
 484 the county's residents and visitors.

485
 486 **P-201 King County shall be a steward of cultural resources under its control. It shall**
 487 **identify and evaluate cultural resources, preserve public art works and**
 488 **significant historic properties, and interpret and provide public access to them**
 489 **whenever appropriate. County departments and divisions shall collaborate with**
 490 **the Historic Preservation Program to nominate eligible properties for landmark**
 491 **designation.**

492
 493 **P-202 King County shall consider equity and social and environmental justice in its**
 494 **promotion and protection of cultural resources.**

495

496 **P-203 King County shall encourage preserving, reusing and recycling historic buildings**
 497 **in its facilities planning and other relevant actions.**
 498

499 **A. Relationships**

500 County residents need arts and heritage opportunities. These include both attendance-driven programs and
 501 projects, as well as more localized, community-orientated opportunities of hands-on participation and education.
 502 The county's cultural system is comprised of regional and local arts and heritage organizations, individuals and
 503 venues. It also involves relationships with both public and private entities to preserve the region's history, as well
 504 as to enhance placement of art in public places. As such, cultural resource management crosses jurisdictional
 505 boundaries and involves countless public and private entities and artists throughout the region. The range and
 506 complexity of cultural activity in the region requires coordination and cooperation. King County, through its
 507 creation of 4Culture, provides this regional coordination and leadership.
 508

509 While 4Culture is not a county department, the county and 4Culture maintain a unique cooperative relationship.
 510 Historically over 95% of 4Culture's budget has been funded by King County resources from either dedicated tax
 511 revenue or capital improvement project budgets. The council approves the executive's nominations for
 512 membership on 4Culture's board. Three councilmembers serve on 4Culture's board. The council annually
 513 receives briefings from 4Culture on its work program and to discuss plans for the coming year. Therefore, it is
 514 through 4Culture that King County maintains its regional role with regard to cultural resource management.
 515

516 **P-204 King County shall support the retention and promotion of the region's cultural**
 517 **legacy, promote cultural education, and encourage the preservation and**
 518 **celebration of cultural diversity and creativity.**
 519

520 **P-205 King County shall support and encourage development of regional cultural**
 521 **organizations, facilities, and services that address a countywide audience or are**
 522 **dedicated to unique and significant cultural themes or disciplines.**
 523

524 **P-206 King County shall support and encourage community cultural organizations,**
 525 **facilities, and services to provide opportunities for local access and participation**
 526 **by all residents throughout the county.**
 527

528 **P-207 King County shall encourage excellence and vitality in the arts by supporting**
 529 **opportunities for attendance at and participation in diverse arts and cultural**
 530 **activities throughout the county.**
 531

532 **P-208** King County shall pursue its cultural resource goals by working with residents,
533 property owners, cultural organizations, public agencies, tribes, schools and
534 school districts, and others.

535
536 **P-209** King County shall provide leadership in pursuing its cultural resource goals by
537 actively advancing the protection, enhancement, and ongoing use of
538 county-owned and other cultural resources, and by promoting intergovernmental
539 cooperation and partnerships for the preservation and use of cultural resources.

540
541 **P-210** King County shall partner with cities to protect and enhance historic resources
542 and public art located within city boundaries and annexation areas.

543

544 **B. Arts, Heritage and Public Art**

545 The region’s artistic environment parallels its natural features in variety and richness. Its arts organizations,
546 artists and opportunities are widely known and valued for their diversity and excellence in music, theater, dance,
547 literary activity, and visual arts. Museums, historical societies, heritage groups, historians, archivists, folklorists
548 and other heritage specialists enrich community life and provide rich cultural experiences for county residents
549 and visitors. Without preservation and stewardship of local history by these groups, the county’s rich history
550 would be lost.

551

552 **P-211** King County shall support, preserve and enhance its heritage by encouraging
553 opportunities for public attendance and participation in diverse heritage activities
554 throughout the county.

555

556 **P-212** The King County executive and the King County council shall regularly seek
557 advice from 4Culture on programs, policies and regulations that support, enrich
558 and increase access to the arts, public art and King County’s heritage.

559

560 Public art means art for shared public space in King County, including King County buildings and infrastructure.
561 King County’s public art collection includes portable, permanently sited and architecturally integrated artworks
562 that help define county buildings as cultural spaces. Public art also includes art installed or incorporated in
563 places developed by others, but accessible to the public. Public art enhances community character and diversity,
564 sparks imagination, and provides a direct cultural experience for county residents and visitors every day. For
565 new or changing communities, public art is a powerful contributor to local character, sense of place and
566 belonging. Public art can also help mitigate the adverse effects of new development.

567

568 **P-213** King County shall incorporate public art in its construction and mitigation
569 projects, as well as its undertakings involving public-private partnerships, and

570 development authorities that include public funds or resources or have publicly
 571 accessible components.

572
 573 **P-214 Maintenance and conservation shall be a consideration in the development and**
 574 **management of public art.**

575
 576 **C. Historic Preservation**

577 Preservation of historic properties provides multiple benefits. Historic properties maintain a tangible connection
 578 with the past and contribute to community understanding, character, and diversity. Preservation saves energy,
 579 conserves existing housing and commercial buildings, and retains historically significant open space. Historic
 580 properties also play a major role in attracting tourists. The mission of the King County Historic Preservation
 581 Program, housed in the County's Department of Natural Resources and Parks, is to conserve existing historic
 582 housing, commercial buildings and other significant properties and foster heritage tourism throughout county. It
 583 provides technical and other assistance to cities lacking preservation programs. It also supports the work of the
 584 King County Landmarks Commission.

585
 586 **P-215 The King County executive and the King County council shall regularly seek**
 587 **advice from the Landmarks Commission on programs, policies and regulations**
 588 **that support and enhance preservation and protection of significant historic**
 589 **properties.**

590
 591 Many municipalities do not have sufficient resources to administer an historic preservation program. As a result,
 592 the history of the region is endangered. Comprehensive and coordinated protection of significant historic
 593 properties is necessary in order to ensure that King County's history is preserved.

594
 595 **P-216 King County shall administer a historic preservation program to identify, protect**
 596 **and enhance historic properties throughout the region.**

597
 598 Historic preservation is an ongoing process that requires identification, evaluation, designation and protection of
 599 significant properties, and attention to long-term enhancement and interpretation. Historic properties are often
 600 destroyed through neglect. Regular maintenance and other management practices that protect historic properties
 601 are critical to long-term preservation. King County government can lead by example through stewardship and
 602 wise management of its own historic properties.

603
 604 **P-217 King County shall acquire and preserve historic properties for use by county and**
 605 **other public agencies and shall give priority to occupying historic buildings**
 606 **whenever feasible.**

607

608 Review of development proposals and other actions affecting historic properties resources is necessary in order to
609 eliminate or minimize adverse effects of development or changing land use. Archaeological sites are particularly
610 sensitive and endangered because they are not visible and may be unexpectedly encountered. King County
611 government can also protect historic properties through careful planning and review of its own undertakings,
612 both directly and in partnerships with private parties and other agencies.

613

614 **P-218 King County shall establish comprehensive review and protection procedures for**
615 **historic properties affected by public and private projects.**

616

617 **P-219 King County may condition public and private projects in order to protect historic**
618 **properties. King County agencies shall coordinate with the Historic Preservation**
619 **Program to provide consistent review and mitigation for their projects and**
620 **undertakings throughout the county.**

621

622 **P-220 King County shall encourage land uses and development that retain and enhance**
623 **significant historic properties and sustain historic community character. County**
624 **building and zoning codes and other regulations and standards should provide**
625 **flexibility to accommodate preservation and reuse of historic properties. Zoning**
626 **actions should take into account the effects of zoning on historic properties.**

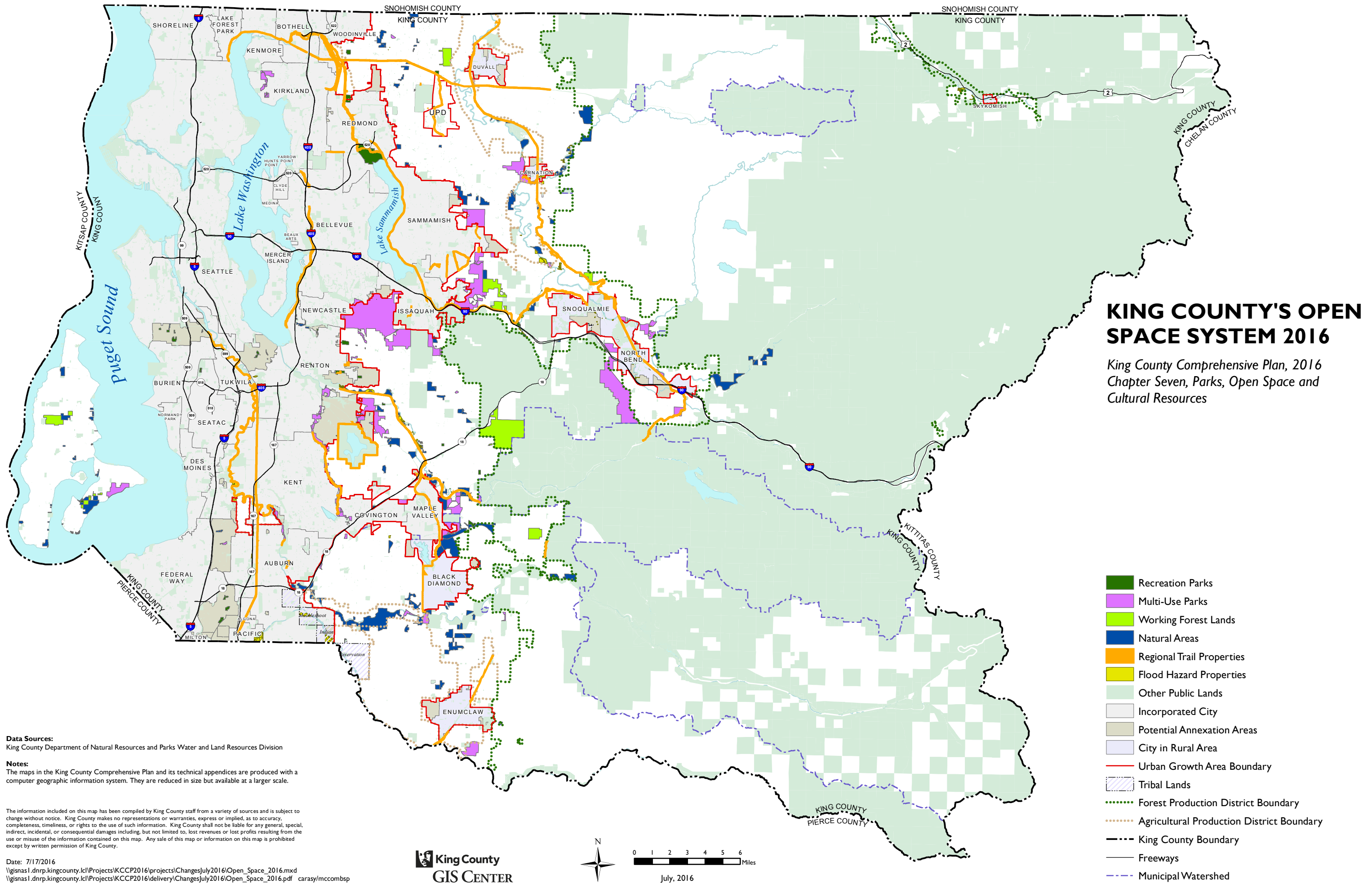
627

628 **P-221 King County shall maintain an inventory of historic properties in order to guide**
629 **its historic preservation decision making.**

630

631 Preservation requires active support by governments and cooperation with property owners. Incentives such as
632 tax reduction, revolving loans, transfer of development rights, expedited permitting, reduced permit fees, zoning
633 flexibility, technical assistance and other measures can be used to encourage preservation. As set by policy
634 ED-208, found in Chapter 10, Economic Development, the county shall assist businesses, property owners, and
635 other jurisdictions in preserving and enhancing historic properties, including historic business districts, through a
636 variety of incentives and economic development measures.

637



KING COUNTY'S OPEN SPACE SYSTEM 2016

King County Comprehensive Plan, 2016
Chapter Seven, Parks, Open Space and Cultural Resources

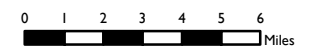
- Recreation Parks
- Multi-Use Parks
- Working Forest Lands
- Natural Areas
- Regional Trail Properties
- Flood Hazard Properties
- Other Public Lands
- Incorporated City
- Potential Annexation Areas
- City in Rural Area
- Urban Growth Area Boundary
- Tribal Lands
- Forest Production District Boundary
- Agricultural Production District Boundary
- King County Boundary
- Freeways
- Municipal Watershed

Data Sources:
King County Department of Natural Resources and Parks Water and Land Resources Division

Notes:
The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.

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July, 2016



Photo: John Stamet for KC DOT

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CHAPTER 8 TRANSPORTATION

Transportation is critically important to King County and the surrounding region and has profound effects on quality of life and the vitality of the economy. Transportation provides access to jobs, education, services, recreation, and other destinations throughout King County. King County plays a central role in the regional transportation sector, supporting a variety of motorized, nonmotorized, air and marine transportation needs and providing services and facilities ranging from local to international.

The county has direct responsibility for the unincorporated area road network. It provides transit services and facilities throughout the county, including within cities, and also performs many of Sound Transit’s services under contract.

7
8

King County Metro also operates the City of Seattle South Lake Union streetcar. The King County International Airport/Boeing Field is owned, operated and maintained by the county.

King County's Marine Division operates passenger-only ferry service from downtown Seattle to Vashon Island and West Seattle.

The county also provides requested road-related services to over two dozen cities or other agencies through contractual agreements where there is mutual benefit to the county and its customer cities and agencies.

I. Creating an Integrated, Sustainable, and Safe Transportation System that Enhances Quality of Life

A. Introduction

King County collaborates with the state and other local governments with the goal of providing an integrated, multi-modal transportation system for the Puget Sound region. These intergovernmental partnerships seek to ensure that the county's transportation system is designed, operated and maintained in a manner that provides mobility options for a wide range of users, contributes to safe communities for all, and helps to safeguard and enhance King County's natural resources and environment. It is important for the county's and the region's transportation system to achieve equitable travel opportunities for all people and communities. It is also important for all jurisdictions, including King County, to exercise sound financial management in the provision of transportation services and infrastructure.

The King County Strategic Plan, as updated in 2015 by Motion 14317, provides policy direction for transportation under the "Mobility" goal, through which the county aims to "deliver a seamless network of transportation options to get people where they need to go, when they need to get there." Transportation and mobility are further implemented at King County through the functional plans: the Strategic Plan for Public Transportation, the Long Range Plan for Public Transportation, the Strategic Plan for Road Services, the King County International Airport Strategic Plan and the King County Ferry District 2014 Strategic Plan, discussed later in the chapter.

The following summarizes county priorities for responding to policy direction established and articulated in the King County Strategic Plan, the King County Comprehensive Plan, County transportation agencies' functional plans, and the associated state and regional laws and planning requirements:

- Coordinate and develop multimodal services and facilities for an integrated and seamless regional and local transportation system;
- Deliver transportation services that support density and growth in the urban area, and meet the transportation needs of Rural Areas and Natural Resource Lands without creating additional growth pressure;
- Maintain and preserve infrastructure that facilitates the efficient movement of freight and goods to support economic vitality and regional trade;
- Maintain safe and secure county-owned infrastructure, including roads, bridges, trails, buses and passenger ferries, transit and ferry facilities, and airport facilities;
- Provide transportation choices and support travel modes that use less energy, produce fewer pollutants and reduce greenhouse gases in the region;

- 43 • Provide opportunities for people to make active transportation choices by increasing the convenience,
44 accessibility, safety and comfort of taking transit, walking and bicycling;
- 45 • Address the transportation needs of people of color, low-income communities, immigrant and refugee
46 populations, people with limited English proficiency, and others who may have limited transportation
47 options;
- 48 • Identify and adapt to the impacts of climate change on transportation infrastructure and services;
- 49 • Incorporate sustainable development practices into the design, construction and operation of
50 infrastructure and facilities;
- 51 • Establish and implement clear transportation service priorities and guidelines - with a focus on equity
52 and social justice -and use transportation resources wisely and efficiently;
- 53 • Develop sustainable funding sources to support the level of services needed by communities; and
- 54 • Monitor and measure system performance and use this feedback to continuously improve
55 transportation products and services.

56

57 The current and projected economic climate, however, places severe constraints on the county’s ability to meet
58 these important goals. The strategic plans for the Metro Transit, Marine, and Road Services Divisions identify
59 priorities, analyze available funding and constraints, and set targets to help reach these goals.

60

61 **B. Components of the Transportation Element**

62 The following documents address the Growth Management Act requirements for the transportation element:

- 63 a. This Transportation chapter, which includes the narrative and policy language;
- 64 b. Technical Appendix C of this Comprehensive Plan, which contains the Travel Forecast Summary, the
65 Arterial Functional Classification Map, a transportation inventory; and Transportation Needs Report
66 that contains a multi-year financial forecast and a multi-year list of road facility needs
- 67 c. The roads Capital Improvement Program;
- 68 d. The Strategic Plan for Public Transportation, the Long Range Plan for Public Transportation and the
69 Transit Capital Improvement Program; and
- 70 e. Concurrency regulation, which implements the concurrency requirements and is codified at King
71 County Code Title 14.

72

73 **C. Consistency with Plans**

74 The framework and direction for the development of Comprehensive Plans are provided by the Growth
75 Management Act. The transportation element of the King County Comprehensive Plan is consistent with and

76 meets the requirements of regional and countywide plans and policies that respond to the Growth Management
77 Act. The Countywide Planning Policies have been used to guide the development of the transportation element
78 and to ensure consistency with plans and programs developed by adjacent jurisdictions.

79
80 Regional direction for the transportation element is set by *Transportation 2040*, developed by the Puget Sound
81 Regional Council. *Transportation 2040* is consistent with the region’s urban growth strategy, *VISION 2040*, also
82 developed by the Puget Sound Regional Council.

83
84 King County identifies improvements and strategies needed to carry out the land use vision and meet the Level
85 of Service requirements for transportation. Road improvements are guided by the Strategic Plan for Road
86 Services, prioritized in the Transportation Needs Report and funded in the Roads Capital Improvement
87 Program. Public transportation investments are guided by the Strategic Plan for Public Transportation and are
88 identified in the Transit Capital Improvement Program, and the King County Ferry District 2014 Strategic Plan,
89 2014 – 2018, or successor plans. Operation and management of the King County International Airport/Boeing
90 Field is guided by the King County International Airport Strategic Plan.

91

92 **D. Transportation System, Services, and County Responsibilities**

93 The region’s transportation system is comprised of the following elements:

- 94 a. Highways, arterial streets and local/neighborhood streets;
- 95 b. Bridges;
- 96 c. Local and express bus transit and paratransit services and facilities, including Americans with
97 Disabilities Act service programs;
- 98 d. High-capacity transit;
- 99 e. High-occupancy-vehicle lanes and ridesharing facilities;
- 100 f. Facilities and programs for pedestrians, bicycle riders and equestrians;
- 101 g. Facilities to accommodate freight and goods movement, including railroads, intermodal yards and
102 distribution centers;
- 103 h. Marine transportation services, ferries and ferry facilities, and navigable waterways;
- 104 i. Airports;
- 105 j. Transportation Demand Management programs, systems, facilities and technologies; and
- 106 k. Facilities to maintain the transportation system elements.

107

108 The specific responsibilities of King County government are described below.

109

110 **1. Public Transportation**

111 Public transportation is vitally important to the Puget Sound region. It provides connections to jobs, schools, and
 112 other destinations, and enables those with limited mobility options to travel. Public transportation enhances
 113 regional economic vitality by freeing up roadway capacity and improving the mobility of people, goods, and
 114 services. It saves the region time and money. It helps accommodate regional growth by making better use of the
 115 region’s existing infrastructure and benefiting the environment. Public transportation improves the quality of life
 116 and health for residents and visitors to the Puget Sound region. King County provides public transportation
 117 services through the Metro Transit Division, as well as passenger ferry service through the Marine Division.

118
 119 **Metro Transit Division**

120 The King County Department of Transportation’s Metro Transit Division (Metro) is the designated public transit
 121 provider for King County. Metro’s mission is to provide the best possible public transportation services and
 122 improve regional mobility and quality of life in King County. Metro provides more than 120 million fixed-route
 123 transit rides per year. Its fixed route system includes a network of all-day, two-way bus routes between
 124 residential, business and other transit activity centers; peak-period commuter service to major destinations from
 125 many neighborhoods and from a network of park-and-ride lots; and local bus services that connect people to the
 126 larger transportation system. In addition to bus service, Metro provides alternative services, such as commuter
 127 vanpools, Access paratransit service, Commute Trip Reduction programs, and Rideshare Online, as well as
 128 community programs such as In Motion and car-sharing.

129
 130 Metro augments its own investments by developing partnerships with local jurisdictions, other agencies,
 131 employers, and institutions to increase public transportation services and improve service effectiveness. Metro
 132 enters into agreements with public and private entities to fund new or improved public transportation services,
 133 where the partner contribution may be in the form of direct funding or investment that results in transit speed or
 134 reliability improvements. Metro also forms partnerships to develop and promote alternative commute programs
 135 and to manage parking and traffic to make public transportation more efficient and attractive. Metro works with
 136 the Washington State Department of Transportation and local cities to provide services that help mitigate the
 137 impacts of major construction projects.

138
 139 Metro is guided by its Strategic Plan for Public Transportation 2011-2021, the King County Metro Service
 140 Guidelines, and its Long Range Plan for Public Transportation. The Strategic Plan for Public Transportation
 141 defines a vision and mission for public transportation services in King County and describes the strategies to
 142 implement that vision. It also defines desired outcomes and describes how progress will be measured. The
 143 Strategic Plan for Public Transportation and Service Guidelines strike a balance between productivity, social
 144 equity and geographic value to ensure Metro serves areas that have many low-income and minority
 145 residents - and others who may depend on transit – and that public transportation needs are met throughout the
 146 county. The Metro Service Guidelines augment the Strategic Plan for Public Transportation by identifying
 147 detailed methodologies for how Metro should measure the performance of Metro’s overall transit network, as
 148 well as each individual bus route, and by providing clear guidance on how Metro should use transit resources in

149 alignment with the County’s Equity and Social Justice Ordinance. The Long Range Plan sets the long term
150 vision for service and supporting capital infrastructure.

151
152 Increasing the use of public transportation plays an important role in King County’s efforts to mitigate climate
153 change and support livable, healthy communities. Public transportation reduces greenhouse gas emissions by
154 eliminating private vehicle trips, mitigating traffic congestion, and supporting efficient land use. Metro’s use of
155 green vehicles, such as electric trolleys and hybrid diesel-electric buses, and cleaner-burning fuels, such as Ultra
156 Low Sulfur diesel, add to the environmental advantage of combining many riders in a single vehicle. Metro’s
157 wide range of transportation alternatives—including vanpools, carpools, and Access paratransit—and its support
158 of choices such car- and bicycle-sharing, biking and walking make transit a powerful tool to help reduce
159 pollution and support active, healthy lifestyles.

160
161 In addition to reducing single occupant vehicle trips, Metro is also committed to being a leader in
162 environmentally-friendly operating and maintenance practices and minimizing its energy use. Metro educates its
163 employees about reducing energy consumption at work and using public transportation to commute. The agency
164 also incorporates cost-effective green building and sustainable development practices in all capital projects that it
165 plans, designs, constructs, remodels, renovates, and operates.

166
167 Metro also is committed to providing equitable opportunities for people from all areas of King County to access
168 the public transportation system. It provides travel opportunities and supporting amenities for historically
169 disadvantaged populations, such as low-income people, students, youth, seniors, immigrants and refugee
170 populations, people with disabilities, and others with limited transportation options.

171
172 **Water Taxis: King County’s Marine Division**

173 On January 1, 2015, the King County Ferry District was assumed by King County. The Marine Division
174 continues to operate passenger-only ferry service routes from downtown Seattle to West Seattle and Vashon
175 Island. State legislation passed during the 2014 legislative session allowed King County to take this action. King
176 County gained many administrative efficiencies as the Marine Division will no longer be maintaining two
177 separate budgets, transferring funds between multiple agencies and accounts, and providing reports to two
178 governments.

179
180 The Marine Division is guided by the King County Ferry District 2014 Strategic Plan, which was developed
181 while under the King County Ferry District’s governance. The plan expresses the vision and goals for
182 passenger-only ferry service in King County for the next three to five years. The strategies are the broad
183 initiatives to pursue the vision and goals, with specific actions listed under each strategy. The plan’s vision is to
184 be a leader in regional mobility benefiting the community and economic development needs of King County
185 through providing water taxi service that is safe, reliable, and a great customer experience while being responsive
186 and accountable to the public. The goals are to: 1) provide reliable and safe service; 2) deliver financially
187 sustainable water taxi service; and 3) to integrate water taxi service with the broader regional transportation

188 system and economy. The strategies to achieve these goals include: 1) build on strengths and grow ridership; 2)
 189 achieve financial stability; 3) coordinate with regional planning and emergency management efforts; and 4)
 190 explore growth and partnership opportunities.

191

192 Similar to Metro, King County’s passenger-only ferries also use cleaner-burning fuels such as Ultra Low Sulfur
 193 diesel and a blend of biodiesel (B-10).

194

195 Bus, rail, and passenger-only ferry transit services provide the critical transportation links on which the regional
 196 economy depends. In addition, public transportation services depend on convenient connections to roads,
 197 highways, and nonmotorized systems. As the region grows, coordinating transit and passenger-only ferry routes
 198 and schedules among agencies and modes will make public transportation a more viable and convenient option
 199 for people traveling in King County. King County seeks input from a broad spectrum of county residents and
 200 businesses to identify needs and provide services to meet those needs.

201

202 **2. Road System**

203 Travelers in King County use a system of interconnected roads that includes interstate highways, state highways,
 204 urban and rural arterials, local access roads, private roads and forest/logging roads. King County is responsible
 205 for all county-owned roads, bridges, and related infrastructure in the unincorporated areas of the county, and
 206 must meet the road-related transportation needs of a very large and geographically and demographically diverse
 207 service area. The county’s many bridges are an integral part of the road system, as are other components such as
 208 sidewalks, shoulders and pathways, bicycle lanes, guardrails, stormwater drainage and water quality treatment
 209 facilities, traffic control equipment, and traffic cameras. Interstate highways, state highways, city roads and
 210 private roads are not under county jurisdiction; rather, they are the responsibility of other government agencies
 211 or property owners.

212

213 The Strategic Plan for Road Services defines the vision and mission for the King County Department of
 214 Transportation’s Road Services Division. The Strategic Plan for Road Services provides detailed direction for the
 215 response to the many complex challenges, including two trends that have had significant impacts on the county’s
 216 road services. One is that annexations, consistent with the goals of the Growth Management Act, have reduced
 217 the urban unincorporated area and therefore the tax base that supports the unincorporated road system has
 218 shrunk significantly. By 2020, when the next major Comprehensive Plan update is developed, Road Services
 219 Division’s responsibilities will likely focus almost entirely on the Rural Area and Natural Resource Lands. A
 220 second trend is the decline in County road funding, described in greater detail in Section IV. The Strategic Plan
 221 for Road Services guides the Road Services Division as it is faced with the consequences of a smaller service area
 222 and reduced funding and seeks to manage the unincorporated King County road system through focused
 223 investment of available resources to facilitate the movement of people, goods and services, and respond to
 224 emergencies.

225

226 The county-owned unincorporated-area road system includes approximately:

- 227 • 1,469 miles of roadway;
- 228 • 181 bridges, including several jointly owned with cities;
- 229 • 78 traffic signals;
- 230 • 44,000 traffic control signs;
- 231 • 50 traffic cameras; and
- 232 • 114 miles of protective guardrail.

233

234 The users of the county road system may travel on foot or by car, public transit, truck, or bicycle, or even on
235 horseback. They may live in an unincorporated area, in one of the county's 39 cities, or in another county. The
236 unincorporated road system supports local trips close to home, commuter trips, the movement of freight and
237 goods, and regional travel between jurisdictions. The system also provides access to outdoor recreational
238 activities in King County, which has one of the largest concentrations of outdoor recreation enthusiasts in the
239 state. Public service providers, such as police, fire, emergency medical responders, Metro Transit, and school
240 buses are also key users. In total, more than one million daily trips are taken on King County's unincorporated
241 road network. During this time of tight budgets, changing communities, annexations, and increasing traffic on
242 aging roads and bridges, the county must manage facilities and services with exceptional care and efficiency.

243

244 **3. Air Transportation**

245 The King County International Airport/Boeing Field is located in south Seattle in the Duwamish River
246 Industrial Corridor. It operates on a 24/7 basis and in all weather. Established in 1928, the airport is supported
247 by revenue generated by its operations, rather than relying on general tax revenues. King County plans, designs,
248 and implements services, programs, and facilities for the King County International Airport in compliance with
249 Federal Aviation Administration regulatory requirements to support a safe, secure, and efficient international
250 aerospace system. The airport is also a significant employment center and supports more than 150
251 aviation-related businesses including The Boeing Company. The airport is a port of entry for international flights
252 and serves regional air carriers, national and regional cargo carriers, corporate aviation, and general aviation.

253

254 King County International Airport/Boeing Field is the 34th busiest airport in the United States and ranks 25th in
255 cargo handling. The airport's air taxi carrier serves the San Juan Islands. It is also the largest corporate aircraft
256 center in the Pacific Northwest. Airport business activities are estimated to support almost 5,000 direct jobs, plus
257 more than 16,000 additional jobs in the region. The airport's total positive economic impact within the Puget
258 Sound Region and Washington State is more than \$3.5 billion in direct and induced economic activity, including
259 the sale of goods and services, labor income, and tax revenues.

260

261 The King County Department of Transportation has developed a strategic plan for King County International
262 Airport/Boeing Field. This plan was the result of a strategic planning process, which was guided by an advisory
263 committee comprised of Airport Roundtable members and staff from both the executive and legislative branches

264 of King County. The Strategic Plan complements the Federal Aviation Administration’s mandated Airport
 265 Master Plan and Airport Layout Plan.

266
 267 The Bandera and Skykomish Airports, located in eastern King County near the communities of North Bend and
 268 Skykomish, are state owned and operated. King County does not have operating or regulatory authority over
 269 these airports, but does control land use activity adjacent to the facilities. All airports in the county should make
 270 every effort to minimize noise impacts to land uses that are especially sensitive to the effects of noise such as
 271 residential areas, hospitals and schools.

272

273 **E. General Policy Guidance**

274 **T-101 King County should provide a system of transportation services and facilities**
 275 **that offers travel options to all members of the community.**

276
 277 **T-101a King County should seek to ensure that its system of transportation services and**
 278 **facilities serves the mobility needs of disadvantaged communities and people**
 279 **with limited transportation options, including people of color, low income**
 280 **communities, people with limited English proficiency, immigrant and refugee**
 281 **populations, students, youth, seniors, and people with disabilities.**

282
 283 **T-102 As a transportation provider and participant in regional transportation planning,**
 284 **King County should support, plan, design, and implement an integrated,**
 285 **coordinated and balanced multimodal transportation system that serves the**
 286 **growing travel needs of the county safely, effectively and efficiently and**
 287 **promotes a decrease in the share of trips made by single occupant vehicles.**

288
 289 **T-103 In striving to meet the growing need for transportation services, King County**
 290 **shall seek to maximize the efficiency and effectiveness of its services,**
 291 **infrastructure and facilities.**

292
 293 **T-104 The Strategic Plan for Public Transportation 2011-2021, King County Metro**
 294 **Service Guidelines and the King County Metro Long Range Plan for Public**
 295 **Transportation, or successor plans, shall guide the planning, development and**
 296 **implementation of the public transportation system and services operated by the**
 297 **King County Metro Transit Division.**

298
 299 **T-105 The King County Ferry District 2014 Strategic Plan, or successor plans, shall**
 300 **guide the planning, development and implementation of the passenger only ferry**
 301 **system and services operated by the King County Marine Division.**

- 302
- 303 **T-106** **The King County Strategic Plan for Road Services, or successor plans, shall**
304 **guide the planning, development and implementation of the unincorporated road**
305 **system managed by the King County Road Services Division.**
- 306
- 307 **T-107** **The King County International Airport Strategic Plan, or successor plans, shall**
308 **guide the planning, development and implementation of airport facilities and**
309 **services managed by the King County Airport Division.**
- 310
- 311 **T-108** **King County shall consider equity impacts and benefits when planning,**
312 **developing, and implementing transportation programs, projects and services.**
- 313
- 314 **T-109** **As directed by King County’s Comprehensive Emergency Management Plan,**
315 **King County shall seek to protect its transportation system against disasters, to**
316 **the extent possible, by developing prevention and recovery strategies in**
317 **partnership with other jurisdictions and agencies, and coordinating emergency**
318 **transportation response.**
- 319

320 **II. Providing Services and Infrastructure that Support**
321 **the County Land Use Vision**

322 This section of Chapter 8 discusses county transportation services and policies as they support the county's land
323 use strategy, which seeks to concentrate development and services in urban areas, conserve and enhance Rural
324 Areas and Natural Resource Lands, and create communities that have a positive effect on public health and
325 climate change. One focus of this section is on issues related to the county’s responsibilities in the
326 unincorporated area, including Level of Service standards for county roads, transportation concurrency
327 management, mitigation of growth-related impacts, avoidance of road expansion in Rural Areas and Natural
328 Resource Lands, prevention of airport/land use conflicts, and support for nonmotorized transportation options.
329 Another focus is on county transportation activities that affect a broader region, notably the four-county region’s
330 policy of concentrating development in more densely populated urban areas. King County Metro operates a
331 majority of the transit service in the region and provides transportation demand management services to cities
332 and employers. Consequently, the region’s success in achieving its development goals will depend to a great
333 extent on King County’s ability to provide appropriate transit services within King County.

334

335 **A. Land Use and Growth Strategy**

336 The transportation element of this Comprehensive Plan is grounded in a firm understanding of the important
337 relationship between land use and transportation. A thoughtfully designed transportation system that supports
338 the county’s long-term land use vision and regional growth strategy should provide improved mobility and

339 greater accessibility for all users and contribute to vibrant, thriving communities. It should also facilitate more
340 efficient travel that reduces energy consumption and greenhouse gas emissions and other forms of pollution.

341

342 Integrated transportation and land use planning is called for at the regional level in *Vision 2040, Transportation*
343 *2040*, and the Countywide Planning Policies regarding transportation, which outline and support a regional
344 growth strategy built around the concept that additional infrastructure and services are to be provided in areas
345 that accept an increased share of the region’s growth. The Countywide Planning Policies - Housing and
346 Employment Growth Targets (2006-2031) adopted by King County and its cities, represent each jurisdiction’s
347 agreed upon fair share of future growth and have been incorporated into the travel demand forecast developed
348 for this plan.

349

350 *Vision 2040, Transportation 2040*, and the Countywide Planning Policies also promote the concept of maximizing
351 mobility choices through a multimodal approach to moving people, goods and services efficiently within and
352 beyond the region. Travel to and within regional growth centers is emphasized, with a focus on the availability
353 of transit and nonmotorized modes in centers. These urban centers are characterized by compact,
354 pedestrian-oriented development, with a mix of different office, commercial, civic, entertainment, and residential
355 uses and can be efficiently and cost-effectively served by transit and nonmotorized travel options. In addition,
356 these regional plans and policies address the importance of protecting and preserving the Rural Area and Natural
357 Resource Lands and avoiding construction of major new roads and capacity expansion on existing roads in
358 Rural Areas and Natural Resource Lands.

359

360 A multimodal transportation system supports healthful choices by providing greater access to housing, jobs,
361 schools, medical care, healthy food, shopping, recreation, and other services-- all of which contribute to a high
362 quality of life. Designing highly connected communities that support safe nonmotorized travel and facilitate
363 nonmotorized access to the transit system reduces vehicle miles traveled, reduces air pollution, and leads to
364 opportunities for greater levels of physical activity through walking and bicycling.

365

366 Regional and countywide guidance also encourages innovative approaches to transportation and land use
367 management, including Transportation Demand Management strategies designed to reduce vehicle miles
368 traveled, single-occupant vehicle trips, and greenhouse gas emissions.

369

370 Metro operates transit service throughout King County, including in cities, while the county’s road system
371 service area is limited to the unincorporated area. Due to annexations and incorporations, the unincorporated
372 road system is transitioning to become primarily rural. In the Rural Area and Natural Resource Lands,
373 protection of natural resources, agriculture and forestry, and the rural lifestyle and character are a high priority.
374 At the same time, there is still a certain amount of growth within the Rural Area and on Natural Resource
375 Lands, as well as high growth in some adjacent Cities in the Rural Area or beyond the county’s boundaries, that
376 must be considered in managing the road system.

377

378 The county's urban areas, Rural Areas and Natural Resource Lands form a complex landscape, and the
379 urban/rural boundary is not a simple straight line. As a result, the county's arterial network weaves through both
380 urban areas, Rural Areas and Natural Resource Lands as it facilitates regional mobility. This complex
381 urban/rural/resource pattern presents challenges to planning for the region's mobility needs and providing safe
382 and adequate roadways. Issues include regional arterial corridors that link designated urban areas by crossing
383 Rural Areas and Natural Resource Lands, and roads located in the Urban Growth Area. High traffic volumes on
384 these roads may necessitate road improvements to ensure safe and efficient travel. However, it is critical to
385 ensure that appropriate development regulations and access management strategies are first in place in order to
386 prevent unplanned and unwanted growth in Rural Areas and Natural Resource Lands.

387
388 Growth management envisions different landscapes and infrastructure for urban and rural communities. King
389 County is committed to managing its transportation system consistent with that vision.

390
391 **T-201** **Multimodal transportation options such as public transportation, bicycling and**
392 **walking, are most effective in densely developed urban areas. As resources**
393 **allow, King County's transportation investments in urban areas should**
394 **emphasize public transportation and road services and facilities that support**
395 **multiple modes and facilitate connections between them.**

396
397 **T-202** **As resources allow, King County's transportation investments in Rural Areas and**
398 **Natural Resource Lands should emphasize maintaining and preserving safe road**
399 **infrastructure that is compatible with the preservation of rural character and does**
400 **not promote urban or unplanned growth.**

401
402 **T-202a** **In areas not well suited to fixed route transit, the county should work with**
403 **partners to develop a range of alternative service options such as community**
404 **shuttles, real-time rideshare, community vans and other innovative options.**

405
406 **T-203** **As funding permits, King County should partner with jurisdictions and the private**
407 **sector to spur infrastructure investments that enhance opportunities for transit,**
408 **pedestrians, bicyclists, car and van pools, and other alternatives to single**
409 **occupant vehicles.**

410

411 **B. Travel Forecasts**

412 Travel demand forecasts are used to project transportation system needs. They provide an important link
413 between land use and transportation. The Puget Sound Regional Council's Forecasting Model uses regionally
414 adopted growth targets for the year 2031, and was used to develop the travel demand forecasts for this plan and
415 the Transportation Needs Report.

416

417 Recent generations of the Puget Sound Regional Council model have increased the level of detail in
418 unincorporated King County, allowing improved analysis of future transportation system performance and
419 system improvement needs, within the framework of growth management and regional and county policy
420 guidance regarding appropriate urban and rural levels of service.
421

422 **C. Public Transportation System**

423 Metro and the Marine Division play an important role in achieving the region’s growth strategy by focusing
424 public transportation services in the urban growth area of King County and providing service to designated
425 centers and other areas of concentrated activity. Centers and other communities that are compact and friendly to
426 pedestrians and bicycles are most easily served by transit. Such communities foster healthier, more active
427 lifestyles while reducing auto dependency and associated road investments. By the same token, transit service
428 can support and encourage development that is more compact.
429

430 Metro and the Marine Division support municipal, agency and private development of transit-supportive,
431 pedestrian- and bicycle-friendly communities through partnership, coordination and delivery of public
432 transportation services. Metro also promotes partnerships to implement transit –supportive infrastructure to
433 improve access to transit. Metro also partners with jurisdictions and the private sector to spur transit-oriented
434 development through redevelopment opportunities at or adjacent to park-and-rides.
435

436 **T-204 King County should support local and regional growth plans and policies by**
437 **focusing transit services on centers and other areas of concentrated activity.**
438

439 **T-205 King County should support, encourage, and implement high-capacity transit**
440 **facilities and services that are consistent with, and supportive of, the**
441 **Comprehensive Plan, Metro’s Strategic Plan for Public Transportation, Metro’s**
442 **Long Range Plan for Public Transportation and the King County Ferry District**
443 **2014 Strategic Plan, or successor plans.**
444

445 **D. Road System**

446 **T-206 Except as provided in T-209, King County shall not construct and shall oppose**
447 **the construction by other agencies of any new arterials or highways in the Rural**
448 **Area or Natural Resource Lands.**
449

450 **T-207 King County recognizes the importance to regional and local mobility of state**
451 **highways that traverse the Rural Area and Natural Resource Lands and should**
452 **advocate for state and federal agencies to improve performance of these**
453 **facilities, consistent with the county’s adopted Comprehensive Plan policies to**

454 prevent unplanned development in the Rural Area and Natural Resource Lands
455 and preserve rural character.

456
457 **T-208** King County shall not add any new arterial capacity in the Rural Area or Natural
458 Resource Lands, except for segments of rural regional corridors that pass
459 through Rural Areas and Natural Resource Lands to accommodate levels of
460 traffic between urban areas. Rural regional corridors shall be identified in the
461 Transportation Needs Report (Appendix C) and shall meet all of the following
462 criteria:

- 463 a. Connects one urban area to another, or to a highway of statewide
464 significance that provides such connection, by traversing the Rural Area
465 and Natural Resource Lands;
- 466 b. Classified as a principal arterial;
- 467 c. Carries high traffic volumes (at least 15,000 average daily traffic); and
- 468 d. At least half of P.M. peak trips on the corridor are traveling to cities or
469 other counties.

470
471 **T-209** King County shall avoid construction of major roads and capacity expansion on
472 existing roads in Rural Areas and Natural Resource Lands. Where increased
473 roadway capacity is warranted to support safe and efficient travel through Rural
474 Areas and Natural Resource Lands, appropriate rural development regulations
475 and strong commitments to access management should be in place prior to
476 authorizing such capacity expansion in order to prevent unplanned growth in
477 these areas.

478
479 **T-210** Any capacity increases to rural regional corridors shall be designed to
480 accommodate levels of traffic between urban areas consistent with the county's
481 adopted Comprehensive Plan policies regarding development in the surrounding
482 Rural Area or Natural Resource Lands. The county shall seek to maximize the
483 efficient use of existing roadway capacity before considering adding new
484 capacity to rural regional corridors.

485
486 **T-211** Any segment of a county roadway that forms the boundary between the Urban
487 Growth Area and the Rural Area should be designated urban and all associated
488 road right-of-way fully contained within the Urban Growth Area boundary. Such
489 urban boundary roads shall be designed and constructed to urban roadway
490 standards on both sides of the roadway segment.

491
492 **T-212** King County shall work with cities for the annexation of county-roadways and/or
493 street segments located in the urban area and within or between cities, in order
494 to provide for a consistent level of urban services on the affected roads and

495 **reduce the burden on unincorporated taxpayers that are supporting this urban**
 496 **infrastructure.**

497

498 **E. Airports**

499 **T-213 King County should use its authority including zoning, permitting and**
 500 **development standards to protect the public use airports of Banderria near the**
 501 **town of North Bend and Skykomish airport in King County from encroachment of**
 502 **non-compatible land uses. Compatible airport land uses are those that comply**
 503 **with generally accepted Federal Aviation Administration guidance on location,**
 504 **height, and activity that provide for safe aircraft movement, airport operations,**
 505 **including expansion, and community safety.**

506

507 **F. Level of Service Standards**

508 The Growth Management Act requires Level of Service standards for all arterials and transit routes to judge
 509 performance of the transportation system. The Growth Management Act also calls for specific actions and
 510 requirements for bringing into compliance facilities or services that are not meeting the adopted Level of Service
 511 standard. King County's Level of Service standards comply with growth management policies of encouraging
 512 growth in the urban area while restricting growth in the Rural Area and Natural Resource Lands.

513

514 Level of service for arterials is a qualitative measure that describes traffic flow and is often represented by a
 515 system using the letters A through F. Level of Service A represents the least congested conditions and Level of
 516 Service F represents the most congested conditions. Level of Service B is indicative of stable traffic flow.
 517 However, unlike Level of Service A, operating speed is beginning to be restricted by other traffic. At Level of
 518 Service E, operation is unstable, and speeds are reduced but will fluctuate widely from point to point. There is
 519 little independence of speed selection and maneuverability at Level of Service E. Level of Service F is indicative
 520 of forced flow of traffic with extremely low speeds and long delays at intersections.

521

522 King County has been one of the most successful jurisdictions in the state in implementing the Growth
 523 Management Act by directing growth to urban areas and encouraging annexation by cities, which are the
 524 preferred provider of municipal services. As a result, the majority of the urbanized area is contained within cities
 525 and the final remaining urban unincorporated islands are expected to annex by 2020. While annexations have
 526 helped support the county's land use, density and service goals, unincorporated King County no longer has the
 527 tax base to support growing travel needs with transportation capacity improvements in the urban area. The
 528 urban pockets that remain are influenced by development in surrounding cities and during the peak travel times
 529 commute travel is heavily impacted from people traveling to and from cities and other counties.

530

531 King County recognizes a profound difference between the nature and character of the Rural Area and Natural
 532 Resource Lands as compared with the urban area and therefore sets Level of Service standards for arterials to

533 allow less congestion in the Rural Area and Natural Resource Lands. In the Rural Area and Natural Resource
534 Lands the vast majority of the road network operates at Level of Service B; however there are key arterials
535 (typically the Rural Regional Corridors) that are frequently congested from carrying traffic from one urban area
536 to another and these often operate at a Level of Service C or lower.

537
538 In addition, King County recognizes certain areas, called Mobility Areas, where land use designations support a
539 greater variety of transportation mode choices. The Level of Service standards for Mobility Areas are set to
540 recognize these greater choices and support and encourage people to use forms of transportation other than cars.
541 The Rural Mobility Areas are the Rural Towns of Vashon, Snoqualmie Pass and Fall City.

542
543 In addition to the Mobility Areas, certain large Rural Neighborhood Commercial Centers are recognized as
544 having distinct mobility characteristics and will have a Level of Service standard consistent with their land use
545 character. The large Rural Neighborhood Commercial Centers are: Cottage Lake, Maple Valley, Preston and
546 Cumberland.

547
548 The framework for identifying appropriate levels of service for King County Metro services is established in the
549 Strategic Plan for Public Transportation and the King County Metro Service Guidelines.

550

551 **T-214b** **King County shall design a new concurrency management methodology that is**
552 **efficient to administer, incorporates travel demand management principles,**
553 **includes measures of congestion based on optimizing movement of people**
554 **rather than cars, and promotes increased efficiency of the transportation system**
555 **as a whole.**

556

557 **T-215** **The Level of Service standard for the Urban Area shall be E except as provided in**
558 **T-216. The Level of Service standard for the Rural Area and Natural Resource**
559 **Lands shall be B except as provided in T-216, T-217, and T-218. These standards**
560 **shall be used in concurrency testing.**

561

562 **T-216** **The Level of Service standard for certain minor residential and minor commercial**
563 **developments, along with certain public and educational facilities, shall be Level**
564 **of Service F. This standard shall be used in concurrency testing.**

565

566 **T-217** **The Level of Service standard for designated Rural Mobility Areas shall be E.**
567 **This standard shall be used in concurrency testing.**

568

569 **T-218** **The Level of Service standards for the Cottage Lake, Maple Valley, Preston and**
570 **Cumberland Rural Neighborhood Commercial Centers shall be D. This standard**
571 **shall be used in concurrency testing.**

572

573 **G. Concurrency**

574 The Growth Management Act requires local jurisdictions to adopt and enforce ordinances that prohibit
 575 development approval if the development causes the Level of Service on identified county arterials to decline
 576 below the adopted Level of Service standards. King County’s Transportation Concurrency Management
 577 program was developed to address the Growth Management Act’s concurrency requirement. The
 578 Transportation Concurrency Management program requires that adequate transportation facilities must be
 579 available to carry the traffic of a proposed development at county Level of Service standards, or construction for
 580 needed improvements funded in the adopted Six-Year Roads Capital Improvement Program, or else the
 581 proposed development cannot be approved.

582
 583 The requirements of King County’s Transportation Concurrency Management program may apply to
 584 transportation facilities designated by the Washington State Department of Transportation as “highways of
 585 statewide significance.” The portions of certain highways of statewide significance that do not have limited
 586 access and function like county arterials may be included in the King County concurrency test.

587
 588 The Transportation Concurrency Management program has been designed to meet the following goals:

- 589 • Fulfill the requirements of state growth management legislation;
- 590 • Be simple to understand, easy to implement and administer and transparent to those affected by its
 591 processes and regulations;
- 592 • Consider and encourage multimodal travel;
- 593 • Encourage growth in urban areas where provision of transportation infrastructure and services is most
 594 efficient and economical; and
- 595 • Efficiently integrate concurrency determination into the permit system process and database.

596
 597 Transportation concurrency is a plan-level system that does not require testing of individual developments.
 598 Instead, concurrency status is determined by broad geographic areas called travel sheds, which were drawn to
 599 reflect where travel patterns share common characteristics. Trips associated with development within a
 600 particular travel shed would use or be affected by arterials located within and bordering that travel shed. A
 601 development proposal (including both residential and nonresidential proposals) will be considered to meet the
 602 transportation concurrency standard if it is located in a travel shed that meets Level of Service standards as
 603 depicted on the concurrency map in effect at the time of development application. Development proposals must
 604 still meet all applicable zoning and land use regulations.

605
 606 **T-219 For the purposes of concurrency testing, a travel shed is a geographic area**
 607 **within unincorporated King County where trips generated by development within**
 608 **the travel shed would likely use or be affected by traffic on arterials within the**
 609 **travel shed.**

610

611 **T-220** The concurrency program shall include provision for mobility areas within travel
612 sheds as provided in T-217. Rural Mobility Areas shall be defined as
613 unincorporated Rural Towns as designated in the King County Comprehensive
614 Plan.

615
616 **T-221** The concurrency map shall identify the travel sheds that meet or do not meet
617 concurrency standards. Any proposed development in travel sheds that meet
618 concurrency standards will be deemed concurrent.

619
620 **T-222** The concurrency test shall be based on the Level of Service on arterials in
621 unincorporated King County using the county’s adopted methodology. The test
622 may be applied to designated Highways of Statewide Significance.

623
624 **T-223** The concurrency test may include provision of factors for safety, pavement
625 condition and availability of multiple modes of transportation.

626
627 **T-224** In the Rural Area, the concurrency test may include a provision that allows the
628 purchase of Transferable Development Rights in order to satisfy transportation
629 concurrency requirements.

630

631 **H. Impact Mitigation**

632 The State Environmental Policy Act establishes environmental review of project impacts on all elements of the
633 environment including transportation. In addition, the county has a mitigation payment system whereby
634 developments are charged proportionate shares for transportation projects and services needed as a result of the
635 related growth.

636

637 **T-225** Needed rights-of-way, strategies to manage transportation demand and off-site
638 improvements should be identified and required as conditions of development
639 approval to the extent that such conditions are directly related to impact
640 mitigation.

641

642 **T-226** King County shall encourage the development of highly connected, grid-based
643 arterial and nonarterial road networks in new developments and areas of in-fill
644 development. To this end, the county should:

645 a. Make specific findings at the time of land-use permit review to establish
646 a nonarterial grid system for public and emergency access in
647 developments; and

648 b. Require new commercial, multifamily, and residential subdivisions to
649 develop highly connective street networks to promote better
650 accessibility and avoid single street only access.

651

652 **T-227** **Development proposals should extend the public road system through**
 653 **dedication when the extension is in the public interest. Conditions that may**
 654 **warrant such an extension include, but are not limited to, impacts on**
 655 **neighborhood circulation, increases in the use of arterials for local vehicular**
 656 **trips, reductions in traffic safety through uncoordinated and inadequately spaced**
 657 **street access to arterials, and restrictions on the availability of alternative**
 658 **emergency access routes.**

659

660 **T-228** **As mitigation for the impacts of new development and as a condition of**
 661 **development approval, King County shall require the improvement of existing**
 662 **offsite roadways and undeveloped road rights-of-way, and other strategies to**
 663 **reduce demand on roads. Impacts that may warrant such mitigation include, but**
 664 **are not limited to, those that create safety concerns, raise road operational**
 665 **issues or increase the number of residences served by a single access route.**

666

667 **T-229** **King County shall implement a system that establishes fees needed to mitigate**
 668 **the growth-related transportation impacts of new development. The fees will be**
 669 **used to pay a development’s proportionate share of transportation capital**
 670 **projects needed to support growth including, but not limited to, road, transit, and**
 671 **nonmotorized facilities. Such fees are in addition to any requirements**
 672 **established for transportation services and facilities needed solely as a result of**
 673 **the development.**

674

675 **I. Nonmotorized Transportation Program**

676 *Vision 2040*, the region’s long-range growth management, economic and transportation strategy, and
 677 *Transportation 2040*, the adopted Metropolitan Transportation Plan, and the associated Active Transportation
 678 Plan call for the development of a regional transportation system that offers a variety of travel choices while
 679 preserving environmental quality and open space. Nonmotorized transportation plays a key role in achieving
 680 these goals and is an essential component of King County’s multimodal transportation system. Pedestrians,
 681 bicyclists and in some parts of the county, equestrians, are nonmotorized users of the transportation system.

682

683 Biking and walking are energy efficient, economical, low-impact modes of travel that promote health and don’t
 684 contribute to air or water pollution. By providing options for nonmotorized travel, King County helps to reduce
 685 automobile dependency and congestion, reduce greenhouse gas emissions, and create opportunities for
 686 individuals to integrate healthy exercise into everyday activities. The ability to safely bicycle and walk can
 687 provide varying levels of accessibility and mobility to almost everyone, including young, elderly, physically
 688 disabled, or low-income people and others who may not drive. Well-designed, strategically located bicycle and
 689 pedestrian facilities can also provide increased and safer access to transit for more people. Bicycle, pedestrian,

690 and equestrian trails are important community amenities that foster vibrant communities and may help spur
 691 economic development. Equestrian travel is also an important aspect of the rural heritage and lifestyle of King
 692 County as well as a very popular recreational activity.

693
 694 In unincorporated King County, the Road Services Division is responsible for nonmotorized facilities such as
 695 bicycle lanes, sidewalks, or shoulders on county roads. The division also provides crosswalks and specialized
 696 signals or signage that help facilitate safer nonmotorized travel. The King County Road Design and
 697 Construction Standards include accommodation for nonmotorized uses and specify bicycle lane, sidewalk, or
 698 road shoulder criteria for unincorporated urban and rural roads. Road-related nonmotorized capital needs in the
 699 unincorporated area are included in the Transportation Needs Report and are programmed in the six-year Roads
 700 Capital Improvement Program as funding allows. The HealthScape Transportation Programming Tool, along
 701 with other criteria, is used in evaluating nonmotorized projects in the Transportation Needs Report.

702
 703 King County also plays a countywide role in nonmotorized transportation through its Regional Trails System
 704 and transit services. The regional trail network, discussed in Chapter 7, Parks, Open Space and Cultural
 705 Resources, is an integral component of the county’s transportation system. It includes facilities located both in
 706 cities and the unincorporated area. The trail network functions as the spine of the county’s nonmotorized system
 707 in many areas. Transit and walking or biking are highly synergistic; transit use tends to be highest in locations
 708 where walking and biking are prevalent, and vice versa. The Metro Transit Division supports nonmotorized
 709 transportation programs such as bicycle racks on transit buses and bicycle lockers at park-and-ride lots,
 710 employment sites and other locations.

711
 712 **T-230 King County shall consider the needs and abilities of nonmotorized users of the**
 713 **transportation system in the planning, design, construction, maintenance,**
 714 **preservation and operation of road infrastructure and other transportation**
 715 **facilities to the extent feasible given available funding.**

716
 717 **T-231 Consistent with the priorities defined in the County’s functional transportation**
 718 **plans, and the Regional Growth Strategy, nonmotorized transportation system**
 719 **investments should aim to increase safety and mobility, facilitating mode**
 720 **integration and intermodal connections, access to centers where appropriate,**
 721 **and providing opportunities for healthy activity and alternatives to driving for all**
 722 **populations.**

723
 724 **T-232 King County shall evaluate and implement nonmotorized transportation**
 725 **improvements in its road construction projects where appropriate and feasible.**

726

- 727 **T-233** In unincorporated areas of King County, the following needs will be given the
728 highest priority when identifying, planning, and programming nonmotorized
729 improvements:
- 730 a. Addressing known collision locations;
 - 731 b. Fostering safe walking and bicycling routes to schools and other areas
732 where school-aged children regularly assemble;
 - 733 c. Filling gaps in, or enhancing connections to, the regional trail system;
 - 734 d. Locations of high concentration of pedestrian and/or bicycle traffic; and
 - 735 e. Providing safe routes to transit.
- 736
- 737 **T-234** In urban areas, nonmotorized improvements should increase access to transit
738 and urban centers while enhancing connections to parks, local trails, shopping,
739 libraries, healthcare, and other public and private services and facilities.
740
- 741 **T-235** The King County Regional Trails System is the centerpiece of the nonmotorized
742 system in the Rural Area. The county’s efforts to enhance the Rural Area
743 nonmotorized network should include filling in the Regional Trails System’s
744 missing links, coordinating road and trail projects whenever possible,
745 considering access from roadways such as trailhead parking, and enhancing
746 access to transit, especially park and rides and transit centers.
747
- 748 **T-236** In Rural Areas and Natural Resource Lands, nonmotorized improvements shall
749 be consistent with providing rural levels of service, preserving rural character,
750 and avoiding impacts to the environment and significant historic properties.
751
- 752 **T-237** To increase equitable access to walking, bicycling and transit mobility options,
753 the county should actively seek grant funding to improve nonmotorized
754 infrastructure that serves the needs of people of color, low-income communities,
755 people with limited English-speaking proficiency, immigrant and refugee
756 populations, and others who may have limited transportation options such as
757 students, youth, seniors, and people with disabilities.
758
- 759 **T-238** New school development should address safe walking and bicycling routes for
760 students. If the existing transportation infrastructure within a one-mile radius,
761 together with the school’s road frontage improvements, cannot support safe
762 walking or bicycling to school, King County shall use its development review
763 authority to require the school district and the new school to address the
764 long-term transportation needs of students, including through the
765 state-mandated Safe Routes to School program.
766

- 767 **T-239** **New land use plans and subdivisions shall seek to accommodate internal**
768 **nonmotorized mobility and access to nearby shopping, parks, trails, schools,**
769 **healthcare, community resources and other public and private services and**
770 **facilities, consistent with the different needs and service levels for urban and**
771 **Rural Areas and Natural Resource Lands.**
- 772
- 773 **T-240** **The specifications in the King County Road Design and Construction Standards**
774 **shall support nonmotorized safety and accessibility, consistent with the County's**
775 **adopted policies regarding appropriate urban and rural levels of service.**
- 776
- 777 **T-241** **In supporting equestrian travel in the Rural Areas and Natural Resource Lands,**
778 **King County should emphasize safety and connection to the Regional Trail**
779 **System and other established trail networks open to equestrian use.**
- 780
- 781 **T-242** **King County shall seek opportunities to acquire and develop nonmotorized**
782 **transportation corridors. Evaluation of requests to vacate unused road**
783 **rights-of-way will consider existing nonmotorized uses and future development**
784 **of such uses.**
- 785
- 786 **T-243** **King County should coordinate with bicycling, pedestrian and equestrian**
787 **stakeholders and advocacy organizations to ensure that their input is included**
788 **early in the planning and project design process for projects with nonmotorized**
789 **elements or that have the potential to affect nonmotorized users.**
- 790
- 791 **T-244** **King County participated in the Puget Sound Regional Council's regional bicycle**
792 **network planning efforts; related project needs within King County's jurisdiction**
793 **should be considered in the county's nonmotorized planning and project**
794 **prioritization processes as financial resources allow.**

795

796 **J. Transportation Demand Management**

797 Transportation affects every aspect of the lives of King County residents, not only in terms of mobility but also in
798 terms of health, economy, and environment. Transportation Demand Management consists of a broad range of
799 strategies that provide for reduced reliance on single occupancy vehicle trips, reduced vehicle miles traveled and
800 increased efficiency of the whole transportation system. Transportation Demand Management results in lower
801 greenhouse gas emissions and other pollutants.

802

803 King County, both as a government and as an employer, is a leader in implementing transportation initiatives
804 and encouraging land uses, policies and development that lead people and businesses to reduce single occupant
805 vehicle trips and vehicle miles traveled, while decreasing the impacts of greenhouse gas emissions from the

806 transportation sector. King County’s ability to provide for the mobility needs of its residents will increasingly
807 depend on actively managing the existing transportation system.

808

809 Transportation Demand Management strategies include (but are not limited to):

- 810 • Public education/information;
- 811 • Public transportation (i.e. bus, rail, passenger ferry, and vanpool);
- 812 • Nonmotorized travel options;
- 813 • State-mandated Commute Trip Reduction and Growth and Transportation Efficiency Centers;
- 814 • Roadway and lane management (such as ridesharing, intelligent traffic systems, and active traffic
815 management);
- 816 • Congestion pricing strategies (such as high-occupancy toll) lanes, express toll lanes, corridor tolling,
817 cordon tolling, system-wide tolling, and vehicle miles traveled charges);
- 818 • Joint use and intermodal transfer facilities (such as park and rides);
- 819 • Parking management and pricing (such as connecting supply with mode split targets);
- 820 • Telecommunications substitutes for physical travel (such as telecommuting, e-government, and
821 internet-based business-to-business activities); and
- 822 • Land use decisions (such as site design standards and concurrency).

823

824 In its application of Transportation Demand Management strategies, King County fulfills many roles, including:

- 825 • The jurisdiction responsible for land use, transportation infrastructure and permitting in unincorporated
826 areas;
- 827 • The operator and manager of unincorporated area roadways and Metro Transit;
- 828 • A local, regional and statewide advocate for integrated transportation solutions and climate change
829 actions; and
- 830 • A leading edge employer implementing progressive employee transportation programs.

831

832 **T-245 King County shall implement policies and programs that support transportation**
833 **demand management, nonmotorized travel, transit service improvements, and**
834 **expansion of high-occupancy-vehicle travel in order to increase the share of trips**
835 **made by modes other than driving alone.**

836

837 **T-246 Where appropriate King County should support the use of Transportation**
838 **Demand Management strategies including variable tolling on state highways to**
839 **increase mobility options, promote travel efficiency, optimize the existing**

- 840 transportation system and reduce the adverse environmental impacts of the
841 transportation system.
- 842
- 843 **T-247** King County should consider Transportation Demand Management strategies,
844 beyond those adopted as county regulation, among a menu of measures to
845 mitigate for traffic impacts of proposed development or major highway
846 construction projects. Transportation Demand Management, as well as other
847 mitigation requirements, may be imposed on new development as mandatory
848 mitigation measures as necessary to meet the requirements for mitigation of
849 impacts pursuant to the State Environmental Policy Act and the State
850 Subdivision Act.
- 851
- 852 **T-248** King County should promote employee transportation programs that encourage
853 trip reduction, use of public transportation, walking, and bicycling. King County
854 should demonstrate regional leadership by continuing to provide a model
855 program for its own employees.
- 856
- 857 **T-248a** King County should actively participate in developing and implementing
858 state-mandated Commute Trip Reduction programs.
- 859
- 860 **T-249** King County should participate in local, regional, and statewide efforts to
861 implement and measure the results of Transportation Demand Management
862 strategies, technologies, and systems, including policies developed through
863 regional consensus and adopted by the county. To this end, the county shall
864 identify funds to research, plan, implement and measure the success of
865 Transportation Demand Management strategies.
- 866
- 867 **T-250** King County will work with the Washington State Department of Transportation,
868 Washington State Transportation Commission, Puget Sound Regional Council,
869 and cities to develop and implement applications of managed transportation
870 facilities and congestion pricing strategies on new and existing transportation
871 facilities.
- 872
- 873 **T-251** King County supports congestion pricing strategies as a means to optimize
874 transportation system performance, generate revenues, reduce vehicle miles
875 traveled, and reduce greenhouse gas emissions.
- 876
- 877 **T-252** Revenue from congestion pricing should be used to improve, preserve and
878 operate the transportation system including transit and other multimodal
879 investments, as well as to help fund improvements that address the diversionary
880 impacts on non-tolled facilities.

881

882 **T-253** King County should partner with the Washington State Department of
883 Transportation, Puget Sound Regional Council, local jurisdictions, employers,
884 major institutions and developers to implement programs to encourage
885 alternatives to commuting by single-occupant-vehicles, and to improve travel
886 options and awareness of those options.

887

888 **T-253a** King County shall provide culturally-appropriate opportunities for residents of
889 low-income communities, people of color, people with limited English proficiency
890 and immigrant and refugee populations to inform and participate in programs to
891 increase access to effective alternatives to driving alone.

892

893 **III. Ensuring Effective Management and Efficient** 894 **Operations**

895 This section contains policy direction to guide the ongoing design, maintenance, operation and management of
896 the county transportation system to provide for safety, efficiency and sustainability. It is consistent with the King
897 County Strategic Plan, which, as a component of the county's Performance Management and Accountability
898 System, provides the foundation for managing the performance of county services. The Strategic Plan for Public
899 Transportation and the Strategic Plan for Road Services, as transportation functional plans, provide the detailed
900 guidance on operational issues and also address transportation performance measurement and reporting.

901

902 **A. Public Transportation Policies and Service Guidelines**

903 Metro is committed to using resources wisely and increasing the efficiency of its operations. Consistent with its
904 Strategic Plan and Long Range Plan, Metro emphasizes planning and delivery of productive services and is
905 committed to controlling costs. To help ensure efficiency, Metro uses service guidelines and performance
906 measures to manage the transit system. Performance monitoring helps Metro evaluate its progress, plan and
907 budget for the future, and improve agency practices. Metro is also committed to improving its transparency and
908 so makes performance reports readily available to internal and external audiences.

909

910 **T-301** King County should provide reliable, safe, convenient public transportation
911 services that are responsive to the needs of people, businesses and
912 communities in King County.

913

914 **T-301a** The King County Marine Division should be a leader in regional mobility by
915 providing passenger-only ferry service that benefits the community, helps reduce
916 road congestion, can assist in emergency management needs and supports the
917 economic development and growth management needs of King County.

918
919 **T-301b** King County’s passenger-only ferry service should be efficient, safe, accessible
920 and reliable, and provide excellent customer service while being responsive and
921 accountable to the public.

922
923 **T-302** The King County Marine Division should work with the Washington State
924 Department of Transportation, Kitsap County, and other entities offering
925 passenger ferry services, to ensure that service and capital plans for ferries are
926 consistent with the King County Ferry District 2014 Strategic Plan, or successor
927 plans.

928

929 **B. Road Services Policies and Priorities**

930 Effective design, management, and operation of the road system are critical to mobility and quality of life. King
931 County strives to make efficient use of the existing infrastructure, serve the broad needs of users, address safety
932 issues, and design facilities that are appropriate for the surrounding communities. King County has a structural
933 funding deficit that continues to severely impact the county’s ability to provide basic preservation and
934 maintenance of its aging and declining road system. Therefore, as revenue available to manage the road system
935 fluctuates, so will the county’s ability to maintain and preserve its roads and bridges. If sufficient revenue is not
936 available to sustain the road system, then infrastructure may be downgraded or closed. The county’s focus will
937 remain on the priorities in the Strategic Plan for Road Services to guide these critical decisions. The Strategic
938 Plan for Road Services also prioritizes funding of services and projects, including both the type of activities and
939 the location of investments.

940
941 The Strategic Plan for Road Services lays out the priority for the Road Services Division funding decisions in the
942 following order:

- 943 1. Prevent and respond to immediate operational life safety and property damage hazards.
944 2. Meet regulatory requirements and standards in cooperation with regulatory agencies.
945 3. Preserve the existing roadway facilities network.
946 4. Enhance mobility (movement of people and goods) by facilitating more efficient use of the existing road
947 system.
948 5. Address roadway capacity when necessary to support growth targets in the urban area.

949
950 Based on the Strategic Plan for Road Services, King County has implemented a graduated service level
951 framework. Priority will be given to keep the most vital components of the road system operational for users.
952 This approach guides service provision under limited funding scenarios and also helps direct investments toward
953 the most critical needs when additional resources are available. Performance measurement and reporting is also
954 an important aspect of the Strategic Plan for Road Services and a critical tool in managing the county’s road
955 system.

956

957 To improve efficiency and productivity, King County has implemented and continues to enhance and refine a
 958 data driven asset management approach that, combined with the policy direction in this Comprehensive Plan
 959 and the Strategic Plan for Road Services, will guide investment choices over the next biennium and beyond.

960

961 Road Services Division's Capital Improvement Program and Financial Plan must be consistent with this
 962 Comprehensive Plan and consider the current performance of the transportation system, concurrency needs of
 963 planned developments, priority projects, phased implementation of improvements, and other related factors.
 964 Revenues from a range of sources, including grants and Mitigation Payment System fees, are programmed to
 965 appropriate projects.

966

967 **Equity and Social Justice**

968 Equity and Social Justice principles receive significant consideration in decision making processes. Road
 969 Services' approach to integrating equity and social justice into agency business operations and budgeting includes
 970 the following components:

- 971 • Prioritize emergency snow and ice response along Metro's highest priority transit snow routes, since
 972 these may be the only source of transportation available to lower-income residents.
- 973 • Promote equal access to, and availability of, information and services for all county residents by
 974 designing division communications and public engagement processes that are culturally relevant for
 975 diverse communities, including communities whose residents have limited English proficiency.
- 976 • Utilize partnerships with other King County or external agencies, community groups, and non-profit
 977 organizations to better understand community needs and obtain community input and involvement.
- 978 • When available, grant funded non-motorized improvements are directed to disadvantaged communities
 979 because they both help to support active, healthy lifestyles and also facilitate mobility for people with
 980 disabilities, those who cannot drive or are unable to afford a car.
- 981 • King County acknowledges that there are significant concentrations of people of color, low income
 982 populations, people with limited English proficiency, and immigrants and refugees populations in
 983 certain areas. The county also recognizes that these groups of people are disbursed across the county.
 984 Their mobility needs, as well as the mobility needs of students, youth, seniors, and people with
 985 disabilities, should be considered when evaluating division projects and programs.

986

987 **General Priorities**

988 **T-303 King County shall maintain and preserve the unincorporated area road system to**
 989 **keep it operating safely, protect mobility and infrastructure investments, and**
 990 **maximize the useful life of transportation assets to the extent feasible under**
 991 **available funding levels.**

992

- 993 **T-304** In order to keep the most vital components of the road system operational for
994 users, King County should use a decision framework to both guide service
995 provision and help direct investments towards the most critical needs when
996 additional resources are available.
997
- 998 **T-305** To ensure that the most vital components of the county’s road system are kept
999 operational, safety, essential regulatory compliance, and maintenance and
1000 preservation needs of the existing road system should be funded prior to
1001 mobility and capacity improvements.
1002
- 1003 **T-306** Maintenance and preservation of the unincorporated rural roadway system shall
1004 be emphasized in long-term planning and asset management in recognition of
1005 the fact that Rural Area and Natural Resource Land roads and bridges will remain
1006 the county’s long-term responsibility after all annexations are complete.
1007
- 1008 **T-306a** Decisions on road closures and abandonments should be made based on public
1009 safety considerations, technical/engineering standards, and the policy guidance
1010 set forth in the Strategic Plan for Road Services. Impacts to residents,
1011 businesses, and other road users or stakeholders should be identified and
1012 communicated to them in a timely manner.
1013
- 1014 **T-307** Roadway stormwater facilities are an integral component of a properly
1015 functioning transportation network and shall be maintained, preserved, and,
1016 when practicable upgraded in order to protect infrastructure, public health, and
1017 the natural environment, as well as meet federal, state, and local regulations.
1018
- 1019 **T-308** Road projects and programs shall be implemented in ways that avoid or minimize
1020 negative impacts for people of color, low-income communities, people with
1021 limited English proficiency, immigrant and refugee populations and others who
1022 may have limited transportation options, such as students, youth, seniors, and
1023 people with disabilities. Projects and programs shall seek to provide tangible,
1024 positive benefits.
1025
- 1026 **T-309** To facilitate the establishment of a safe and efficient traffic circulation network
1027 reflecting all transportation modes and to retain the availability of access to
1028 adjacent properties, the county shall review and comment on the appropriate
1029 placement of new or major modified facilities or physical barriers, such as
1030 buildings, utilities, and surface water management facilities in or adjacent to road
1031 rights-of-way.
1032

- 1033 **T-310** State highway facilities and arterial roads are designed to accommodate higher
1034 traffic volumes, at higher speeds, than local roads. To protect residential
1035 neighborhoods from the impacts of pass through traffic, King County should
1036 design and operate roads to direct such traffic away from local roads and
1037 encourage such traffic to use highways or arterials whenever possible.
1038
- 1039 **T-311** The King County Department of Transportation has responsibility for
1040 development and maintenance of transportation facilities in county-owned road
1041 rights-of-way. Other right-of-way users must obtain approval from the
1042 department regarding projects, maintenance and other activities impacting the
1043 right-of-way.
1044
- 1045 **T-312** Arterial Functional Classification, established in Appendix C of this plan, should
1046 be implemented through the specifications provided in the King County Road
1047 Design and Construction Standards. The Comprehensive Plan’s Urban Growth
1048 Area boundary provides the distinction between urban and rural arterials.
1049
- 1050 **T-313** King County’s road design and construction standards shall promote safe,
1051 cost-effective roads that encourage multimodal use, and reflect the different
1052 needs and service levels for the Urban Growth Area and Rural Area and Natural
1053 Resource Lands.
1054
- 1055 **T-314** King County should provide road services in a manner that is sensitive to the
1056 natural environment, historical properties, and archaeological resources, and to
1057 design new facilities that fit within the context of the built or natural
1058 environments in which they are located.
1059
- 1060 **T-315** King County should preserve its identified Heritage Corridors through context
1061 sensitive design, planning, and maintenance, as exemplars of historic and scenic
1062 character. The corridors include: Cedarhurst Road/Westside Highway (Vashon
1063 Island), Dockton Road (Vashon-Maury Islands), Green Valley Road (Auburn-Black
1064 Diamond), Issaquah-Fall City Road (Snoqualmie Valley), Old Cascade Scenic
1065 Highway (Stevens Pass), Osceola Loop (Enumclaw Plateau), Old Sunset Highway
1066 (Snoqualmie Pass), West Snoqualmie River Road (Snoqualmie Valley), and West
1067 Snoqualmie Valley Road/Carnation Farm Road (Snoqualmie Valley). In-kind
1068 replacement of road and roadside features and the use of materials that
1069 complement the character of each corridor should be utilized to the extent that is
1070 practicable and meets safety needs. King County should encourage adjacent
1071 property owners, through outreach efforts, to similarly support the preservation
1072 of these corridors.
1073

1074 **T-316** King County shall support and encourage the preservation and enhancement of
 1075 scenic, historic, and recreational resources along the designated Washington
 1076 Scenic and Recreational Highways located in the county, including I-90
 1077 (Mountains to Sound Greenway), US 2 (Stevens Pass Greenway), State Route 410
 1078 (Chinook Pass Scenic Byway), and State Route 202 (Cascade Valleys Scenic
 1079 Byway). The corridor management plans established for these highways should
 1080 be considered in the development and implementation of King County’s plans,
 1081 projects and programs.
 1082

1083 **C. Air Transportation**

1084 **T-317** King County shall plan, design, and implement services, programs, and facilities
 1085 for the King County International Airport in compliance with Federal Aviation
 1086 Administration regulatory requirements to support a safe, secure, and efficient
 1087 global aerospace system.
 1088

1089 **T-317a** King County International Airport shall continue to provide and maintain safe and
 1090 secure transportation services and facilities for the flying public and aviation
 1091 community in support of a broad range of uses, including corporate general
 1092 aviation, small general aviation, charter and commercial passenger services,
 1093 military aircraft, air cargo, and aircraft manufacturing, maintenance, storage and
 1094 service, while improving mobility for people and freight to meet growing and
 1095 evolving demand.
 1096

1097 In 2005, the Federal Aviation Administration approved a Part 150 Noise and Land Use Compatibility Plan to
 1098 reduce noise impacts in communities surrounding Boeing Field. This is a significant event and represents a
 1099 positive step in making King County International Airport a “good neighbor” to affected residential areas. The
 1100 Part 150 plan identifies many actions that are allowed to be taken by King County International Airport, pilots,
 1101 tenants, the Federal Aviation Administration and others to reduce noise impacts on residential areas. The Part
 1102 150 noise mitigation program, including home insulation, was completed in 2015.
 1103

1104 **T-318** Recognizing that certain noise reduction measures are contingent on ongoing
 1105 and future Federal Aviation Administration funding, King County shall implement
 1106 those actions, under its control and identified in the Part 150 Noise and Land Use
 1107 Compatibility Plan. King County shall encourage other entities to implement
 1108 those measures under their control and also identified in the Part 150 Noise and
 1109 Land Use Compatibility Plan.
 1110

1111 **T-319** King County shall encourage all airports located in the county, whether owned by
 1112 a public or private entities, to be responsible neighbors and make all reasonable

1113 **efforts to minimize noise impacts on sensitive land uses such as residences,**
 1114 **hospitals and schools.**

1115

1116 **D. Climate Change, Air Quality, and the Environment**

1117 Clean air contributes to the health of people, the ecosystem and the economy. Transportation is the primary
 1118 source of air pollutants regionally. In addition to complying with state and federal regulations described below,
 1119 the county is working to reduce transportation-related emissions through the policies and actions contained in
 1120 this Comprehensive Plan.

1121

1122 The Washington State Clean Air Conformity Act establishes guidelines and directives for implementing the
 1123 federal Clean Air Act Amendments. It specifically links air quality conformity to growth management planning
 1124 efforts at the local and regional level. The King County transportation system complies with the federal and
 1125 state Clean Air Acts by maintaining conformity with the Puget Sound Regional Council *Transportation 2040* plan
 1126 and by following the requirements of Chapter 173-420 of the Washington Administrative Code.

1127

1128 Climate change is of significant local, national and global concern. It is clear that greenhouse gas emissions from
 1129 transportation sources are a significant contributing factor to climate change. In addition to meeting its
 1130 regulatory requirements, King County is committed to addressing climate change through its decisions and
 1131 actions and encouraging others to act to reduce greenhouse gas emissions as well.

1132

1133 Climate change is projected to increase the frequency of flood events in most of western Washington’s river
 1134 basins. Increased flood frequency and intensity will increase public investment needed to ensure public safety
 1135 and mobility, particularly on the county road system. Climate change will affect the county’s road and transit
 1136 infrastructure. More storm events and increased temperatures will disrupt service, increase road maintenance
 1137 requirements and adversely affect mobility. Changes in precipitation patterns and sea levels may cause greater
 1138 damage to roads, bridges and seawalls from erosion, landslides, and flooding.

1139

1140 The goals and activities of the King County Department of Transportation are integrally linked to the county’s
 1141 strategies and activities for addressing climate change. This linkage was refined in the County’s 2012 Strategic
 1142 Climate Action Plan, with an entire chapter focused on the operational and service targets related to
 1143 transportation and land use. The Strategic Climate Action Plan identifies clear performance targets (how much
 1144 change is the County attempting to achieve) and strategies and priority activities that reduce greenhouse gas
 1145 emissions. It allows for the reporting of strategies, program activities, and performance measures related to
 1146 climate change in one location.

1147

1148 The updated 2015 Strategic Climate Action Plan provides a mechanism to evaluate progress since the 2012
 1149 Strategic Climate Action Plan and refines strategies and program activities to achieve the objectives of reducing
 1150 greenhouse gas emissions and adapting to climate change impacts.

1151
1152 **T-320** **Transportation improvements should be designed, built, and operated to**
1153 **minimize air, water and noise pollution, greenhouse gas emissions, and the**
1154 **disruption of natural surface water drainage in compliance with provisions and**
1155 **requirements of applicable federal, state and local environmental regulations.**
1156 **Natural and historic resource protection should also be considered. Particular**
1157 **care should be taken to minimize impacts where the location of such facilities**
1158 **could increase the pressure for development in critical areas or Rural Areas and**
1159 **Natural Resource Lands.**

1160
1161 **T-321** **Within new developments, King County supports designing and building roads,**
1162 **bicycle facilities, pedestrian ways and trails in ways that minimize pollution,**
1163 **provide opportunities for physical activity, promote energy conservation,**
1164 **increase community cohesion, and preserve natural flora and wildlife habitat.**

1165
1166 **T-322** **Through its own actions and through regional partnerships, King County will**
1167 **promote strategies to reduce emissions from the transportation sector. The**
1168 **county will promote new vehicle technologies, the use of low-carbon fuels, and**
1169 **strategies to reduce greenhouse gas emissions, including land use changes,**
1170 **provision of transit, promotion of nonmotorized travel, joint purchasing, pilot**
1171 **projects, and actions to reduce vehicle miles traveled.**

1172
1173 **T-323** **King County will strive to become a world leader in the use of transportation**
1174 **fuels and technologies that reduce operational greenhouse gas emissions from**
1175 **its fleets and vessels. King County will achieve this goal by buying**
1176 **hybrid-electric, electric, zero-emission and other clean transportation**
1177 **technologies; using clean fuels in its fleets and vessels; implementing**
1178 **demonstration projects that use alternative fuels and technologies; purchasing**
1179 **locally-produced energy sources when practical; seeking local and federal**
1180 **support to expand the use of low-carbon fuels and alternative, zero emission**
1181 **technologies; and promoting best practices, innovations, trends and**
1182 **developments in transportation fuels and technologies. The county will also seek**
1183 **to deploy and use its vehicles in an energy-efficient manner through vehicle**
1184 **routing, idling-reduction, and operator practices.**

1185
1186 **T-324** **King County will incorporate climate change impacts information into**
1187 **construction, operations, and maintenance of infrastructure projects. The**
1188 **department will incorporate climate change into its planning and design**
1189 **documents and also develop strategies to incorporate climate change response**
1190 **into the design and operations of its transportation structures and services.**
1191

1192 **T-324a** King County will reduce greenhouse gas emissions from its off-road vehicles and
 1193 equipment by using low-carbon fuels and advanced technologies, and by
 1194 partnering with other agencies to implement demonstration projects using these
 1195 vehicle technologies.

1196
 1197 **T-325** King County will develop methods to evaluate the climate change impacts of its
 1198 actions and transportation services and will implement climate sensitive
 1199 strategies and practices consistent with the environmental sustainability goals
 1200 and policies described in Chapter 5, Environment, as well as existing state,
 1201 regional and local plans, laws, and regulations.

1202
 1203 **T-326** To the extent practicable, future expansion or redevelopment of the county's
 1204 road stormwater infrastructure should minimize pollutant discharges and flow
 1205 alterations by mimicking the natural drainage system or preserving the ability to
 1206 create such a system in the future.

1207

1208 **IV. Financing Services and Facilities that Meet Local and**
 1209 **Regional Goals**

1210 Fully achieving King County's transportation goals depends on adequate funding for transportation system and
 1211 service needs. This section discusses the extent to which the transportation system and services can be funded
 1212 within a reasonable revenue forecast and expenditure schedule. The Growth Management Act requires the
 1213 county to include an analysis of funding capabilities, a multiyear financing plan based on needs, and a discussion
 1214 of how to raise additional funds to build needed transportation projects, or to reassess growth and Level of
 1215 Service standards to resolve potential funding shortfalls in a ten-year time frame. This analysis is provided in the
 1216 Transportation Needs Report and summarized below.

1217

1218 **A. Public Transportation Revenue Sources**

1219 **Metro Transit**

1220 King County Metro Transit's budget provides for both the operating and capital needs of its public transportation
 1221 system. The operating budget funds Metro's broad range of public transportation services. The capital budget
 1222 provides for transit facilities needed to operate Metro's services, such as maintenance and bus storage facilities,
 1223 transit centers and park-and-rides, bus shelters and other passenger facilities, buses and non-revenue vehicles.

1224

1225 Metro's primary source of revenue, a 0.9% sales tax (the maximum authorized by the state), provides
 1226 approximately 54% of Metro's revenues. This rate has been in effect since late 2006, when voters approved a
 1227 0.1% increase as part of the Transit Now initiative. Beginning in 2009, King County levied a 5.5 cent property
 1228 tax to support transit. Fares paid by users of Metro system and transit advertising revenues provide about a

1229 quarter of Metro’s operating revenues. Metro also receives federal and state grants that contribute primarily to
1230 capital expenses.

1231
1232 The Great Recession and a slower than normal recovery took a major toll on Metro’s largest revenue source,
1233 sales taxes. After the 2008 recession caused a steep drop in sales tax revenue, Metro took action to preserve
1234 transit service by cutting costs, raising fares, and making a host of fiscal reforms. Metro’s ongoing efficiency
1235 gains, projections of lower fuel costs, improved sales tax forecasts and other financial improvements enabled the
1236 County to adopt a 2015/2016 budget and six-year financial plan that does not envision future service cuts.

1237
1238 Beginning in 2011, sales tax revenues began to recover and by 2015, sales tax receipts have been restored to
1239 pre-recession levels in terms of purchasing power. The near term outlook is for continued growth; however this is
1240 tempered by the reality and need to plan for economic downturns. Over the last 50 years there has been, on
1241 average, a recession every eight years. The county’s financial policies and reserve requirements help Metro plan
1242 for the eventuality of economic downturns.

1243
1244 In November 2014, Seattle voters approved funding for additional transit service. The City of Seattle
1245 subsequently entered into a contract with King County to purchase Metro service through the County’s
1246 Community Mobility Contracts Program. Seattle will expand service on Metro routes that serve the city by about
1247 10%. Additionally, Metro will leverage Seattle’s Regional Partnership Fund created as part of the voter approved
1248 measure to improve transit service for suburban commuters through regional partnerships. This funding is
1249 scheduled to expire after 2020.

1250
1251 The need remains for long-term, sustainable funding that fully meets King County’s current and future demand
1252 for bus service. Metro will continue striving for efficiency improvements to make the most of every available
1253 transit dollar, and county leaders have pledged to continue working for a statewide transportation funding
1254 solution. Over the coming years, Metro will continue to take actions to stabilize its finances and improve the
1255 efficiency and effectiveness of service delivered as state, county and local officials work on a long-term transit
1256 funding solutions.

1257
1258 **King County Marine Division**

1259 The Marine Division provides passenger-only ferry service between downtown Seattle, Vashon Island, and West
1260 Seattle.

1261
1262 In 2015, as part of the adopted 2015-2016 County Budget, the Council instructed the Marine Division to develop
1263 a report on the potential for expansion of passenger ferry service in King County. This report was completed in
1264 2015 and could be used to inform potential expansion of County passenger ferry service and associated future
1265 property tax levies.

1266

1267 **B. Road-Related Funding Capabilities**

1268 King County is experiencing a roads funding crisis, largely due to municipal annexations, the 2008 recession,
 1269 declines in gas tax revenues, the effects of voter initiatives, and an aging bridge and road system. The lack of
 1270 revenue is significantly impacting the county’s capacity to maintain and improve roads.

1271
 1272 King County receives road revenues from a variety of sources, including a dedicated unincorporated King
 1273 County property tax, federal and state grants, gas tax, local taxes and road mitigation payments from private
 1274 developments. The dedicated property tax and gas tax provide the largest portion of funding for the Road
 1275 Services Division (71% in 2014). The property tax is tied to the assessed value of properties in unincorporated
 1276 King County.

1277
 1278 During the recession, property values in unincorporated King County dropped sharply. While the economy has
 1279 shown signs of recovery, future growth in revenues is significantly limited by state law and is not predicted to
 1280 recover in real terms during the horizon of this plan. Gas tax revenues have been flat, in part because of vehicles
 1281 that are more fuel efficient, lower sales of gas due to the economic conditions, driving patterns, and a decline in
 1282 the allocation to King County due to reduction in road miles from recent annexations.

1283
 1284 In August 2015, a panel of regional leaders and community members began meeting to explore solutions for
 1285 maintaining and preserving the aging bridge and road system in unincorporated King County. The Bridges and
 1286 Roads Task Force membership included neighbors, representatives from agriculture and recreation
 1287 organizations, road experts and public policy leaders. In January 2016, the Task Force recommended a host of
 1288 reforms and funding principles. The Task Force identified the range of the Roads funding gap as \$250 to \$400
 1289 million a year, and generated 152 recommendations to address that gap. Among the recommendations were the
 1290 following:

- 1291 • **Revenue:** Authority from the state Legislature for a fair, non-regressive countywide revenue tool that is
 1292 tied to inflation, is sustainable over the long-term, and provides a benefit to both cities and the County.
 1293 The Task Force recognized that the most successful approach may involve using multiple revenue tools
 1294 and efficiencies with some additional resources dedicated to city transportation needs.
- 1295 • **Infrastructure:** Authority from the state Legislature that provides for cities to annex orphan County
 1296 roads that lie inside their boundaries, and supports annexation of Potential Annexation Areas within
 1297 the growth boundaries of those cities.

1298
 1299 Financial viability to support the operation of the road system and provide for capital construction and
 1300 preservation needs is tested over two time frames for the Comprehensive Plan. The Transportation Needs
 1301 Report, the county’s 20-year transportation plan, identifies the road-related investments needed to support the
 1302 land use vision of the County's Comprehensive Plan. The 20-year plan provides an assessment of revenues
 1303 projected from currently available resources and identifies reasonable options for securing additional revenues

1304 over the life of the plan. Secondly, the biennial update of the roads Capital Improvement Program examines the
1305 specifics of how to implement the financing plan over the next six years.
1306

1307 **C. Funding Priorities Consistent with Transit and Road Strategic Plans**

1308

1309 **T-401 Financial investments in transportation should support a sustainable,**
1310 **transportation system, consistent with the priorities established in the King**
1311 **County Strategic Plan and each division’s strategic plan or other functional**
1312 **plans.**

1313

1314 **T-402 King County should fund services, operations, and capital facilities that support**
1315 **local and regional transportation and land use goals and result in a balanced,**
1316 **multimodal transportation system.**

1317

1318 **T-403 The unincorporated county road system provides transportation connections for**
1319 **large numbers of users that travel through the Rural Area and Natural Resource**
1320 **Lands to reach adjoining cities, other counties or regional destinations. King**
1321 **County should seek and support regional funding sources that could be used to**
1322 **repair and maintain the arterial system.**

1323

1324 **T-404 When funding transportation projects in areas where annexations or**
1325 **incorporations are expected, the Department of Transportation should seek**
1326 **interlocal agreements with the affected cities and other service providers to**
1327 **provide opportunities for joint grant applications and cooperative funding of**
1328 **improvements.**

1329

1330 **D. Revenue Shortfall**

1331 The state Growth Management Act provides guidance for managing a revenue shortfall. The following actions
1332 can be used to balance the funding shortfall of the plan:

- 1333 1. Reduce transportation funding needs;
- 1334 2. Develop new revenue options;
- 1335 3. Change Level of Service; or
- 1336 4. Change land use.

1337

1338 **T-405 During review of its Comprehensive Plan, King County should consider and**
1339 **address any potential shortfalls likely to occur between expected revenues and**
1340 **costs to maintain, preserve and improve transportation infrastructure and service**
1341 **levels. Such review could include a reassessment of land use, growth targets,**
1342 **Level of Service standards, and revenue availability.**

1343

1344 **T-406** King County shall continually work to improve the efficiency of its operations
1345 and delivery of projects and services in order to minimize the need for new
1346 revenue sources.

1347

1348 **T-407** New funding sources should be identified and pursued that provide adequate
1349 and sustainable resources for transportation system investments. These funding
1350 sources should not be regressive, and whenever possible provide
1351 multi-jurisdictional benefits.

1352

1353 **T-408** King County should leverage partnership opportunities, grants and other
1354 cooperative funding mechanisms to help finance transportation services,
1355 infrastructure and facility improvements.

1356

1357 **T-409** King County shall maximize its efforts to obtain federal and state funding for its
1358 transportation services, infrastructure and facility improvements.

1359

1360 **V. Coordination and Public Outreach**

1361 All elements of the transportation system outlined in this comprehensive plan update are planned and operated
1362 in coordination with the cities in and abutting King County, the adjoining counties, the Puget Sound Regional
1363 Council, the Port of Seattle, the transit agencies providing service in and connecting to King County, and the
1364 Washington State Department of Transportation. Agencies and the public were invited to review and comment
1365 on this plan.

1366

1367 The following activities support the coordination process:

- 1368 • Review by the transportation subarea boards;
- 1369 • Review by residents and organizations within the county's Community Service Areas;
- 1370 • The update of the Strategic Plan for Public Transportation and Service Guidelines;
- 1371 • The development of the Long Range Plan for Public Transportation;
- 1372 • The statewide and countywide grant application process;
- 1373 • The Transportation Needs Report and Capital Improvement Program coordination process;
- 1374 • Participation in the Puget Sound Regional Council, which enables King County to coordinate its
1375 transportation planning activities with other local and regional agencies for the four central Puget
1376 Sound counties;
- 1377 • Internet sites and other public information provided in a variety of formats; and

- 1378 • Public outreach and meetings.

1379

1380 As a countywide transportation service provider, King County provides Metro Transit’s public transportation
1381 services and works with Sound Transit and other transit and transportation agencies to provide seamless,
1382 multimodal transit services. King County cooperates with other local governments and the Washington State
1383 Department of Transportation to improve freight mobility and carry out strategies to maintain the efficiency of
1384 freeways and arterials in the region. One such strategy would include active management, which is the ability to
1385 dynamically manage congestion based on prevailing traffic conditions. King County works with the PSRC and
1386 its members to ensure that the transportation needs of the region’s residents and economy are addressed in a
1387 timely manner.

1388

1389 **A. Regional Coordination**

1390 **T-501 King County should pursue regional coordination and partnership to address**
1391 **county-wide transportation challenges.**

1392

1393 **T-502 King County should promote a multi-jurisdictional, multimodal regional corridor**
1394 **approach to reducing congestion and improving efficiency on highways and**
1395 **arterial roads.**

1396

1397 **T-503 King County should lead, partner in, and promote regional technology initiatives**
1398 **that help to improve mobility.**

1399

1400 **T-504 King County should work with the Puget Sound Regional Council and its**
1401 **members to ensure that any regional projected aviation capacity problems, and**
1402 **the air transportation needs of the region’s residents and economy are**
1403 **addressed in a timely manner.**

1404

1405 **T-505 King County shall support active management of state-owned freeways to**
1406 **optimize movement of people. High Occupancy Vehicle, High Occupancy Toll or**
1407 **Express Toll lanes should be managed to prioritize reliable speed advantage for**
1408 **transit and vanpools, and maintain a reliable speed advantage for the other high**
1409 **occupancy vehicles consistent with the State’s High-Occupancy-Vehicle lane**
1410 **minimum performance standard.**

1411

1412 **T-506 King County shall advocate that transit should be exempt from paying tolls as it**
1413 **is an essential element of the transportation system, and is critical to maintaining**
1414 **and increasing the person-carrying capacity of the highway and arterial network.**
1415 **Transit provides an alternative travel mode and improves mobility for all users of**
1416 **the system. Transit also increases the efficiency of transportation infrastructure,**

1417 thereby reducing investments needed in roadway expansion and additional
1418 parking.

1419
1420 **T-507** **King County should collaborate with the Puget Sound Regional Council, cities**
1421 **and other affected agencies to develop a regional parking strategy consistent**
1422 **with the parking pricing and management recommendations of Transportation**
1423 **2040.**

1424
1425 **T-507a** **King County should collaborate with the Puget Sound Regional Council, cities and**
1426 **other agencies to improve interjurisdictional coordination on active transportation**
1427 **infrastructure including bicycle/pedestrian facilities. The County should support**
1428 **efforts to maintain comprehensive information about existing and planned facilities,**
1429 **model plans and best practices, and grant opportunities.**

1430
1431 The Eastside Rail Corridor provides a rare and unique opportunity to develop dual use (recreational trail and
1432 public transportation) facilities supporting: mobility through transit, nonmotorized and active transportation,
1433 including access to transit outside the corridor, consistent with its federal railbanked status. The owners share
1434 other multiple objectives for the corridor including accommodating utilities, parks, recreation and cultural
1435 amenities, and encouraging equitable access to these facilities, and housing and jobs, in support of economic
1436 opportunity for all King County residents. Development of the corridor will provide multimodal facilities and
1437 connections that link jobs and housing, and provide an opportunity to illustrate innovative ways of connecting
1438 growing communities.

1439
1440 **T-507b** **King County shall support and participate in collaborative planning efforts —**
1441 **both inter-departmentally and with other federal, state, and local agencies — to**
1442 **develop the Eastside Rail Corridor in ways that enhance multimodal mobility and**
1443 **connectivity, with a commitment to dual use (recreational trail and public**
1444 **transportation), consistent with federal railbanking. Planning and development**
1445 **should consider opportunities for integration of multimodal facilities, including**
1446 **regional trails, into the greater transportation network.**

1447
1448 **B. Freight Mobility**

1449 Freight mobility is critical to King County’s economy and western Washington’s role as a major national and
1450 international trading region. King County supports efforts to plan and create a fast, reliable freight
1451 transportation system in the region. To maintain the region’s competitive edge, transportation infrastructure
1452 must provide for the efficient movement of goods and freight to and from ports, airports, and industrial areas
1453 balanced with the needs of general purpose and high occupancy vehicle traffic.

1454
1455 **T-508** **The King County transportation system should support reliable and efficient**
1456 **movement of goods throughout the county, while minimizing the impacts of**

1457 freight traffic on general purpose traffic and residential neighborhoods. The
 1458 county should participate in regional efforts and partnerships to achieve these
 1459 goals.

1460
 1461 **T-509 King County should support regional freight mobility by incorporating freight**
 1462 **considerations into road planning, design, construction, and maintenance.**

1463
 1464 **T-510 King County should coordinate with other jurisdictions, the public and the**
 1465 **private sector to identify barriers to the effective and efficient movement of**
 1466 **freight and goods and develop proposals to improve freight mobility on the**
 1467 **arterial system.**

1468
 1469 New or expanded truck parking along the I-5 corridor within the Seattle, Tacoma, and Federal Way areas is
 1470 needed. Improved and expanded truck parking facilities are also needed at the chain-up locations on both sides
 1471 of Snoqualmie Pass. The lack of truck parking capacity not only causes safety problems, it has a negative impact
 1472 on communities in high demand areas. For example, the city of North Bend is inundated with trucks parking on
 1473 local roads when Snoqualmie Pass is closed in the winter.

1474
 1475 The Federal Hours of Service rule changed effective July 1, 2013, exacerbating the state’s truck parking problem
 1476 as it shortened the number of hours that truck drivers may work. This rule change means that drivers must stop
 1477 for rest more frequently and need increased access to safe, secure, and legal truck parking facilities. The shortage
 1478 of truck parking can contribute to truck drivers driving while fatigued and parking illegally, creating a safety
 1479 hazard on highways and greater community impacts.

1480
 1481 Interstate commerce is a state and national priority and small communities located next to high-volume,
 1482 long-haul truck corridors are not able to resolve multistate truck parking issues by themselves. Washington State
 1483 Department of Transportation Truck Parking Studies show that the state’s greatest need for additional truck
 1484 parking is along I-5 and State Route 167 in central Puget Sound and on I-90 near North Bend.

1485
 1486 **T-510a King County should work with partners and stakeholders to plan for and develop**
 1487 **adequate truck parking in high-demand locations along King County’s Truck**
 1488 **Freight Economic Corridors to improve safety and reduce negative impacts on**
 1489 **local communities. Development of truck parking should be supportive of**
 1490 **technologies that reduce greenhouse gases, such as electric charging, energy**
 1491 **efficiency and biodiesel.**

1492
 1493 **C. Public Involvement**

1494 **T-511 King County should provide culturally-appropriate, timely, accurate, and**
 1495 **consistent public information about transportation services, infrastructure and**

1496 funding issues, and ensure a wide range of opportunities for input and
1497 engagement with county residents, including low income communities, people of
1498 color, people with limited English proficiency, immigrant and refugee populations
1499 and other stakeholders.

1500
1501 **T-512** King County should actively engage the public and other appropriate
1502 stakeholders, such as the community service areas constituencies, community
1503 groups, and subarea transportation forums, in transportation planning processes
1504 and plan updates.

1505
1506



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CHAPTER 9 SERVICES, FACILITIES AND UTILITIES

The Growth Management Act requires coordinated planning so that the services required by new residents and their homes and businesses are available as growth occurs. Needed services include many that are not provided by King County, such as water supply, local sanitary sewers, fire protection, schools, energy facilities, and telecommunications.

King County does provide services such as regional wastewater treatment, regional solid waste management, and local stormwater management. The County also has a regional human services role, which is described in Chapter 4: Housing and Human Services. This chapter contains policies that guide service provision.

8
9

10 **I. Regional Services**

11 King County government is a regional and local service provider. Types of regional services provided include
 12 transit, wastewater treatment, human services, and solid waste management. Local services provided to
 13 residents of unincorporated urban areas, the Rural Area and Natural Resource Lands in King County may
 14 include police, building permits, water, sewer, and health services. As annexations and incorporations of
 15 unincorporated urban areas continue, King County government will focus more on its role as the coordinator
 16 and provider of regional services and protector of the county’s Rural Area and Natural Resource Lands. As
 17 annexations of unincorporated urban areas continue, King County will transition out of the role of coordinating
 18 with local service providers on how to best provide local services to those areas, and transition to lead for that
 19 coordination role to the cities, through collaboration with current service providers, as those former
 20 unincorporated areas become part of city limits. The following policies direct King County’s evolving role as
 21 regional service provider. Provisions related to housing and human services are found in Chapter 4.

22

23 **F-101 King County, the cities, special purpose districts or local service providers shall**
 24 **plan as partners. King County’s planning will focus on unclaimed urban**
 25 **unincorporated areas and cities’ Potential Annexation Areas.**

26

27 **F-101a King County agencies will engage communities in a culturally- and**
 28 **audience-appropriate manner. King County agencies will also engage**
 29 **communities that are most affected by proposed projects.**

30

31 **F-101b King County shall adhere to the Executive Order on Written Language**
 32 **Translation Process and other applicable policies for those with limited English**
 33 **proficiency.**

34

35 **F-102 King County shall work with cities, special purpose districts, other local service**
 36 **providers and residents to identify and distinguish local, countywide and**
 37 **regional services. Over time, cities will assume primary responsibility for**
 38 **coordinating the provision of local services delivery in urban areas. In general,**
 39 **the county will continue to provide local services delivery within the Rural Area**
 40 **and Natural Resource Lands. Special purpose districts may still provide services,**
 41 **where appropriate. The county will also assume primary responsibility for**
 42 **coordinating the provision of countywide services, including countywide**
 43 **services that must be delivered within city boundaries. The county will also work**
 44 **with cities, special purpose districts, and other counties to identify regional**
 45 **service and facility needs and develop strategies to provide them.**

46

- 47 **F-103** King County will provide or manage countywide services which include but are
48 not limited to:
- 49 a. Affordable housing;
 - 50 b. Economic development;
 - 51 c. Flood warning and flood hazard management;
 - 52 d. Harborview Hospital;
 - 53 e. Hazardous waste management;
 - 54 f. Human services;
 - 55 g. Protection and preservation of natural resource lands;
 - 56 h. Public health;
 - 57 i. Regional law and criminal justice services;
 - 58 j. Regional park, trails and open space systems;
 - 59 k. Regional wastewater collection and treatment, and reclamation;
 - 60 l. Solid waste management, including recycling;
 - 61 m. Stormwater management;
 - 62 n. Transit; and
 - 63 o. Water resource management.
- 64

65 **F-107** King County will, in cooperation with special purpose districts or local service
66 providers, continue to plan for and provide public services to the Rural Area and
67 Natural Resource Lands, consistent with rural standards and needs.

68

69 **F-108** To support the intent of the Growth Management Act, King County should work
70 with cities and other service providers to establish priority areas for public
71 funding of capital facilities, services and infrastructure.

72

73 **F-108a** King County should address historic inequities and disadvantaged communities
74 both in rural and unincorporated urban areas in determining the priority areas for
75 public funding of capital facilities, services and infrastructure.

76

77 **II. Facilities and Services**

78 **A. Providing a Spectrum of Services**

79 King County and numerous service providers need to coordinate planning and funding activities to ensure that
80 needed facilities and services are provided in the region.

81

- 82 **F-201** All facilities and services should be provided in compliance with provisions and
83 requirements of the Endangered Species Act, the Clean Water Act and the
84 Growth Management Act.
85
- 86 **F-202** King County should seek to create quality communities by defining the needs
87 and proposing strategies for a full range of public facilities and services,
88 including physical infrastructure and health, human and public safety services.
89 King County should strive to provide an adequate and equitable supply and
90 appropriate level of public facilities necessary to support all communities.
91
- 92 **F-202a** Results from the King County Equity Impact Review Tool will be used as an
93 important consideration in evaluating funding and service delivery decisions.
94
- 95 **F-203** When service providers are planning and designing facilities, King County
96 should encourage them to use sustainable development practices to achieve
97 net-zero greenhouse gas emissions in new buildings by 2030.
98
- 99 **F-204** King County should work with the cities, special purpose districts and other
100 service providers to define regional and local services and to determine the
101 appropriate providers of those services.
102
- 103 **F-205** King County shall work with its neighboring counties, the state, Puget Sound
104 Regional Council, special purpose districts, ports and the cities to identify areas
105 of shared need and adequate land supply for public facilities. The county's
106 capital acquisition budget shall reflect the jointly agreed-upon priorities and time
107 schedule.
108
- 109 **F-206** Public and private community service providers should be encouraged, as
110 appropriate, to share or reuse facilities when appropriate to reduce costs,
111 conserve land and provide convenience, access and amenity for the public and
112 to reduce the generation of greenhouse gasses. Joint siting and shared use of
113 facilities should be encouraged for schools, community centers, health facilities,
114 cultural facilities, libraries, swimming pools and other social and recreational
115 facilities. Sharing of facilities may include providing meeting space that can be
116 accessed by the community, as appropriate.
117
- 118 **F-206a** King County should make its public facilities and properties available for
119 renewable energy production when such use is compatible with the primary use
120 of the facility.
121

122 **F-207** King County should make its public facilities or properties available for use as a
123 P-patch or community garden when such use is compatible with the primary
124 public use of the facility.
125

126 **B. Urban and Rural Services**

127 Although growth will be directed to Urban Areas, it is recognized that Rural Areas and Natural Resource Lands
128 have facility and service needs also.
129

130 **F-208** Public spending to support growth should be directed to the Urban Growth Area
131 and prioritized and coordinated through Capital Facility Plans to comply with the
132 concurrency requirements of the Growth Management Act.
133

134 **F-209** In the Rural Area and Natural Resource Lands, services provided by agencies
135 should support a rural level of development and support service that meets the
136 needs of the community and not facilitate urbanization.
137

138 **F-209a** King County will provide or manage local services for unincorporated areas,
139 which include but are not limited to:

- 140 a. Building permits;
 - 141 b. District Court;
 - 142 c. Land use regulation;
 - 143 d. Law enforcement;
 - 144 e. Local parks;
 - 145 f. Roads;
 - 146 g. Rural Area and Natural Resource Lands management assistance; and
 - 147 h. Surface water management.
- 148

149 **C. Identifying Needs for Facilities and Services**

150 Public facilities and services are vital to protect public health, safety and welfare and to protect and enhance
151 community and environmental quality. Inadequate sewage disposal, for example, could directly threaten public
152 health. Inadequate groundwater protection could result in unsafe drinking water and threaten stream flow.

153 Deficiencies in other services, such as police protection or parks, might not raise severe obstacles to any single
154 new development, but over time could cause general threats to public health, safety and welfare and
155 deterioration of community quality.
156

157 King County government is responsible for assuring that adequate facilities and services are available or can be
158 made available to support planned growth. This responsibility is carried out by identifying needs for facilities
159 and services based on the planned amount and location of growth. The mechanism for identifying needs is
160 capital improvement programming.

161
162 The Growth Management Act requires the county to prepare a capital facility plan that includes an inventory of
163 existing capital facilities owned by public entities, a forecast of the future needs for capital facilities, including the
164 proposed locations and capacities of expanded or new facilities, and a six-year plan that will finance the
165 expanded or new facilities.

166
167 The Capital Facility Plan Element for King County is comprised of the following four components:

- 168 1. Technical Appendix A is an executive summary of documents containing inventories of facilities and
169 services provided by King County (health and human services and law, safety and justice,
170 transportation, stormwater and regional wastewater treatment and reclamation) and those provided by
171 other entities (drinking water supply, sanitary sewer collection and treatment, schools, fire protection,
172 libraries, natural gas, telecommunications, and electricity).
- 173 2. Technical Appendix A is an executive summary of documents containing the forecast of future needs
174 for capital facilities, including the proposed locations and capacities of expanded or new facilities:
- 175 3. Six-year plan that will finance the expanded or new facilities:
 - 176 a. Technical Appendix A is an executive summary of the finance plans for facilities and services
177 provided by the county and other entities.
 - 178 b. Technical Appendix A references the Transportation Needs Report, which includes an analysis of
179 funding capability to judge needs against probable funding resources, and a 20-year financial
180 forecast report based on identified needs.
- 181 Current adopted King County Capital Improvement Program for facilities other than transportation.
- 182 4. Requirement to reassess land use if funding is unavailable to meet existing and future needs:
 - 183 a. Policies of Chapter 9 Section II (Facilities and Services), subparts B through F.
 - 184 b. Chapter 8: Transportation, Section IV.

185
186 **D. Capital Facility Planning**

187 King County and other service providers are required to prepare six-year capital facility plans that describe needs
188 for the six-year facility and propose funding to meet those needs.

189
190 **F-210 The capital facility plans and capital improvement programs prepared by all other**
191 **agencies that provide services to unincorporated areas of the county should be**
192 **consistent with the King County Comprehensive Plan.**

193
194 **F-210a King County shall engage in ongoing facilities planning to ensure that it has**
195 **sufficient work space to meet its operational needs on a going-forward basis.**
196 **Facilities planning shall include an assessment of current facilities and future**
197 **needs and shall promote equity, economic and operational efficiencies and**
198 **environmental sustainability. This facilities planning policy shall be implemented**
199 **through the Real Property Asset Management Plan, which shall be updated at**

- 200 least every four years, but may also be updated, in whole or in part, when
201 proposals with significant impacts on county facilities are made.
202
- 203 **F-210b** Consistent with K.C.C. 20.12.100, the Real Property Asset Management Plan shall
204 consist of real property asset management policies, practices and strategies,
205 including planning policies, locations of county agencies and implementation
206 plans, planned moves and references to King County space standards. The Real
207 Property Asset Management Plan shall guide facility planning processes,
208 decisions and implementation.
209
- 210 **F-210c** King County shall take into account the equity and social justice opportunities
211 for capital investments within a community when siting a facility or changing
212 locations to improve service delivery.
213
- 214 **F-211** To reduce overall public costs, noise, climate change impacts and disruption to
215 the local area during construction, installation of new or maintenance of existing
216 utility facilities should be timed and coordinated with other projects that utilize
217 public rights-of-way and easements, where possible.
218
- 219 **F-212** King County’s capital facility plans should identify financing strategies to
220 support its adopted 20-year growth target and land use plan.
221
- 222 **F-213** King County’s capital improvement program shall demonstrate that projected
223 needs for facilities and services can be met within the Urban Growth Area and
224 can be served in compliance with the concurrency requirements of the Growth
225 Management Act or, if that is not possible, King County shall determine where
226 and when deficits may occur and how needed facilities and services might be
227 phased in and or financed to serve such deficit areas. Alternative phasing and
228 financing strategies must be identified and determined to be infeasible prior to
229 triggering a land use and zoning reassessment under Policy F-223.
230
- 231 **F-214** School districts that choose to have the county collect impact fees for them, and
232 water and sewer utilities that provide their services to unincorporated King
233 County, shall prepare capital facility plans consistent with requirements of the
234 Growth Management Act, the Countywide Planning Policies and King County
235 Code.
236
- 237 **F-215** Provision of an adequate supply of kindergarten through twelfth grade public
238 schools and public school facilities is essential to avoid overcrowding and to
239 enhance the educational opportunities for children. King County shall adopt
240 regulations that are supportive of the permitting of kindergarten through twelfth

241 grade public schools and facilities in a manner consistent with the goals of the
242 Growth Management Act and as provided in policies R-326 and R-327.

243
244 **F-215a King County should plan to achieve net-zero greenhouse gas emissions**
245 **associated with new residential and commercial buildings built in King County by**
246 **2030.**

247
248 **F-215b King County shall strive to provide services and build and operate public buildings**
249 **and infrastructure that are carbon neutral.**

250

251 It is the goal of King County to work toward a model sustainable community to balance growth with natural
252 resource protection while addressing climate change. Sustainable development seeks to achieve this goal by
253 addressing the impacts of the built environment in which people live and work.

254

255 Traditional development practices can contribute significantly to the adverse impacts that buildings and
256 associated infrastructure have on the environment. These impacts include heavy consumption of material
257 resources, energy and water, large-scale production of wastes, water pollution, degradation of habitats and other
258 ecological resources, and contribution to greenhouse gas emissions. Implementing sustainable development
259 includes incorporating green building practices into policies through education, incentives and regulations that
260 help reduce negative impacts.

261

262 The elements of green building include:

- 263 • siting the project (to take advantage of existing services, to retain existing landscaping and natural
264 features and to increase building energy performance);
- 265 • requiring energy efficiency (to reduce energy consumption, to increase occupants' comfort, and to
266 reduce greenhouse gas emissions);
- 267 • managing building construction and demolition materials efficiently to reduce greenhouse gas emissions
268 and to increase the life-cycle of the building);
- 269 • increasing water efficiency (to reduce water consumption and to reduce wastewater treatment);
- 270 • improving water management to reduce stormwater runoff and produce less pollution and damage to
271 water bodies
- 272 • using sustainable materials to improve indoor air quality, minimize toxic materials, reduce material
273 consumption and foster sustainable manufacturing
- 274 • addressing equity and social justice to ensure equitable access to sustainable development, services and
275 community amenities; and
- 276 • implementing universal design to ensure potential for aging in place and to service diverse occupancy

277 opportunities.

278

279 The incorporation of sustainable practices into the design, construction and operation of King County capital
 280 improvement projects can reduce greenhouse gas emissions, reduce pollution, reduce the use of natural
 281 resources, reduce energy and other operating costs, enhance asset value, optimize performance, promote cultural
 282 sustainability by preserving historic resources and create healthier and more appealing environments for the
 283 visiting public and for King County employees. The strategic energy management, efficiency and conservation
 284 program called for in F-312 will enable King County to monitor the effectiveness of sustainable development
 285 practices in improving energy efficiency. The Green Building and Sustainable Development Ordinance 17709,
 286 adopted in 2013, requires that new county capital projects set a goal to achieve a platinum level certification
 287 using the Leadership in Energy and Environmental Design (LEED) rating system of the Sustainable
 288 Infrastructure Scorecard, or the highest certification level using an approved alternative rating system, when the
 289 incremental costs do not exceed the maximums allowed by the King County Code. Minimum performance
 290 requirements include implementing energy and emission reduction targets as instructed by the King County
 291 Strategic Climate Action Plan; diverting 80% of demolition and construction materials by 2016 and 85% by
 292 2025; and implementing the King County Stormwater Management Design Manual or more stringent guidelines
 293 required by jurisdiction.

294

295 The LEED rating system is a voluntary, consensus-based nationally standard for developing high-performance,
 296 sustainable buildings and to guide project design. The LEED rating system components include sustainable site
 297 design; water efficiency; energy and atmosphere; indoor environmental quality; materials and resources;
 298 innovation in design and regional priorities. For those projects that are not eligible for LEED certification, the
 299 county’s Green Building Team, comprised of representatives from the various county department that have
 300 capital projects, developed a Sustainable Infrastructure Scorecard and guidelines to help such projects achieve
 301 measurable green building goals.

302

303 **F-216 King County capital facilities and county-funded projects should be designed**
 304 **and constructed using sustainable development practices, with consideration for**
 305 **long-term environmental and economic sustainability.**

306

307 **F-217 All eligible King County new capital projects shall plan for and should achieve**
 308 **Leadership in Energy and Environmental Design (LEED) Platinum certification**
 309 **level using the LEED rating system or the Sustainable Infrastructure Scorecard,**
 310 **or achieve the highest certification level using an approved alternative rating**
 311 **system, and apply minimum performance standards when the incremental cost**
 312 **impacts do not exceed the maximums allowed by King County code.**

313

314 **F-217a All eligible King County major remodels and renovations shall plan for and**
 315 **should achieve LEED Gold certification level using the LEED rating system or the**
 316 **Sustainable Infrastructure Scorecard, or achieve a similar certification level using**

- 317 an approved alternative rating system, and apply minimum performance
318 standards when the incremental cost impacts do not exceed the maximums
319 allowed by King County code.
- 320
- 321 **F-217b** All King County owned new construction capital projects should achieve net-zero
322 greenhouse emissions by 2030.
- 323
- 324 **F-217c** All King County capital programs will evaluate their project portfolio for
325 opportunities to achieve net-zero greenhouse gas emissions through programs
326 such as the Living Building challenge, Living Communities Challenge, Net Zero
327 Energy, Envision, or EcoDistrict.
- 328
- 329 **F-217d** King County should build and operate public buildings and infrastructure that
330 result in regenerative and net positive benefits related to energy, water,
331 greenhouse gas emissions and other resources and, for private development,
332 guide development practices to achieve these same benefits.
- 333
- 334 **F-217e** King County will increase water efficiency and conservation, and reduce
335 purchased water consumption through appropriate and economically feasible
336 reuse of wastewater effluent, recycled water, stormwater, and harvested
337 rainwater.
- 338
- 339 **F-219** King County should leverage its purchasing power related to capital
340 improvement projects to help expand the markets for green building products,
341 including recycled-content materials and clean, renewable energy
342 technologies, including zero-emission buses and particularly for products and
343 services that are locally produced.
- 344

345 **E. Addressing Service Deficiencies**

346 In the event that needed facilities and services are not available to support either existing development or growth,
347 King County will work with other service providers, such as water, sewer or solid waste purveyors, to address
348 the service deficiency.

- 349
- 350 **F-221** King County shall consider the initiation of a subarea study, or other corrective
351 action, with any service provider that declares, through their capital facilities
352 plan, an inability to accommodate projected service needs inside their service
353 area.

354

355 **F-221a** Results from the King County Equity Impact Review Tool will be used as an
356 important consideration in evaluation funding and service delivery decisions
357 when needed to address service deficiencies.

358

359 **F-222** King County and its cities should coordinate planning for health and human
360 service facilities and services. County investments in health and human service
361 facilities should be targeted primarily to the designated Urban Centers and
362 secondarily to other locations in the Urban Growth Area and Rural Towns.

363

364 **F-223** If a service deficiency is identified in a service provider's existing service area,
365 King County and the applicable service provider shall remedy the deficiency
366 through a joint planning process addressing capital improvement programs and
367 long-term funding strategies. If financing and level of service remedies cannot
368 solve the deficiency, King County shall not allow for expansion of the service
369 provider's service area and shall consider regulations to mitigate the effect of the
370 deficiency.

371

372 **F. Financing Strategies**

373 King County, cities, and other service providers will work together to address the financing needs of facilities and
374 services.

375

376 **F-224** King County shall work with the cities to create a financing partnership for areas
377 of the Urban Growth Area that the cities will annex. This includes determining
378 county/regional and city/municipal facilities and services and then committing to
379 a shared financing strategy to build or provide these infrastructure
380 improvements or services.

381

382 **F-225** King County should, in cooperation with other jurisdictions, develop funding
383 strategies for governmental infrastructure that take into account economic
384 development goals and consider the costs to, and benefits for, the jurisdictions
385 and the region.

386

387 **F-225a** King County should consider discount or low-rate service fees for low-income
388 households.

389

390 **G. Essential Public Facilities**

391 The region will work cooperatively to site essential public facilities in an equitable manner. Essential public
392 facilities are defined in the Growth Management Act and include large, usually difficult to site facilities such as
393 prisons, solid waste facilities, wastewater facilities, and airports.

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F-226

Proposed new or expansions to existing essential public facilities should be sited consistent with the King County Comprehensive Plan. Listed existing essential public facilities should be preserved and maintained until alternatives or replacements for such facilities can be provided.

F-227

King County and neighboring counties, if advantageous to both, should share essential public facilities to increase efficiency of operation. Efficiency of operation should take into account the overall value of the essential public facility to the region and the county and the extent to which, if properly mitigated, expansion of an existing essential public facility located in the county might be more economical and environmentally sound.

F-228

King County should strive to site essential public facilities equitably so that no racial, cultural, or socio-economic group is unduly impacted by essential public facility siting or expansion decisions. No single community should absorb an inequitable share of these facilities and their impacts. An assessment of existing facilities should be conducted when siting new facilities. Siting will consider equity, environmental justice and environmental, economic, technical and service area factors. Communities with a disproportionate share of existing facilities should be actively engaged in the planning and siting process for new facilities. The net impact of siting new essential public facilities should be weighed against the net impact of expansion of existing essential public facilities, with appropriate buffering and mitigation. Essential public facilities that directly serve the public beyond their general vicinity shall be discouraged from locating in the Rural Area.

F-229

- A facility shall be determined to be an essential public facility if it has one or more of the following characteristics:
- a. The facility meets the Growth Management Act definition of an essential public facility;
 - b. The facility is on a state, county or local community list of essential public facilities;
 - c. The facility serves a significant portion of the county or metropolitan region or is part of a countywide service system; or
 - d. The facility is the sole existing facility in the county for providing that essential public service.

- 432 **F-230** **Siting analysis for proposed new or expansions to existing essential public**
433 **facilities shall consist of the following:**
- 434 a. **An inventory of similar existing essential public facilities in King County**
435 **and neighboring counties, including their locations and capacities;**
 - 436 b. **A forecast of the future needs for the essential public facility;**
 - 437 c. **An analysis of the potential social and economic impacts and benefits to**
438 **jurisdictions and local communities receiving or surrounding the**
439 **facilities;**
 - 440 d. **An analysis of the proposal's consistency with policies F-226 through**
441 **F-229;**
 - 442 e. **An analysis of alternatives to the facility, including decentralization,**
443 **conservation, demand management and other strategies;**
 - 444 f. **An analysis of economic and environmental impacts, including**
445 **mitigation, of any existing essential public facility, as well as of any new**
446 **site(s) under consideration as an alternative to expansion of an existing**
447 **facility;**
 - 448 g. **Extensive public involvement which strives to effectively engage a wide**
449 **range of racial, ethnic, cultural, and socio-economic group, including**
450 **communities that are the most impacted;**
 - 451 h. **Consideration of any applicable prior review conducted by a public**
452 **agency, local government, or stakeholder group; and**
 - 453 i. **To the extent allowable under the Growth Management Act, the**
454 **locational criteria in policies R-326 and R-327.**

455

456 **F-231** **King County supports coordination of regional water supply planning, sales of**
457 **excess water supplies among municipalities in the region, water quality**
458 **programs and water conservation, reuse and recycled water programs. This**
459 **regional planning should support King County's goals of focusing growth in the**
460 **Urban Growth Area and ensuring water availability for resource lands.**

462 **H. Water Supply**

463 King County is not a water utility that provides potable water to residents and businesses in the region.
464 However, it plays an important role in the coordination or linking of water resources and growth and regional
465 protection and management of water resources. This regional protection and management includes protection of
466 the quantity and quality of groundwater, stormwater management, flood hazard management, protection of fish
467 and wildlife habitat, and commitment to regional water strategies through such efforts as the Puget Sound
468 Partnership, regional water supply planning, salmon recovery planning, and multiple groups engaged on climate
469 change mitigation and adaptation. It carries out this role through its responsibilities for planning, permit
470 issuance, and regulatory oversight. The King County Comprehensive Plan must demonstrate that projected
471 needs for facilities and service can be met within the Urban Growth Area and can be served in compliance with

472 the concurrency requirements of the Growth Management Act. Within Rural Areas and Natural Resource
473 Lands, the Comprehensive Plan must provide for rural services, including domestic water service, needed to
474 serve permitted densities and uses. The Utilities Technical Review Committee, as authorized in King County
475 Code chapter 13.24, assures that water system and water supply planning by water utilities in King County meet
476 the requirements of the Growth Management Act and other applicable statutory requirements, as well as
477 determining consistency with the King County Comprehensive Plan. The Utilities Technical Review Committee
478 is responsible for identifying the elements and provisions of the Comprehensive Plan and development
479 regulations, adopted by the county under the Growth Management Act, with which water system plans must be
480 consistent, as prescribed in Revised Code of Washington 43.20.260. The Utilities Technical Review Committee
481 is also responsible for ensuring that the purposes of chapter 13.24, as provided in King County Code 13.24.005,
482 are carried out. Water system plans are ultimately approved by ordinance by the King County Council and King
483 County Executive.

484

485 King County has been working with water utility representatives for the last several years on refinements to the
486 Utilities Technical Review Committee review process. The intent of the refinements has been to clarify the
487 County's interests in reviewing water systems plans, create more transparency in the review process, provide
488 clarity on what the County does with the information it gets from water purveyors and reduce overall processing
489 time. King County will continue coordinating with water utilities to help ensure successful implementation of
490 the Utilities Technical Review Committee review process refinements.

491

492 Water utility service areas in King County are described in Coordinated Water System Plans developed under
493 the Public Water System Coordination Act (chapter 70.116 Revised Code of Washington) and individual water
494 system plans developed under State Board of Health rules adopted under chapter 43.20 Revised Code of
495 Washington. Coordinated Water System Plans describe future service areas for water utilities within which they
496 are provided the exclusive right to serve future customers, and are to include the means for meeting those needs
497 in the most efficient manner possible. Other service providers may serve within the future service area of a
498 designated water utility if the designated water utility is unable to provide service in a timely and reasonable
499 manner.

500

501 Individual water system plans must include the water utility's retail service area, which includes existing
502 customers and areas where the utility plans future service. Under state law (Revised Code of Washington
503 43.20.260), the water utility is required to provide service within its retail service area, provided it can meet the
504 conditions prescribed in state law, including the ability to deliver such service in a timely and reasonable manner.
505 The planned provision of service must be consistent with local government comprehensive plans, land use plans,
506 and development regulations.

507

508 Washington State laws encourage the development and use of recycled water, require consideration of recycled
509 water in wastewater planning, and recognize the importance of recycled water as a strategy for water resource
510 management statewide (Chapters 90.46, 90.48, and 90.82 Revised Code of Washington)). Recycled water is an

511 important mechanism for improving water quality and reducing discharge of treated wastewater into Puget
 512 Sound and other sensitive areas. Recycled water is an important wastewater management tool that can also be
 513 used as a beneficial resource. King County has been producing and distributing recycled water since 1997.
 514 Recycled water is used for treatment process water and onsite landscaping at the County’s wastewater treatment
 515 plants. In addition, some of the recycled water from the South Treatment Plant is used off-site for irrigation
 516 purposes and public works uses, such as street sweeping and sewer flushing. Recycled water from the Carnation
 517 Treatment Plant is sent to the wetlands at the Chinook Bend Natural Area in accordance with the County’s
 518 commitment to use the wetlands as its primary discharge location rather than the Snoqualmie River. The
 519 Brightwater Treatment Plant started distributing recycled water to the Sammamish Valley for irrigating golf
 520 courses, nurseries, farms and for commercial and industrial uses.
 521

522 **1. Potable Water Systems**

523 Potable water is provided by Group A public water systems having 15 or more connections, Group B public
 524 water systems having three to 15 connections, and individual private wells serving one connection. Exempt
 525 wells refer to wells that do not require obtaining a water right permit from the state for withdrawal of water.
 526 These exempt wells are subject to all other rules and regulations of the water code other than the requirement to
 527 get a permit from the state to withdraw water. Water withdrawn from an exempt well for individual or group
 528 domestic water supply cannot exceed 5,000 gallons per day, nor may the water be used to irrigate more than a
 529 half-acre of lawn or noncommercial garden. The type of water system required for new development will
 530 depend upon whether a proposed development is or is not located within the Urban Growth Area, is or is not
 531 within an approved service area of an existing public water system, and is or is not able to provide an adequate
 532 water supply as required under Revised Code of Washington 19.27.097 and 58.17.110.
 533

534 **F-232 Water utilities that obtain water from, or distribute water in unincorporated King**
 535 **County, and water utilities formed as special purpose districts under Title 57**
 536 **Revised Code of Washington are required to submit water system plans to the**
 537 **county for review and approval and shall describe in their plans how they intend**
 538 **to meet their duty to provide service within their retail service areas, and**
 539 **generally how they plan to meet water service needs in their future service.**
 540

541 **F-233 In both the Urban Growth Area and Rural Areas of King County, all new**
 542 **construction and all new subdivisions shall be served by an existing Group A**
 543 **public water systems except in the circumstance when no Group A public water**
 544 **system can provide service in a timely and reasonable manner per Revised Code**
 545 **of Washington 70.116.060 and 43.20.260 or when no existing system is willing**
 546 **and able to provide safe and reliable potable water with reasonable economy and**
 547 **efficiency per Revised Code of Washington 19.27.097.**
 548

549 **F-234 In the Urban Growth Area, individual private wells are not permitted unless**
 550 **application of Policy F-233 to a proposal for a single-family residence on an**

551 individual lot would deny all reasonable use of the property. In that case, the well
552 would be allowed only as an interim facility until service by a public water system
553 can be provided. The individual well must meet the criteria of the King County
554 Board of Health Title 13.

555

556 **F-235** In the Urban Growth Area, if an existing Group A water provider cannot provide
557 direct or indirect service to new development under Policy F-233, a new public
558 water system may be established if it is owned or operated by the following, in
559 order of preference:

- 560 a. By a satellite management agency approved by the State Department of
561 Health under contract with the Group A system in whose service area the
562 system is located, provided that the existing Group A water system
563 remains responsible for meeting the duty to serve the new system under
564 Revised Code of Washington 43.20.260; or
- 565 b. By a satellite management agency approved by both the State
566 Department of Health and King County.

567

568 All new public water systems formed in the Urban Growth Area shall connect to
569 the Group A water system in whose service area the new system is located when
570 direct service becomes available. Such a connection shall be made by the
571 homeowner or association in a timely and reasonable manner.

572

573 **F-236** In the Rural Area, King County land use and water service decisions support the
574 long-term integrity of Rural Area ecosystems. Within the Rural Area, individual
575 private wells, rainwater catchment, Group B water systems, and Group A water
576 systems are all allowed. If an existing Group A water provider cannot provide
577 direct or indirect service to new development per the exceptions in Policy F-233,
578 a new public water system or private well may be established if it is owned or
579 operated by the following, in order of preference:

- 580 a. By a satellite management agency approved by the state Department of
581 Health under contract with the Group A system in whose service area the
582 system is located, provided that the existing Group A water system
583 remains responsible for meeting the duty to serve the new system under
584 Revised Code of Washington 43.20.260; and
- 585 b. By a satellite management agency or an existing Group B system
586 approved by both the State Department of Health and King County.

587

588 If service cannot be obtained by means of the above stated options, then
589 water service may be obtained by creation of a new system, use of
590 private wells or rainwater catchment. All new public water systems
591 formed in the Rural Area shall connect to the Group A water system in

592 **whose service area the new system is located when direct service**
593 **becomes available.**

594

595 **F-237 New public water systems established in the Rural Area shall be owned and**
596 **operated by the following, in order of preference:**

597 **a. By the Group A public water system in whose service area the system is**
598 **located, by direct service or satellite management by the Group A**
599 **system,**

600 **b. By a satellite management agency approved by the State Department of**
601 **Health and providing service within the county and under contract with**
602 **the Group A system if it is located in a Group A system service area; or**

603 **c. By the owners of the lots, which are provided water by a new Group A or**
604 **B system if not within the service area of an existing Group A system or**
605 **not within the area covered by a satellite management agency. Approval**
606 **for any such system shall be conditioned for future ownership or**
607 **management by a satellite management agency, when such service**
608 **becomes available, and for periodic review of system operations, as**
609 **required by Revised Code of Washington 70.119A.060(2).**

610

611 The State Department of Ecology has determined that the rivers and streams in the major river basins in King
612 County have no water available for further consumptive appropriation without harmfully impacting instream
613 values. For that reason, it has by regulation closed those basins to issuance of new water rights, and has directed
614 that the natural interrelationships between surface and ground waters should be considered in future water
615 allocation decisions in order to avoid adverse impacts to instream flows. The installation and use of wells that
616 are exempt from ecology’s water rights permitting process may further harm those rivers and streams when the
617 wells are withdrawing groundwater that is directly connected to the water in the stream. The installation of new
618 exempt wells may also create health and safety problems by interfering with the water supplied by existing wells,
619 and by creating more holes in the ground that can lead to contamination of entire aquifers.

620

621 Under King County Code chapter 9.14, the Department of Natural Resources and Parks is to act as lead agency
622 in coordinating the activities of Department of Permitting and Environmental Review and Public Health –
623 Seattle & King County in order to ensure that groundwater quality and quantity are protected, and facilitate
624 implementation of the plans that have been developed to protect groundwater in five groundwater management
625 areas within King County.

626

627 **F-238** **New subdivisions with more than six single-family lots on Vashon-Maury Island**
628 **and in basins with closed streams in the Rural Area (as defined in Washington**
629 **Administrative Code 173-507,508, 509, 510, and 515) may not be served by a**
630 **potable water system using an exempt well, or a combination of multiple exempt**
631 **wells. Exempt wells are allowed only in the Rural Area and only under the**
632 **following circumstances:**
633 **a. New subdivisions or short subdivisions with six or fewer lots;**
634 **b. Except as otherwise provided in subsection c. of this policy only one**
635 **exempt well per subdivision or short subdivision will be permitted**
636 **unless more than one exempt well is needed to meet the water flow**
637 **requirements for the subdivision or short subdivision;**
638 **c. Individual private wells may be used in a subdivision or short**
639 **subdivision when all lots in the subdivision or short subdivision are**
640 **twenty acres in area or larger; and**
641 **d. New developments in the Rural Area served by one or more exempt**
642 **wells shall not exceed one-half acre of irrigation.**

643
644 **F-239** **King County shall work with water service providers, the State Department of**
645 **Ecology and the State Department of Health to track and measure groundwater**
646 **use and to meet the County’s obligation to protect groundwater quality and**
647 **quantity in rural areas, while supporting uses of groundwater that meet public**
648 **health, resource protection, land use planning, and fish recovery objectives and**
649 **obligations.**

650
651 **F-240** **King County shall require any new or expanding Group B water system to have a**
652 **totalizing source meter and make information from the meter available upon**
653 **request of King County.**

654
655 **F-241** **King County shall encourage the adoption of state or local laws and codes to**
656 **limit the construction of new exempt wells within existing water utility service**
657 **areas and promote the safe and timely decommissioning of wells no longer in**
658 **service.**

659
660 **2. Regional Water Supply Planning**

661 In recent years King County worked cooperatively with many of the larger water utilities in the region to gather
662 information about regional water demand and supply. As a result of potential impacts from climate change on
663 water demand and supply, this effort will become increasingly important in future years. King County would like
664 to use this information to help develop a regional water supply plan.
665

666 **F-242** King County supports initiation of a water planning process for the development
667 of a regional water plan. The planning process should at a minimum cover all of
668 King County, but may include a broader geographic area. The County will work
669 in concert with water utilities and others that participate. Key components of this
670 planning process should include:

- 671 a. Involvement, oversight and support of elected officials in the region;
- 672 b. Meaningful public participation including the involvement of the state
673 and federally recognized tribes; and
- 674 c. Recognition of, and making appropriate linkages with, other state,
675 regional, or local planning processes.

677 **F-243** King County recognizes that a regional water planning process will be a
678 collaborative process. King County’s objectives for the process and a resulting
679 plan are that it:

- 680 a. Be consistent with, and support, growth management objectives and
681 decisions made by local and regional jurisdictions under the Growth
682 Management Act;
- 683 b. Address the need for sufficient flows to achieve salmon recovery
684 objectives of the approved regional recovery plan for species listed
685 under the Endangered Species Act, and recognize tribal water rights;
- 686 c. Be consistent with and support the approved water quality and quantity
687 strategies adopted by the region, local governments, and other
688 responsible entities (such as water utilities) in compliance with federal
689 requirements under the Clean Water Act, Safe Drinking Water Act, and
690 other authorities relevant to water quantity and quality;
- 691 d. Include provisions for the efficient use of water, including recycled
692 water;
- 693 e. Consider the impacts of climate change on water demand and supply;
- 694 f. Address the water needs of other specific sectors of the local economy,
695 including agriculture and other industries with significant water uses;
- 696 g. Include, to the extent possible, assigned accountability for implementing
697 conservation and developing new supplies and related infrastructure;
698 and
- 699 h. Identify, and develop a strategy for, any legislative changes necessary or
700 desirable to implement the plan.

701
702 **F-243a** Results from the King County Equity Impact Review Tool will be used as an
703 important consideration to identify and assess the impacts of proposed service
704 changes, and the county’s Equity and Social Justice principles should be used to
705 improve residents’ access to the determinants of equity.

707 **F-244** King County shall participate in the development of a regional water supply plan
708 or plans addressing potable water supply service by multiple water purveyors to
709 ensure that uses of recycled water intended to augment or replace potable water
710 supplies will be considered in the development of any such plans, and for such
711 other purposes as are authorized in the underlying authority for such a plan.
712 King County's participation in the development of such plans shall be carried out
713 in accordance with Revised Code of Washington 90.46.120, and pursuant to
714 processes provided in the underlying planning authority.

715
716 **F-245** Prior to initiation of any process to develop a regional water plan as described in
717 Policy F-243, King County shall work with utilities to conduct a joint assessment
718 of the state of water planning and coordination in the region. Such an
719 assessment should identify where current planning and coordination efforts by
720 and among water utilities address County interests and where there are gaps.
721 The assessment should be used to guide any efforts related to development of a
722 regional water plan.
723

724 **3. Utility System Interties**

725 Water utilities obtain water supplies from many varying sources. Some water utilities receive the vast majority
726 of their water supply from wells. Others receive substantial portions from municipal watersheds and reservoirs.
727 The varying water supply sources can differ substantially in terms of dependability of output, so that while one
728 water utility may have excess capacity, a neighboring water utility could be experiencing severe shortages and be
729 unable to adequately serve their customers.

730
731 **F-246** King County supports interties that allow the transfer of water resources among
732 water utilities to meet the projected demands for growth where such interties
733 meet the requirements of Revised Code of Washington 90.03.383 and are also
734 consistent with any applicable locally adopted comprehensive plans, regional
735 water supply plans, adopted groundwater management plans, watershed plans,
736 approved Coordinated Water System Plans, Endangered Species Act response
737 requirements and Clean Water Act requirements.

738
739 **F-247** King County supports the development of appropriate regional water intertie
740 capital projects, subject to approval from appropriate local, state, and federal
741 agencies and consistent with Policy F-246.
742

743 **4. Water Use Efficiency, Planning, and Management**

744 Water is becoming an increasingly scarce resource, which calls for commitments to improved planning, more
745 efficient water use, and better water management. The impacts of climate change on water demand and supply
746 adds to the need to make efficient use of this scarce resource. As part of its resource management and land use

747 planning responsibilities, the King County Utilities Technical Review Committee reviews water utility plans for
 748 those water utilities serving unincorporated King County or otherwise subject to the planning requirements of
 749 King County Code chapter 13.24 and ensures the inclusion of elements related to recycled water, water use
 750 efficiency, and water conservation in the plans as may be called for under state law, the King County Code, or
 751 the King County Comprehensive Plan. As part of its evaluation process, the Utilities Technical Review
 752 Committee also encourages water purveyors to include conservation and reuse measures, where applicable, as
 753 well as development of new sources to support planned land use with reliable service at a reasonable cost.

754
 755 The Reclaimed Water Act of Washington State (Revised Code of Washington 90.46) recognizes the value of
 756 recycled water in the process to better manage, protect, and conserve water resources. In addition, measures to
 757 increase water conservation and expand the use of recycled water for non-potable uses throughout the county are
 758 important elements in preparing for potential climate change impacts, and to address water as a recognized
 759 limiting factor for Puget Sound and salmon recovery efforts. The King County Code also directs county
 760 programs to act as a clearinghouse for data related to groundwater quality and quantity in order to facilitate
 761 implementation by King County and others of the groundwater management plans that have been developed for
 762 major portions of King County.

763

764 **F-248 King County shall partner with utilities to publicize water conservation and**
 765 **encourage best management practices that conserve potable water supply**
 766 **through measures that include use of alternative supplies such as recycled**
 767 **water.**

768

769 **F-249 Utilities with more than one thousand service connections required to submit**
 770 **water system plans for approval to King County shall include an evaluation of((-)**
 771 **recycled water use opportunities by completing King County’s Water**
 772 **Reclamation Evaluation Checklist.**

773

774 **F-250 King County shall encourage local developers with new projects in**
 775 **unincorporated King County to explore the possibility of using recycled water for**
 776 **nonpotable purposes when a plan for recycled water has been approved for the**
 777 **area.**

778

779 **F-251 In its review of water system plans, the Utilities Technical Review Committee**
 780 **shall consider the criteria provided in King County Code 13.24.010, 13.24.060,**
 781 **and 13.24.070, and determine the plan’s consistency with the following:**
 782 **a. Applicable provisions of the King County Comprehensive Plan, land use**
 783 **plans, and development regulations adopted under the Growth**
 784 **Management Act;**
 785 **b. Approved or adopted regional water resource plans, such as basin**
 786 **plans, groundwater plans, watershed-based conservation and recovery**

787 plans developed under Endangered Species Act, salmon recovery plans
788 developed under chapter 77.85 Revised Code of Washington, water
789 resource plans developed under chapter 90.54 Revised Code of
790 Washington, watershed plans developed under chapter 90.82 Revised
791 Code of Washington, and a regional water supply plan or water resource
792 management plan;
793 c. The county's Regional Wastewater Services Plan; and
794 d. Other applicable provisions of countywide plans managed by King
795 County, as specified in Utilities Technical Review Committee guidance or
796 checklists.

797
798 The Utilities Technical Review Committee shall work with state agencies, water
799 utilities, and other parties to develop any necessary rules, policies or checklists
800 to provide clear information and guidance as to the county's expectations for its
801 reviews. For each plan submitted to the county for review, the Utilities Technical
802 Review Committee should have the goal of providing an initial response and
803 comments to the water utility within the same timeframes as the state
804 Department of Health under Revised Code of Washington 43.20.250.

805
806 **F-252** In reviewing proposals for modified and expanded service area boundaries for
807 municipal water suppliers, the Utilities Technical Review Committee shall
808 consider, in addition to Policy F-251:
809 a. Compliance by the water system with its water system comprehensive
810 plan, including water conservation elements;
811 b. Whether it can meet its duty to provide service within its service area, as
812 required under chapter 43.20 Revised Code of Washington; and
813 c. Consistency with the service provisions of any applicable Coordinated
814 Water System Plan, as adopted in King County Code Chapter 13.28.

815
816 The county shall not approve a water system plan with a proposed retail service
817 area where the water system is unable to provide timely and reasonable service
818 for one or more of the reasons identified in Revised Code of Washington
819 43.20.260. King County accepts and encourages timely and reasonable service by
820 a water utility within its service area through the provision of satellite or remote
821 ownership or management of facilities that are not physically connected with the
822 water utility's other facilities. This does not preclude a modified or expanded
823 service area boundary for the water system in order to correct problems and
824 provide reliable potable water service to existing water users within the proposed
825 modified service area. The Utilities Technical Review Committee is responsible for
826 making determinations of timely and reasonable service, as provided for under
827 Revised Code of Washington 70.116, and K.C.C. 13.24 and 13.28.

828

829 **5. Resource Management and Protection**

830 Water system reservoirs and watersheds often serve a number of functions. These functions can include open
 831 space, recreation, forestry, and resource management. However, each function must be weighed against the
 832 primary purpose of such reservoirs and watershed, which is to provide and protect supplies of potable drinking
 833 water.

834

835 **F-253 Consistent with Countywide Planning Policies, public drinking water system**
 836 **surface water reservoirs and their watersheds should be managed primarily for**
 837 **the protection of drinking water, but should allow for multiple uses, including**
 838 **recreation, when such uses do not jeopardize drinking water quality standards.**
 839 **Public watersheds must be managed to protect downstream fish and agriculture**
 840 **resources.**

841

842 **F-254 Groundwater-based public water supplies should be protected by preventing**
 843 **land uses that may adversely affect groundwater quality or quantity to the extent**
 844 **that the supply might be jeopardized. The county shall protect the quality and**
 845 **quantity of groundwater used as water supplies through implementation of**
 846 **Policies E-493 through E-497 where applicable.**

847

848 **I. Public Sewers and On-Site Wastewater Treatment and Disposal**
 849 **Systems**

850 King County protects water quality and public health in the central Puget Sound region by providing high
 851 quality and effective treatment to wastewater collected from 34 local sewer utilities. The county's Wastewater
 852 Treatment Division serves about 1.6 million people within a 420-square-mile service area, which includes most
 853 urban areas of King County and parts of south Snohomish County and northeast Pierce County. In addition to
 854 treating wastewater, King County also creates resources such as energy, recycled water and biosolids from
 855 byproducts of the treatment process.

856

857 The County's wastewater system includes:

- 858 • three large regional wastewater treatment plants (the West Point Plant in the City of Seattle, the
 859 South Plant in the City of Renton, and the Brightwater Plant in unincorporated Snohomish
 860 County),
- 861 • two small wastewater treatment plants (one on Vashon Island and one in the City of Carnation),
- 862 • one community septic system (Beulah Park and Cove on Vashon Island),
- 863 • four combined sewer overflow treatment facilities (Alki, Carkeek, Mercer/Elliott West, and
 864 Henderson/Norfolk--all in the City of Seattle),

- 865 • more than 350 miles of pipes,
- 866 • 19 regulator stations,
- 867 • 42 pump stations, and
- 868 • 38 combined sewer overflow outfalls

869

870 King County adopted the Regional Wastewater Services Plan in 1999 to make sure the regional wastewater
871 system keeps pace with growth and meets permitting standards. The Regional Wastewater Services Plan includes
872 a number of planned projects through 2030 to protect public health, the environment and the economy for both
873 present and future wastewater customers, such as:

- 874 • building the Brightwater Treatment System to accommodate growth in the northern portion of the
875 wastewater service area;
- 876 • improvements to the county’s regional conveyance system to meet the 20-year peak storm design
877 standard and accommodate increased wastewater flows;
- 878 • improvements to reduce existing and future levels of infiltration and inflow into local collection
879 systems; and
- 880 • improvements to control combined sewer overflows so that an average of no more than one untreated
881 discharge occurs per year at each combined sewer overflow site by 2030.

882

883 The adopted policies that guide implementation of the Regional Wastewater Services Plan are in King County
884 Code 28.86.010 through 28.86.180.

885

886 In addition to King County's role as the regional wastewater treatment provider, Public Health – Seattle & King
887 County is the agency responsible for permitting on-site wastewater treatment and disposal systems (septic
888 systems). In addition, the Utilities Technical Review Committee and the King County Council review and
889 approve sewer utility comprehensive plans.

890

891 **F-255 In the Urban Growth Area, all new development shall be served by public sewers**
892 **unless:**

- 893 **a. Application of this policy to a proposal for a single- family residence on**
894 **an individual lot would deny all reasonable use of the property; or**
- 895 **b. Sewer service is not available for a proposed short subdivision of urban**
896 **property in a timely or reasonable manner as determined by the Utilities**
897 **Technical Review Committee. These on-site systems shall be managed**
898 **by one of the following entities, in order of preference:**
 - 899 **1. The sewer utility whose service area encompasses the proposed short**
900 **subdivision; or**
 - 901 **2. The provider most likely to serve the area; or;**

902 3. An Onsite Sewage System Maintainer certified by the Public Health –
903 Seattle & King County.

904
905 The onsite system shall meet all state and county approval requirements. The
906 approved short subdivision shall indicate how additional lots to satisfy the
907 minimum density requirements of the zoning will be located on the subject
908 property in case sewers become available in the future. There shall be no further
909 subdivision of lots created under this policy unless served by public sewers.

910
911 **F-256** In the Urban Growth Area, King County and sewer utilities should jointly
912 prioritize the replacement of onsite systems that serve existing development with
913 public sewers, based on the risk of potential failure. King County and sewer
914 utilities should analyze public funding options for such conversion and should
915 prepare conversion plans that will enable quick and cost-effective local response
916 to health and pollution problems that may occur when many on-site systems fail
917 in an area.

918
919 **F-257** City-owned parks that are redesignated from Rural to Urban to allow future
920 annexation by a city and that are subsequently served by public sewers shall be
921 tightlined. This policy applies to parks that were redesignated from Rural to
922 Urban on or after September 20, 2004.

923
924 **F-258** The existing public sewer system in the Town of Vashon cannot be expanded to
925 serve land beyond the boundaries of the town, except as provided in Policy F-264
926 and as consistent with Title 57 Revised Code of Washington. Onsite systems,
927 community on-site systems or decentralized treatment systems may be used as
928 appropriate for planned growth in other Rural Towns.

929
930 **F-259** Sewer facilities such as pump stations, force mains and trunk lines that do not
931 provide connections to the Rural Area may be located in the Rural Area only
932 when they are identified in a King County-approved comprehensive sewage
933 system plan and upon a finding by King County that it is technically necessary in
934 providing service to the Urban Growth Area.

935
936 **F-260** Onsite wastewater treatment systems in the Rural Area and Natural Resource
937 Lands that serve Rural Areas and Natural Resource Lands should be designed,
938 built and operated as permanent methods of sewage disposal.

939
940 **F-261** King County should monitor onsite wastewater systems that have shown
941 evidence of failure or potential for failure. The data should be used to correct
942 existing problems and prevent future problems. King County should analyze

943 public funding options for correcting on-site wastewater system failures and only
944 as a last resort in Rural and Natural Resource Lands, and as otherwise
945 consistent with this plan, conversion to community sewage systems or
946 installation of public sewers.

947
948 **F-262 Collective on-site systems may be used only in the following circumstances in**
949 **the Rural Area and Resource Lands:**
950 **a. Existing on-site systems are failing within an area and the Seattle/King**
951 **County Department of Public Health concurs that long-term individual**
952 **on-site system repairs are not feasible or water quality is threatened by**
953 **the presence of or potential for health hazards resulting from inadequate**
954 **on-site wastewater disposal methods;**
955 **b. An authorized public agency will manage the community system; and**
956 **c. The community system is designed only to serve existing structures and**
957 **lots and cannot be used as a basis to increase density or to expand**
958 **permitted nonresidential uses. Substandard vacant lots must be**
959 **combined to the extent feasible to meet rural density policies.**
960 **Management of the community system must be by an authorized public**
961 **agency.**

962
963 Greywater is residential wastewater generated from bathtubs, showers, bathroom sinks, washing machines,
964 dishwashers, and kitchen sinks. It includes sewage from any source in a residence or structure that has not come
965 into contact with toilet wastes. Greywater comprises 50-80% of residential wastewater.

966
967 **F-263 King County supports innovative technologies to process greywater for safe use**
968 **on-site in the Agriculture and Rural Zones.**

969
970 **F-264 Except as otherwise provided for in this policy, public sewer service shall be**
971 **prohibited in the Rural Area or on Natural Resource Lands.**
972 **a. Public sewer service may be expanded to the Rural Area or to Natural**
973 **Resource Lands, only:**
974 **1. Where needed to address specific health and safety problems**
975 **threatening the use of existing structures and the use of septic or other**
976 **onsite wastewater systems has been determined by King County to be**
977 **not feasible; or**
978 **2. To serve a new school authorized to be located in the Rural Area by**
979 **R-327.**
980 **b. Public sewers may be extended, pursuant to this policy, only if they are**
981 **tightlined and only after a finding is made by King County that no**
982 **reasonable alternative technologies are feasible.**

983 c. **Public sewers that are allowed in the Rural Area or on Natural Resource**
984 **Lands pursuant to this policy shall not be used to convert Rural Area**
985 **land or Natural Resource Lands to urban uses and densities or to**
986 **expand permitted nonresidential uses.**
987

988 **J. Solid Waste**

989 King County’s *Comprehensive Solid Waste Management Plan*, prepared by the Solid Waste Division of the
990 Department of Natural Resources and Parks, guides the management of solid waste in the unincorporated
991 county and for cities with which the county has interlocal agreements. The *Comprehensive Solid Waste Management*
992 *Plan* presents policies, recommendations and goals for the following elements of solid waste management:
993 system planning, waste prevention, recovery and recycling, solid waste collection and processing, the transfer
994 system, landfill management and solid waste disposal, and system financing.
995

996 **F-265 Regional solid waste planning should integrate the principles of environmental**
997 **stewardship and sustainable development into all aspects of solid waste**
998 **management.**
999

1000 **F-266 Solid waste should be collected, handled, processed, and disposed in ways that**
1001 **reduce waste, conserve resources, and protect public health and the**
1002 **environment.**
1003

1004 **F-267 King County should achieve Zero Waste of Resources by 2030 by targeting areas**
1005 **of the waste stream that have the greatest potential for diversion and recovery.**
1006

1007 **F-268 Solid waste management should be planned, and transfer and disposal capacity**
1008 **provided, on a regional basis.**
1009

1010 **F-269 King County shall operate a transfer system that is dispersed throughout the**
1011 **county to ensure access to safe, reliable, efficient, and affordable solid waste**
1012 **services, and improves recycling opportunities for residents and businesses.**
1013 **King County should continue to provide facilities for self-haulers.**
1014

1015 **F-269a King County should consider demand management strategies that maximize the**
1016 **efficiency of the transfer system and encourage use of solid waste curbside**
1017 **collection services.**
1018

1019 **F-269b** In order to support achieving a 70% recycling goals, King County should work
1020 with partners and jurisdictions to encourage implementation of frequency and
1021 separation policies for curbside collection of garbage, recyclables, and organics
1022 throughout the county, including in unincorporated areas.

1024 **F-270** King County should maximize the capacity and lifespan of the Cedar Hills
1025 Regional Landfill, subject to environmental constraints, relative costs to operate,
1026 stakeholder interests and overall solid waste system optimization.

1028 **F-271** King County shall encourage sustainable development and development of
1029 markets for recyclable materials, and provide consumer education in the public
1030 and private sectors regarding green building practices, product stewardship,
1031 recycling, purchasing, and consumption in order to reduce the amount of waste
1032 disposed.

1034 **F-271a** King County should consider whether opportunities to increase energy recovery
1035 from select solid waste materials including organics, mixed plastics, and the
1036 non-recyclable portion of the waste stream are beneficial in terms of cost, the
1037 natural environment, greenhouse gas emissions and community impacts, as well
1038 as whether any such energy recovery facilities might be more appropriately
1039 located outside King County.

1041 **F-271b** Results from the King County Equity Impact Review Tool will be used as an
1042 important consideration to identify and assess the impacts of proposed service
1043 changes, and the county's Equity and Social Justice principles should be used to
1044 improve residents' access to the determinants of equity.

1046 **K. Stormwater Management**

1047 Stormwater runoff occurs when precipitation runs off the landscape and picks up pollutants, including pesticides,
1048 fertilizers, pet wastes, oils, metals, and many other chemicals. These pollutants enter surface and ground waters,
1049 disrupt ecosystems, and threaten public health. Runoff can also cause erosion, create higher peak flows in
1050 streams and rivers in winter and, because of reduced infiltration, create lower flows in summer.

1051
1052 Early King County stormwater management strategies primarily focused on reducing the risk of localized
1053 flooding, without concern for potential adverse impacts on receiving water bodies. Over time, experts recognized
1054 the harm stormwater runoff was having on receiving waters and regulations have been put into place to address
1055 those impacts. Current stormwater management programs and policies focus on protecting the quality and
1056 beneficial uses of surface and ground waters and are a requirement of the federal Clean Water Act.

1057

1058 Prevention or mitigation of flooding, erosion, sedimentation, and water quality and habitat degradation is
1059 important for both the built and natural environments. Stormwater water management activities address the
1060 quantity and quality of stormwater runoff entering the natural environment as well as its quality. As described in
1061 Chapter 5: Environment, the management of stormwater runoff is generally driven by the National Pollutant
1062 Discharge Elimination System Phase I Municipal Stormwater Permit and the County’s Stormwater
1063 Management Program plan, which can be found online
1064 at: <http://www.kingcounty.gov/environment/waterandland/stormwater/pollution-discharge-permit/annual-reports.aspx>
1065

1066
1067 The lack of stormwater controls in older developed areas is one of the most significant problems impacting
1068 receiving water bodies in King County and preventing Puget Sound recovery. Although King County has been
1069 developing and applying best available stormwater controls to new development since the late 1970s, the
1070 application of water quality controls and more effective flow controls did not occur until the early 1990s.

1071
1072 Consequently, nearly all development occurring prior to 1990 has little or no flow control and no water quality
1073 control. In unincorporated King County, over two-thirds of the developed land was created prior to 1990. This
1074 amounts to about 150 square miles of land on which native forest was converted to impervious surfaces, lawn
1075 and landscape surfaces, and pasture and crop land surfaces without stormwater controls to mitigate the increased
1076 runoff and pollution generated by these surfaces.

1077
1078 The County is also working to promote site development that preserves natural hydrologic processes by
1079 protecting and enhancing native vegetation and soils, reducing impervious surfaces, and managing stormwater
1080 onsite. This approach, termed Low Impact Development, is used to reduce impacts on aquatic resources. In the
1081 King County Surface Water Design Manual, King County provides a menu of Low Impact Development
1082 options for individuals planning new or re-development projects. King County will continue to help minimize
1083 new impervious surfaces through code and incentive programs that keep lands in forest and agricultural uses.
1084 Implementing Low Impact Development satisfies requirements of the National Pollutant Discharge Elimination
1085 System Permit, while helping to protect the region’s streams, rivers, lakes, and Puget Sound from harmful
1086 pollutants.

1087
1088 The County has identified watershed based management efforts as a strategy that simultaneously integrates
1089 floodplain connectivity, salmon recovery, habitat restoration, economic development, agricultural preservation,
1090 and principles of equity and social justice. The County will leverage alternative funding mechanisms, and engage
1091 in various partnerships with groups that include, but are not limited to, the existing National Pollutant Discharge
1092 Elimination System permitted jurisdictions, Water Resource Inventory Areas, the Puget Sound Partnership, and
1093 Local Integrating Organizations to undertake a collaborative watershed-based approach to restoring aquatic
1094 ecosystems.

1095

1096 King County has been and will continue to be a leader in developing and implementing state-of-the-art
1097 stormwater management strategies including education and outreach, source control programs, basin or
1098 sub-basin planning for retrofitting in built out areas with inadequate stormwater controls, and mapping and
1099 maintenance of stormwater infrastructure. Strategies for managing stormwater runoff are continuing to evolve.
1100 Development of regional, collaborative approaches, including the creation of watershed basin plans across
1101 multiple disciplines, will be the next evolution of stormwater management.

1102

1103 **F-272** **To reduce flooding, erosion and sedimentation, prevent and mitigate habitat loss,**
1104 **enhance groundwater recharge and prevent groundwater and surface water**
1105 **quality degradation, consistent with the Growth Management Act, King County**
1106 **shall manage stormwater through plans, programs and regulations developed by**
1107 **King County in cooperation with affected jurisdictions and agencies whenever**
1108 **possible.**

1109

1110 **F-273** **A watershed approach shall be taken for stormwater management, with**
1111 **responsibility shared between King County and affected jurisdictions. This**
1112 **approach should emphasize prevention of surface water and groundwater**
1113 **degradation through education programs, retrofits of existing stormwater**
1114 **controls or the placement of new controls, and implementation of best**
1115 **management practices to reduce pollution entering the region’s groundwater and**
1116 **surface waters, including Puget Sound.**

1117

1118 **F-274** **In the Rural Area, King County shall minimize the use of constructed facilities for**
1119 **stormwater management and, through Low Impact Development, maximize the**
1120 **use of natural systems, provided that the ecological functions of the natural**
1121 **systems are not harmed. The county should provide incentives to keep these**
1122 **natural systems intact. Low Impact Development is also preferred in the Urban**
1123 **Growth Area, but it is recognized that structural systems may be needed to**
1124 **realize urban growth and density goals in these areas.**

1125

1126 **F-275** **King County will plan and manage stormwater by basin or sub-basin consistent**
1127 **with Policies E-463 and E-464. To accomplish this goal, stormwater runoff**
1128 **should not be diverted from one basin or sub-basin into another, unless no other**
1129 **reasonable alternative is available for managing run-off within the same basin.**
1130 **Where such diversions are permitted, King County will require environmental**
1131 **analysis and mitigation adequate to protect surface water and groundwater**
1132 **resources from significant adverse impacts.**

1133

1134 **F-276** **In the Urban Growth Area, regional and shared surface water management**
1135 **facilities should be encouraged to support infill development to preclude the**
1136 **need for individual on-site facilities, provide development incentives, encourage**

- 1137 efficient use of land, and reduce overall facility maintenance costs. These
1138 facilities should be planned and financed through public and private
1139 partnerships.
1140
- 1141 **F-277** Stormwater programs including public education, stormwater system mapping,
1142 construction of regional and shared stormwater facilities, retrofitting developed
1143 areas, and operation and maintenance programs should be funded through an
1144 adequate and equitable funding mechanism. Stormwater facilities required for
1145 new development, redevelopment and retrofitting should be designed and built
1146 for aesthetic value, as well as for low-cost, long-term maintenance.
1147
- 1148 **F-278** King County shall continue to encourage, support and require the use of low
1149 impact development as a part of its strategy to mitigate stormwater impacts from
1150 new development to the maximum extent feasible.
1151
- 1152 **F-279** King County should incorporate state-of-the art stormwater management
1153 techniques including Low Impact Development into the design, construction
1154 and operation of all county facilities and county-funded projects to the maximum
1155 extent feasible.
1156
- 1157 **F-280** King County shall continue to promote the preservation of native vegetation and
1158 soils and the restoration of disturbed soils on rural residential zoned parcels to
1159 the maximum extent feasible. Minimized impervious areas and the dispersion of
1160 stormwater runoff from impervious surfaces into native vegetation in accordance
1161 with the Surface Water Design Manual are the preferred methods of stormwater
1162 management in the Rural Area.
1163
- 1164 **F-281** King County should work with residential and commercial developers to
1165 incorporate state-of-the art stormwater management techniques, such as Low
1166 Impact Development, that protect native vegetation and soils, restore disturbed
1167 soils by increasing the use of compost, facilitate reuse of resources such as
1168 recycled or harvested water, reduce the carbon footprint of the project, and
1169 minimize impervious surfaces.
1170
- 1171 **F-282** When King County provides technical assistance and incentives for the use of
1172 state-of-the art stormwater management techniques, it shall be at no cost to any
1173 private sector development.
1174
- 1175 **F-282a** King County should work with landowners, other jurisdictions, the state
1176 Department of Health, sewer districts, and the Puget Sound Partnership to
1177 develop effective strategies and additional resources for working with

- 1178 landowners to provide technical assistance and requested support regarding
1179 managing onsite septic systems, and proactively addressing failing septic
1180 systems in environmentally sensitive areas.
- 1181
- 1182 **F-283 King County shall identify and evaluate potential changes to land use**
1183 **development regulations and building codes to support and promote state-of-the**
1184 **art stormwater management techniques.**
- 1185
- 1186 **F-284 King County should work cooperatively with other jurisdictions to develop and**
1187 **implement plans and programs that address the appropriate recycling, reuse,**
1188 **reclamation and disposal of the materials generated from maintenance of**
1189 **stormwater infrastructure.**
- 1190
- 1191 **F-285 King County shall work with jurisdictions to ensure that storm and surface water**
1192 **management facilities are transferred from King County to the local jurisdiction**
1193 **that annexes or incorporates that portion of King County.**
- 1194

1195 **L. Floodplain Management**

1196 Six major river systems flow through King County – the South Fork Skykomish, Snoqualmie, Sammamish,
1197 Cedar, Green and White. These rivers, and their major tributaries, pass through lands ranging in use from
1198 forested to agricultural to urbanized cities. Each of these major river systems are unique in their geology and
1199 geomorphology as well as the extent in which the hydraulics of the rivers have been altered by dams, levees and
1200 bank hardening. All of these rivers are used by federally listed endangered species of salmonid.

1201

1202 Within unincorporated King County over 61% of the mapped floodplain is within land zoned for agriculture,
1203 forest or mining. Another 32% is zoned as rural leaving just under seven percent within the urban area, mainly
1204 contained within Potential Annexation Areas around the City of Carnation. Consequently much of the flood
1205 risk in unincorporated King County is to natural resource lands, primarily agriculture, and rural lands with a
1206 lower relative risk to residential and resource based commercial activities. Most of these rivers also pass through
1207 highly urbanized incorporated cities that are important economic centers for King County and the Puget Sound
1208 region. These river segments are often constrained by levee systems that provide varying level of flood risk
1209 reduction.

1210

1211 Both the Washington State Growth Management Act, Chapter 36.70A and Title 86 of the Revised Code of
1212 Washington, Flood Control require interlocal coordination for effective flood hazard management. Counties are
1213 directed to prepare comprehensive flood hazard management plans with participation of the cities. Once King
1214 County adopts the plan it is binding on all jurisdictions within the county. Flooding is a countywide issue
1215 impacting public safety, regional economic centers, Agricultural Production Districts, transportation corridors,

1216 and public and private properties. As such, King County is a regional service provider for floodplain
1217 management.

1218

1219 **F-286** **King County shall participate with cities to prepare, update and implement**
1220 **comprehensive flood hazard management plans that meet or exceed standards**
1221 **established by the National Flood Insurance Program and Washington State**
1222 **Flood Control statutes.**

1223

1224 **F-287** **King County shall include equity and social justice principles in planning and**
1225 **implementing the King County Flood Hazard Management Plan to assure**
1226 **floodplain property owners and residents are given equitable access to flood risk**
1227 **reduction services. Outreach should consider vulnerable populations that may**
1228 **face barriers to accessing services and programs based on age, income,**
1229 **disability, English language proficiency, race and ethnicity, or other factors.**

1230

1231 In 2011 King County celebrated the 50th anniversary of the King County Flood Warning Program, which is
1232 responsible for the collection, analysis and dissemination of flood data and forecasts to individuals and
1233 organizations and for coordinating the response to flooding.

1234

1235 **F-288** **King County shall maintain a regional flood warning program in King County.**

1236

1237 There is now evidence that climate change is resulting in significant changes in temperatures; sea level rise; and
1238 timing and magnitude of stream and river flows, resulting in impacts on plant and animal species, water supply
1239 and humans. King County's ability to adapt to these changing conditions will likely depend on the policy
1240 decisions made today. King County can expect to see more frequent and severe flooding and a shifting of when
1241 storm events occur during the winter months.

1242

1243 **F-289** **King County should continue to assess and revise current flood warning phases**
1244 **based on the most current data on hydrology and climate change predictions and**
1245 **modify the King County Flood Warning Program, as needed, to reflect these**
1246 **revised flood phases.**

1247

1248 **F-290** **King County should assess the most appropriate level of service for flood risk**
1249 **reduction along river segments based on existing and predicted development**
1250 **density, land use, and hydrologic conditions.**

1251

1252 **F-291** **King County will review available information on the potential impacts of climate**
1253 **change on winter floods, and consider those potential impacts when updating**
1254 **the flood risk reduction policies and capital improvement projects for the King**
1255 **County Flood Hazard Management Plan.**

1256
1257 King County has prepared a climate change scenario map for Vashon-Maury Island based on studies from the
1258 University of Washington’s Climate Impacts Group as well as the most current data on storm-induced velocity
1259 wave action. This map estimates an increase in total water level ranging from 0.5 to 6.0 feet based on an
1260 assumed two-foot sea level rise over the next 100 years.

1261
1262 **F-292 King County should encourage property owners on Vashon-Maury Island to**
1263 **consider the estimated increase in water level reflected on the best available sea**
1264 **level mapping and information when constructing new structures or making**
1265 **substantial improvements to existing structures.**

1266
1267 King County works with the U.S. Army Corps of Engineers to construct and maintain flood levees along the
1268 Lower Green River. Under Public Law 84-99, the U.S. Army Corps of Engineers is authorized to provide
1269 emergency assistance to cost-share and construct levee repairs following a flood disaster. However eligibility for
1270 this cost-sharing program requires that levee sponsors (often local jurisdictions) comply with the U.S. Army
1271 Corps of Engineers Public Law 84-99 program standards as outlined in the Rehabilitation and Inspection
1272 Program.

1273
1274 *An Interim Policy for Determining Eligibility Status of Flood Risk Management Projects* was issued in 2014 and its
1275 primary effect was that vegetation no longer served as a criterion for determining a levee’s eligibility for the
1276 Public Law 84-99 program. So long as vegetation in the vicinity of Public Law 84-99 levees is maintained by
1277 local sponsors to support levee inspections, the national levee vegetation standards for risk reduction no longer
1278 affect the eligibility of King County’s levees.

1279
1280 The Green River System Wide Improvement Framework Vegetation Plan provides recommendations for
1281 vegetation planting and maintenance practices, in the vicinity of levees and floodwalls enrolled within the Public
1282 Law 84-99 program. These recommendations acknowledge that, while vegetation may pose a risk in some
1283 situations, King County has found through many years of experience that vegetation can be incorporated into
1284 levee designs and when properly maintained, contribute to the resiliency of the levee system. King County
1285 believes that bioengineered techniques provide a stronger, more sustainable levee and revetment system that will
1286 reduce long-term maintenance and repair and contribute toward the recovery of endangered species.

1287
1288 **F-293 King County shall continue to work with the U.S. Army Corps of Engineers, the**
1289 **Puget Sound Partnership, and other regional partners to develop a**
1290 **science-based vegetation management framework that provides for safe and**
1291 **effective levees, functional riparian habitat, and cost-effective use of limited**
1292 **resources.**

1293
1294 The September 2008 National Marine Fisheries Service Biological Opinion on the Federal Emergency
1295 Management Agency’s National Flood Insurance Program raises specific concerns about the application of the

1296 Corps vegetation management standards in the Puget Sound region. The Biological Opinion directs the Federal
 1297 Emergency Management Agency to recognize only those vegetation standards that “enable the riparian
 1298 vegetation to function in support of salmon habitat forming processes.”

1299

1300 **F-294 King County will assess participation in the U.S. Army Corps of Engineers Public**
 1301 **Law 84-99 Program to ensure compliance with the National Marine Fisheries**
 1302 **Services Biological Opinion on the Federal Emergency Management Agency**
 1303 **National Flood Insurance Program standards for levee vegetation, as well as**
 1304 **cost-effective maintenance and repair of levees.**

1305

1306 The Biological Opinion for the National Flood Insurance Program established ‘reasonable and prudent
 1307 alternatives’ that may be taken to reduce the adverse effects of development with the 100-year floodplain.
 1308 Compliance with the Biological Opinion is required in order to participate in the National Flood Insurance
 1309 Program.

1310

1311 **F-295 King County will maintain compliance with the National Flood Insurance Program**
 1312 **by:**
 1313 **a. Assessing the projects and programmatic actions recommended in the**
 1314 **King County Flood Hazard Management Plan for compliance with the**
 1315 **Biological Opinion prepared for the Program; and**
 1316 **b. Making necessary amendments to the Plan and its implementing**
 1317 **development regulations.**

1318

1319 In 2007 King County established the King County Flood Control District to protect public health and safety,
 1320 regional economic centers, public and private properties and transportation corridors. The Flood Control District
 1321 adopted the 2006 King County Flood Hazard Management Plan as its comprehensive plan. A private firm,
 1322 ECONorthwest, was hired to study the economic benefits of implementing the plan. This report, the “Economic
 1323 Connections Between the King County Floodplains and the Greater King County Economy,” estimated that a
 1324 one-day shutdown of economic activity in the King County floodplain areas would result in at least \$49 million
 1325 in forgone economic output in the region (2007 dollars). The study also found that, 52,000 people in King
 1326 County commute into or out of the 100-year floodplain for work.

1327

1328 Implementation of the 2006 King County Flood Hazard Management Plan has played a significant role in
 1329 protecting King County’s economic base. The 2006 Flood Hazard Management Plan is now being updated.

1330

1331 **F-296 King County will work cooperatively with the King County Flood Control District,**
 1332 **cities and other stakeholders to implement the Flood Hazard Management Plan to**
 1333 **protect public safety, prevent property damage and help protect the greater King**
 1334 **County economy, consistent with the Growth Management Act.**

1335

1336 **F-297** **Consistent with guidance from Federal Emergency Management Agency and the**
 1337 **U.S. Army Corps of Engineers, King County’s risk reduction strategies should**
 1338 **focus first on risk avoidance, followed by actions intended to reduce vulnerability**
 1339 **in at risk areas. New levees and other flood facilities should be the last rather**
 1340 **than the first line-of-defense.**

1341
 1342 **F-298** **King County shall continue to promote the purchase of flood insurance to**
 1343 **businesses located within the floodplain, including those businesses located**
 1344 **behind accredited levees, to protect the economic value of the business and**
 1345 **reduce the vulnerability to the region’s economic activity from a larger but less**
 1346 **frequent flood event.**

1347
 1348 **F-299** **King County should continue to discourage new, at-risk development in mapped**
 1349 **flood hazard areas.**

1350
 1351 **F-299a** **King County should seek to site new critical public facilities outside of the**
 1352 **500-year floodplain.**

1353
 1354 Levee setbacks (moving levees away from the river channel) can provide a higher level of risk reduction, reduce
 1355 future maintenance costs, enhance habitat, and provide open space benefits. However, levee setbacks require
 1356 purchase of additional right-of-way and, in some cases, relocation of homes and businesses. The county has
 1357 relocated homes from high hazard residential areas along the Tolt, Raging, Snoqualmie, Middle Green, and
 1358 Cedar Rivers. Levee setbacks can be more challenging in urban areas with higher land costs, well established
 1359 businesses, and more extensive relocation needs.

1360
 1361 **F-299b** **King County should work with cities, businesses, and landowners to evaluate the**
 1362 **alternatives for levee setbacks that would provide a higher level of risk reduction,**
 1363 **reduce long-term maintenance costs, and enhance habitat while promoting**
 1364 **long-term economic resilience and vitality.**

1365

1366 **III. Energy and Telecommunications**

1367 King County's economy and quality of life depend on readily available, affordable and clean energy and
 1368 telecommunications resources. Energy and electronic communications systems provide important public
 1369 services and their implementation must be coordinated with land use planning. The sustainable development
 1370 and efficient use of energy resources can ensure their continued availability while minimizing long-term costs
 1371 and impacts to the individual, society, and the shared environment.

1372

1373 In order to help mitigate global climate impacts resulting from human energy use, King County is planning its
 1374 energy uses in ways that will reduce the release of greenhouse gases.

1375

1376 Toward that goal, King County implemented the 2010 King County Energy Plan and the Strategic Climate
1377 Action Plan, which includes the following objectives for reducing energy use and greenhouse gas emissions in
1378 King County:

- 1379 1. Reduce energy use through continuous improvements in facility and equipment efficiency,
1380 procurement, construction practices, and resource conservation;
- 1381 2. Increase transit use and provide transportation choices that reduce overall energy use and emissions in
1382 the county, while improving the efficiency of King County’s fleet;
- 1383 3. Be a leader in early adoption and promotion of innovative technology for buildings and vehicles with a
1384 focus on electric vehicles;
- 1385 4. Increase the production and procurement of renewable energy and the development of waste-to energy
1386 applications; and
- 1387 5. Pursue sustainable funding strategies for energy efficiency, renewable energy projects, waste-to-energy
1388 projects and greenhouse-gas-reduction efforts.

1389

1390 The Strategic Climate Action Plan provides targets for reducing energy usage in operations and increasing the
1391 amount of renewable energy that the county produces or uses. These targets are measured for the county
1392 government as a whole; divisions are directed to make policies and plans consistent with the King County
1393 Strategic Climate Action Plan and implement those as practical, considering the Plan and their other service
1394 priorities. Some divisions may exceed the targets, while others may not meet them in given years – but all
1395 divisions will use the Strategic Climate Action Plan as the basis for strategic energy planning and direction.

1396

1397 King County divisions are taking steps to translate countywide energy targets into agency specific plans and
1398 action. Agency specific plans are important steps that support progress towards countywide targets.

1399

1400 The Strategic Climate Action Plan sets the county's long term goal of reducing its greenhouse gas emissions from
1401 government operations, compared to a 2007 baseline, by at least at least 80% by 2050. In order to accomplish
1402 this goal, the county is dedicated to reducing its energy use, which most heavily contributes to its greenhouse gas
1403 emissions. Energy reduction goals are included in the Strategic Climate Action Plan. In its government
1404 operations, the county set buildings and facilities normalized energy use reduction goals of five percent reduction
1405 by 2020 and 10% by 2025, as measured against a 2014 baseline. In its vehicle operations, the county set a
1406 reduction goal of at least 10% of its normalized net energy use by 2020, again measured against a 2014 baseline.

1407

1408 Various local, state, and federal agencies regulate retail energy providers in King County. Gas and electric utility
1409 resource and conservation plans are approved by the utilities and other agencies through a public process. The
1410 Washington Utilities and Transportation Commission reviews and accepts plans of investor-owned electric and
1411 gas utilities, the Seattle City Council approves the plans of Seattle City Light and Snohomish Public Utility
1412 District is governed by a utility board. Electric and gas utilities operate in King County under franchises with the

1413 county for use of the public right-of-way. The Utilities and Transportation Commission also defines the costs
1414 that investor-owned utilities can recover, approves rates, sets service standards and resolves customer complaints.

1415
1416 Telecommunications services are regulated by several entities, including the Federal Communications
1417 Commission and the Washington Utilities and Transportation Commission. King County has some regulatory
1418 authority over telecommunications services through franchises and the development approval process.

1419

1420 **A. Energy**

1421 **1. Consistency with Land Use Plans**

1422 State law mandates that electric and gas public service companies provide the same level of service on a uniform
1423 basis, regardless of location. (Revised Code of Washington 80.28.110). Policies in this chapter encourage the
1424 utilities to prioritize capital improvements in a manner consistent with land use.

1425

1426 **F-301 Energy providers' resource and facility plans should be consistent with the King**
1427 **County Comprehensive Plan and should provide for a reliable source of energy**
1428 **in the event of natural disaster or other potential threats of disruption to service.**

1429

1430 Disruption of traffic due to public and private road projects frequently occurs in King County. Policies in this
1431 chapter support existing programs to notify utilities of upcoming projects to build, expand, or maintain county
1432 roads so utility and road construction can be coordinated. Distribution systems for gas, electric and
1433 telecommunications installation in new construction now have separate permits. Permit consolidation is
1434 desirable as a means to expedite review while protecting the environment.

1435

1436 **F-302 King County should coordinate public road construction and maintenance**
1437 **projects with utility construction and maintenance.**

1438

1439 Appropriate planning, such as increased housing density, transit-oriented development and walk-to-work
1440 housing can significantly reduce regional energy use over time. Similarly, land use regulation can support
1441 increased availability and use of renewable energy. For example, consideration of solar access in land use codes
1442 and building siting can increase the potential for solar energy use. Policies in this chapter encourage such
1443 energy-conscious development.

1444

1445 **F-303 King County should encourage land uses and development that will improve**
1446 **energy efficiency, and should support the expansion of renewable energy**
1447 **resources through development regulations, prudent variances and active**
1448 **incentive programs when the benefits of doing so outweigh the costs.**

1449

1450 **2. Energy Efficiency, Conservation and Alternative Energy Sources**

1451 King County Countywide Planning Policy CO-6 states that "aggressive conservation efforts shall be
 1452 implemented to address the need for adequate supply for electrical energy and water resources, protect natural
 1453 resources, and achieve improved air quality." King County has a continued commitment to energy efficiency,
 1454 conservation, use and production of renewable resources and quality enforcement of the energy code. Recent
 1455 recognition of climate change and other negative impacts of energy infrastructure have brought the need to
 1456 improve the county's energy use patterns and supplies into the forefront of policy discussions. King County's
 1457 current energy use patterns and energy supplies could be modified and improved to reduce air pollution
 1458 (including greenhouse gas emissions), conserve non-renewable resources important to future generations, and
 1459 help to limit the growth in energy costs.

1460

1461 **F-304 All King County departments and divisions shall use the Strategic Climate Action**
 1462 **Plan as the basis for strategic energy planning and direction.**

1463

1464 The Strategic Climate Action Plan sets the county's long term goal of reducing its greenhouse gas emissions from
 1465 government operations, compared to a 2007 baseline, by at least 80% by 2050. In order to accomplish
 1466 this goal, the county is dedicated to reducing its energy use, which most heavily contributes to its greenhouse gas
 1467 emissions. Included in the Strategic Climate Action Plan were short term goals for energy reduction. For 2015,
 1468 in its government operations for buildings and facilities, the county set a reduction goal of 15% normalized net
 1469 energy use as measured against the 2015 baseline. In its vehicle operations, the county set a reduction goal of at
 1470 least 10% of its normalized net energy use, again measured against a 2007 baseline.

1471

1472 To measure its progress in reducing energy consumption, the county uses the process of "normalizing" energy
 1473 use, which provides a measure of the energy use per unit of service value delivered (units of energy / units of
 1474 service delivered). Application of this methodology is typically adjusted for weather, with the Wastewater
 1475 Treatment Division making adjustments according to weather and wastewater flow. Normalization is intended
 1476 to reflect actual energy use reductions given varying weather conditions compared to the baseline.

1477

1478 Reaching the specified energy reduction targets directly reduces the county's greenhouse gas emissions.

1479

1480 **F-305 King County shall plan for further reduction in its energy use from government**
 1481 **operations by setting near and long term energy use reductions, consistent with**
 1482 **its long term goals of working to continuously reduce operating costs and**
 1483 **environmental impacts, maximizing energy efficiency and minimizing waste.**

1484

1485 **F-306 King County shall maximize the production, use and marketing of renewable**
 1486 **energy at its wastewater treatment plants and Cedar Hills Landfill, and pursue**
 1487 **other renewable energy generation projects where cost-effective.**

1488

- 1489 **F-307** **King County should foster the development and increased use of clean,**
1490 **renewable and alternative fuel and energy technologies**
1491
- 1492 **F-308** **King County shall:**
- 1493 **a. Continue to increase the energy efficiency of county buses and vehicles,**
1494 **through adoption and promotion of innovative technology vehicles and**
1495 **greenhouse gas reducing fuels with a focus on electric vehicles, all-**
1496 **electric battery buses and associated infrastructure, where appropriate;**
1497 **and**
 - 1498 **b. Consistent with policy E-203, collaborate with other local governments**
1499 **regionally, nationally and internationally to develop a common approach**
1500 **to accounting for the greenhouse gas emissions resulting from the**
1501 **operation of its public transportation system, for offering carbon offsets**
1502 **or other environmental attributes for purchase and for claiming rights to**
1503 **any greenhouse gas emissions reduction attributes associated with its**
1504 **operation.**
- 1505
- 1506 **F-308a** **Consistent with Ordinance 17971, King County Metro Transit should implement a**
1507 **strategy to sell transit carbon offsets and other environmental attributes to**
1508 **individuals, public entities and private entities. To reduce their greenhouse gas**
1509 **emissions, the King County wastewater treatment division and solid waste**
1510 **division should consider purchasing transit carbon offsets from King County**
1511 **Metro Transit.**
1512
- 1513 In support of its environmental, long-term sustainability and energy security goals, King County will provide
1514 leadership by shifting to the use of renewable resources. Renewable resources include those sources listed in
1515 Revised Code of Washington 19.285.030(20), now and as may be amended, as well as "service by-products",
1516 such as including methane gas generated from the operation of the county's landfill and wastewater treatment
1517 plants. Although renewable energy sources can be more expensive than traditional power sources on a per unit
1518 basis, careful choices of technology and expanded economic considerations including "triple bottom line"
1519 life-cycle cost analyses show that in proper applications the benefits of some renewable energy technologies
1520 already exceed their costs.
1521
- 1522 Additionally, subsidies and grants are available for some renewable power systems. For example, solar electric
1523 power is cost effective in some applications at county facilities and rapid cost changes in this technology will
1524 require regular reconsideration of its use as an addition or alternative to traditionally produced electricity.
1525
- 1526 **F-309** **King County shall maximize practical applications of electricity and heat**
1527 **production from renewable resources.**
1528

1529 **F-310** **King County shall support the conversion of renewable resources and service**
1530 **by-products to energy for beneficial use consistent with E-208. King County**
1531 **shall claim and/or generate economic benefit for any and all renewable energy**
1532 **and greenhouse gas reduction attributes resulting from renewable energy**
1533 **generation.**
1534

1535 King County, working with its utility partners, has a long and successful history of energy efficiency and
1536 conservation projects. The combination of generally increasing energy costs and climate change mitigation goals
1537 will require that the county continuously increase its energy efficiency for many years to come.
1538

1539 **F-311** **King County should encourage its energy utilities to provide energy efficiency**
1540 **services and renewable energy options to all their customers. Additionally, the**
1541 **County should encourage the state and energy utilities to mitigate the**
1542 **environmental and greenhouse gas emissions impacts of energy and, as**
1543 **conservation and alternative energy sources demonstrate capacity to address**
1544 **energy needs, phase out existing coal and other fossil fuel based power plants,**
1545 **and replace such facilities with resource efficiency and renewable generation**
1546 **sources.**
1547

1548 To achieve energy goals already set and more aggressive goals expected in the future, a coordinated, strategic
1549 approach to energy management and investment in energy efficiency is being implemented in the county.
1550

1551 **F-312** **King County shall develop and adopt strategic energy management, efficiency**
1552 **and conservation programs in its own operations, including:**
1553 **a. Consolidated energy accounting of county facilities to establish baseline**
1554 **energy performance for the county, benchmarking of facilities against**
1555 **comparable best practices where possible, setting goals for facility**
1556 **efficiency improvements, and measuring and reporting progress toward**
1557 **county energy goals;**
1558 **b. Energy efficiency audits of all county facilities over 20,000 square feet**
1559 **and the creation of action plans for reducing energy use at such**
1560 **facilities;**
1561 **c. Energy management plans for energy-intensive or special-purpose**
1562 **county facilities such as wastewater treatment plants, correctional**
1563 **facilities and transit bases that focus on least-cost management and that**
1564 **include specific approaches for each facility's use, as well as the**
1565 **production and sale of energy where appropriate;**
1566 **d. Mandatory energy efficiency and resource use guidelines for operation**
1567 **and maintenance of all county-occupied facilities, while recognizing the**
1568 **unique operating requirements of specialty facilities;**

- 1569 e. **Programs to encourage employees to implement energy conserving**
- 1570 **measures at work; and**
- 1571 f. **Incentives, including retaining a portion of energy cost savings, to**
- 1572 **county agencies and departments for achieving energy efficiency.**

1573

1574 **F-313 King County should benchmark all applicable county buildings as a basis for**
1575 **measuring energy efficiency improvements, using the Environmental Protection**
1576 **Agency Portfolio Manager Tool, where applicable.**

1577

1578 **F-314 King County should purchase only certified energy efficient appliances and**
1579 **office equipment (such as ENERGY-STAR labeled equipment) when available for**
1580 **specific equipment and shall require consideration of energy efficiency and life-**
1581 **cycle costs in all procurement decisions as an element of determining the lowest**
1582 **responsive bids.**

1583

1584 Meeting the County’s energy goals will require a commitment to pursuing multiple funding strategies. Grants,
1585 loans, and utility rebates provide essential seed money for up-front investments in energy efficiency projects, and
1586 the County should seek them aggressively. County departments should use the county’s Fund to Reduce Energy
1587 Demand loan program to fund cost effective energy and water efficiency projects that cannot otherwise be
1588 funded.

1589

1590 **F-315 King County shall use its Resource Life Cycle Cost Assessment calculator to**
1591 **evaluate energy projects to determine if the operations and maintenance cost**
1592 **savings over the life of an energy project's assets exceed the implementation**
1593 **costs, taking into account all identified costs associated with energy efficiency**
1594 **and renewable energy projects.**

1595

1596 **F-316 Efficient energy consumption, conservation, the use of renewable technologies,**
1597 **and energy responsible land use decisions should be a priority in King County.**
1598 **King County promotes the maximum use of energy conservation and renewable**
1599 **energy resources now, while leaving options for increasing conservation and**
1600 **renewable technologies in the future.**

1601

1602 District energy systems provide space and water heating and/or cooling to multiple buildings, through pipes
1603 originating from a central heating or cooling source – generally a central energy plant. King County government
1604 is unique in that it also has the ability to serve as a district heat supplier through the potential for buildings to
1605 utilize the energy value of the warmer-than-ambient water in the County’s almost 400 miles of wastewater
1606 conveyance. Centralizing the generation of heat and/or cooling through a district plant and/or delivering
1607 energy content to multiple facilities through a distribution network can eliminate the need for equipment in each
1608 individual building.

1609

1610 District heating and cooling plants can be constructed with energy efficiency in mind. Central plants that
1611 provide combined heat and power can offer increases in energy efficiency compared to on-site heat generation in
1612 individual buildings, and can be an effective method of cutting carbon emissions. The technologies used to
1613 generate energy from wastewater are emerging, and offer the potential to achieve environmental and economic
1614 benefits through the recovery of resources from wastewater.

1615

1616 **F-317 King County should pursue district energy opportunities to maximize resource**
1617 **recovery efforts, in ways that can offer economic and environmental benefits to**
1618 **the county and community at large. This will be done by pursuing opportunities**
1619 **such as encouraging the use of wastewater for heat extraction and other forms of**
1620 **energy generation in the county’s wastewater conveyance system.**

1621

1622 **F-318 King County should pursue combined heat and power district energy**
1623 **opportunities in its own facilities, as well as in partnership with other public and**
1624 **private entities, that result in reduced energy consumption, greenhouse gas**
1625 **reductions and financial savings to the county.**

1626

1627 **F-319 To implement the Countywide Planning Policy of aggressive conservation and**
1628 **promotion of regional air quality, King County should:**
1629 **a. Effectively enforce the energy code as part of the general permit**
1630 **process;**
1631 **b. Provide density incentives through the zoning code for energy-efficient**
1632 **developments;**
1633 **c. Continue to improve the fuel efficiency and emissions of the**
1634 **county-owned fleet of motor vehicles;**
1635 **d. Work with utilities to become a model of energy efficiency in facilities**
1636 **owned or operated by Metropolitan King County; and**
1637 **e. Seek cost-effective ways to capture energy from county operations**
1638 **which other-wise would be lost, such as methane gas from landfills and**
1639 **sewage treatment.**

1640

1641 Methane generated from sewage treatment plants and landfills is a potential source of energy. In addition,
1642 methane is a potent greenhouse gas emissions. As a result, capturing methane from these facilities and putting it
1643 to a productive use provides a dual benefit.

1644

1645 The moderate climate of the Puget Sound region provides an opportunity for significant use of solar energy.
1646 Relatively low heating and cooling needs in much of the county allow for the potential for passive and active
1647 solar technologies to meet heating and cooling needs with proper building design. Similarly, the mild climate
1648 and available solar energy allows growing some food year round, potentially decreasing the use of fossil fuels for

1649 a portion of residents’ food needs. This opportunity for local investments in passive and active solar design and
 1650 in local food production can only be realized if building and neighborhood site design provides for solar
 1651 orientation and through the development of regulations to protect solar access.

1652
 1653 Although permit staff attempt to accommodate solar design, current regulations do not typically take into
 1654 account solar orientation or solar access protection from development on neighboring properties. In addition,
 1655 regulations, such as building height and building setback allowances, road access requirements, and protections
 1656 for critical areas, stormwater, and native vegetation, may limit suitable locations for providing solar access.
 1657 Requirements to create and maintain view corridors may or may not provide solar gain. In order to protect solar
 1658 access, landowners or developers enter into voluntary solar easements. As an alternative, some municipalities
 1659 have incorporated measures to protect solar access in their comprehensive plans and development regulations.
 1660 King County should study these measures and implement best practices in this area in support of the county’s
 1661 larger sustainability goals.

- 1662
 1663 **F-321 King County encourages:**
 1664 **a. the use of solar energy;**
 1665 **b. the siting of roads, lots, landscaping and buildings for improved solar**
 1666 **orientation;**
 1667 **c. the use of passive solar design and active solar technologies; and**
 1668 **d. the protection of solar access.**

1669
 1670 **F-322 King County should consider passive and active solar energy collection systems**
 1671 **in all new facility designs and major rehabilitations. Solar electric generation**
 1672 **systems interconnected with local utilities should be employed where**
 1673 **cost-benefit analysis shows net benefits, considering emergency power potential**
 1674 **and capitalizing on utility net-metering and power production credit programs.**

1675
 1676 Gas and electric utilities offer low-income energy assistance programs. All feasible actions to increase the
 1677 availability of conservation measures to low-income residents should be pursued, such as public-private
 1678 cooperation and combining existing rehabilitation efforts with installation of energy efficiency measures.

1679
 1680 **F-323 King County should expand the availability of energy efficiency measures to**
 1681 **low-income residents.**

1682
 1683 **3. Electric Utilities**

1684 The four-state Seventh Northwest Electric Power and Conservation Plan (also called the 6th Power Plan)
 1685 produced in 2016 by the Northwest Power and Conservation Council provides a blueprint for the development
 1686 of electricity resources in the region. Bonneville Power Administration and other federal agencies, the region's
 1687 utilities, state and local government, private businesses and the people of the Northwest all participate in

1688 implementing the council’s goals. Electric utilities serving King County include Bonneville Power
1689 Administration, Seattle City Light, Snohomish Public Utility District and Tanner Electric Cooperative. Puget
1690 Sound Energy provides both electricity and natural gas service.

1691

1692 A number of significant events in the past years have influenced the electric power business in King County’s
1693 power markets. These include:

- 1694 1) Ongoing very large expenditures by hydropower utilities (notably Bonneville Power Administration) to
1695 mitigate salmon habitat losses caused by dams;
- 1696 2) The recognition of human-caused climate change, driven mostly by carbon dioxide release—a
1697 significant portion of which can be attributed to electric power generation; and
- 1698 3) The passage of State Initiative 937 codified at Revised Code of Washington chapter 19.285, requiring
1699 utilities to acquire an increasing portion of their electric supplies from qualified renewable resources (a
1700 so-called renewable resource portfolio standard).

1701

1702 Hydropower is the largest single source of the existing electrical power, with the county’s major electric resources
1703 located outside King County. These include the Grand Coulee, North Bonneville and Ross Dams. No new large
1704 dam sites are available in the region, making hydropower a very small part of projected new regional
1705 power-generating resources.

1706

1707 Existing hydropower facilities in King County include Snoqualmie Falls, Cedar Falls, Twin Falls, Weeks Falls,
1708 and Black Creek. Proposed projects include new facilities at Hancock Creek and Calligan Creek (both are
1709 tributaries of the North Fork Snoqualmie), Martin Creek near Stevens Pass, and Black Canyon on the North
1710 Fork Snoqualmie. Few if any additional projects beyond these listed are expected to be built in King County,
1711 and some of those listed above, although licensed, may not be built.

1712

1713 The Federal Energy Regulatory Commission licenses such projects, but in doing so must consider existing plans
1714 and policies of public and private jurisdictions. While power generation benefits the public, care must be taken
1715 to ensure that small hydroelectric projects are constructed in an environmentally sound manner, directing new,
1716 small hydropower facilities, for example, to streams that do not have anadromous fish. Construction and
1717 operation must also be consistent with the intended functions and uses of forestlands, where most small
1718 hydroelectric projects are located.

1719

1720 The Northwest Power and Conservation Council’s seventh plan indicates no significant addition of hydropower
1721 resources is projected. The Northwest Power and Conservation Council plan also identifies Protected Areas to
1722 protect some streams and wildlife habitats from hydroelectric development where such development would have
1723 major negative impacts that could not be reversed. In these areas, the Northwest Power and Conservation
1724 Council finds that mitigation techniques cannot assure that all adverse impacts of hydroelectric development on
1725 these fish and wildlife populations will be mitigated; that even small hydroelectric projects may have

1726 unacceptable individual and cumulative impacts on these resources; and protecting these resources and habitats
 1727 from hydroelectric development is consistent with an adequate, efficient, economical, and reliable power supply.
 1728

1729 Electrical utilities supplying King County are required by Washington State law to plan for their electric power
 1730 resources in an integrated resource planning process very similar to the process that the Northwest Power and
 1731 Conservation Council used for its 6th Power Plan. County suppliers Puget Sound Energy, Seattle City Light and
 1732 Snohomish County Public Utility District are required by state law to regularly assess their power needs, supply
 1733 strategies and impacts using Integrated Resource Plans.
 1734

1735 The passage of the I-937 renewable resource portfolio standard has increased the demand (and attendant value
 1736 of) qualified renewable resources. I-937, codified as the Energy Independence Act under 19.285 Revised Code of
 1737 Washington, specifically excludes new freshwater hydroelectric projects from the definition of renewable for
 1738 purposes of qualifying energy credits, with the exception of incremental efficiency improvements to certain
 1739 existing facilities.
 1740

1741 **F-324 To address the cumulative effects of multiple energy facilities, King County**
 1742 **should continue to participate in the state and federal processes for licensing,**
 1743 **authorizing or certifying, and any such renewals, of existing and proposed power**
 1744 **generation projects within King County. King County’s review of individual**
 1745 **projects in the state and federal processes should consider consistency with**
 1746 **designated land uses and environmental protection goals. Specifically, power**
 1747 **generation projects should:**

- 1748 a. **Have climate change impacts considered and mitigated to the greatest**
 1749 **extent practical;**
- 1750 b. **Be consistent with, and preferably directly incorporated in, utility**
 1751 **integrated Resource Plans;**
- 1752 c. **Use renewable resources to the greatest extent practical;**
- 1753 d. **Include public engagement;**
- 1754 e. **Not significantly interfere with commercial forestry operations;**
- 1755 f. **Be located and operated in a manner such that impacts to salmonid fish**
 1756 **and wildlife are minimized;**
- 1757 g. **Avoid unstable and erosion-prone areas;**
- 1758 h. **Include performance bonding to fund erosion control;**
- 1759 i. **Provide full mitigation for construction and operation impacts;**
- 1760 j. **Avoid, to the extent practicable, diminishing scenic values;**
- 1761 k. **Incorporate adequate public safety measures; and**
- 1762 l. **In the case of hydropower, not be located within a Protected Area as**
 1763 **designated by the Northwest Power and Conservation Council.**

1764
 1765 **F-325 King County and the utilities should identify and preserve corridors, consistent**
 1766 **with the Growth Management Act goal of focusing growth within the Urban**

1767 **Growth Area, to accommodate future electric power transmission and**
1768 **distribution lines. Corridor designation should include:**
1769 **a. Identification of appropriate shared uses and recognition of the values**
1770 **provided by nonutility uses, such as recreation;**
1771 **b. Recognition of county roads as utility corridors; and**
1772 **c. Evaluation of proposed facility plans on a system-wide basis, rather than**
1773 **project-by-project.**

1774
1775 **F-325a Results from the King County Equity Impact Review Tool will be used as an**
1776 **important consideration to identify and assess impacts and opportunities of**
1777 **adding, expanding or upgrading transmission and distribution lines and the**
1778 **county’s Equity and Social Justice principles should be used to improve**
1779 **residents’ access to the determinants of equity.**

1780
1781 **F-326 When new, expanded or upgraded transmission is required, use of existing**
1782 **corridors that have above-ground utilities should be evaluated first. King County**
1783 **should facilitate appropriate corridor sharing among different utility types and**
1784 **owners.**

1785
1786 **F-327 New electrical distribution lines should be installed underground where**
1787 **reasonably feasible and not a health or safety concern. The county should**
1788 **encourage underground placement of existing distribution lines through such**
1789 **tools as local improvement districts.**

1790
1791 Public concern exists over the potential health effects of electrical power lines. The concern focuses on the
1792 effects of extremely low level electromagnetic fields. Seattle-King County Department of Public Health currently
1793 responds to inquiries from residents about extremely low level electromagnetic fields and keeps abreast of current
1794 research. The following policy recognizes the inconclusive nature of the data concerning extremely low level
1795 electromagnetic fields and the need to have an informed citizenry through public disclosure of available research
1796 about the potential health risks. Scientific evidence to-date does not support firm conclusions about the existence
1797 of adverse health effects related to extremely low level electromagnetic fields.

1798
1799 **F-328 King County will monitor scientific research on potential human health effects of**
1800 **extremely low frequency electric and magnetic fields. If federal or state agencies**
1801 **promulgate rules to reduce exposure to extremely low level electric and magnetic**
1802 **fields — through changes in the use of appliances, construction practices, the**
1803 **location of electrical infrastructure or other activities — the county shall inform**
1804 **its residents, in adherence with the Executive Order and other applicable policies**
1805 **on written language and translation processes, and take appropriate actions.**

1806

1807 **4. Natural Gas**

1808 Generally, the most thermally efficient use of natural gas is in "direct applications." The choice of fuel shall be
 1809 based on market conditions and the prudently weighted greenhouse gas emissions impacts of using natural gas as
 1810 compared with alternatives, with the customer comparing various fuels. Many homes and businesses in King
 1811 County do not have the choice of natural gas, however, even within the Urban Growth Area.

1812
 1813 King County has by far the largest resource of biologically produced methane in the region, from its wastewater
 1814 treatment facilities and its solid waste landfills. King County should continue to develop and promote the
 1815 development of biologically-derived sources of fuel gas (i.e., renewable natural gas) and support the efficient
 1816 marketing and use of such gas.

1817
 1818 **F-329 King County should work to remove barriers to the availability and efficient use**
 1819 **of renewable natural gas.**

1820
 1821 **F-330 King County will provide leadership in and promotion of the use of renewable**
 1822 **natural gas to minimize climate change impacts, including that from its own**
 1823 **sources, as a substitute for fossil-sourced natural gas where practical.**

1824
 1825 **5. Hazardous Liquid and Gas Transmission Pipelines**

1826 Hazardous liquid and gas transmission pipelines, as defined by Revised Code of Washington 81.88.040 and
 1827 Washington Administrative Code 480-93-005, consecutively, provide a vital service of transporting hazardous
 1828 materials from one location to another. Long-distance transmission pipelines move a variety of hazardous
 1829 materials, including crude oil, petroleum products, natural gas and hazardous liquids, such as anhydrous
 1830 ammonia. Pipeline rupture or failure can result in release of these materials, which are highly flammable,
 1831 explosive or toxic. The policies in this chapter identify public values and goals to assure that the transmission of
 1832 hazardous materials by pipeline address public health and safety.

1833
 1834 The Federal Energy Regulatory Commission regulates the location, construction and operational conditions of
 1835 interstate natural gas pipelines through its certification process. The state and federal government regulate the
 1836 location, construction and operational conditions of hazardous liquid and intrastate gas pipelines through the
 1837 Energy Facility Site Evaluation Council. In its review of pipeline applications, however, the Energy Facility Site
 1838 Evaluation Council must determine whether the pipelines are consistent with county land use plans and zoning
 1839 codes. Thus, King County's authority to regulate the location of pipelines is through the comprehensive plan
 1840 and development regulations.

1841
 1842 **F-331 King County recognizes that federal and state regulatory programs govern the**
 1843 **design, construction, and operation of hazardous liquid and gas transmission**
 1844 **pipelines. To preserve the safety and reliability of the hazardous liquid and gas**

1845 transmission pipeline system, land use, zoning and regulations shall be
1846 consistent with state and federal requirements.

1847
1848 **F-332 Any new hazardous liquid and gas transmission pipelines proposed for**
1849 **construction in King County shall meet the county’s development regulations,**
1850 **including but not limited to, King County’s zoning code, building code, grading**
1851 **code, and shoreline management code.**

1852
1853 King County anticipates that few new hazardous liquid or gas transmission pipelines will be constructed in the
1854 near future. However, as existing pipelines age and the relationship between resources, refineries and markets
1855 changes over time, new pipelines will need to be constructed. Hazardous liquid and gas transmission pipelines
1856 are best constructed away from locations where large numbers of people assemble. King County recognizes
1857 however, that under some circumstances, new gas transmission pipelines may need to locate in densely
1858 populated areas as the only practical alternative to meet the demand for service.

1859
1860 **F-332a Results from the King County Equity Impact Review Tool will be used as an**
1861 **important consideration to identify impacts and opportunities of siting new gas**
1862 **or hazardous liquid transmission pipelines and the county’s Equity and Social**
1863 **Justice principles should be used to improve residents’ access to the**
1864 **determinants of equity.**

1865
1866 **F-333 New hazardous liquid and gas transmission pipelines should be located away**
1867 **from high-density residential zones, Urban Activity and Business Centers, Office**
1868 **Parks, sports fields, schools and day care centers or other land uses where large**
1869 **numbers of people would assemble.**

1870
1871 **F-334 When new, expanded or upgraded hazardous liquid or gas transmission**
1872 **pipelines are required, use of existing corridors should be evaluated first. King**
1873 **County should facilitate appropriate corridor sharing among different utility types**
1874 **and owners.**

1875
1876 **F-335 Hazardous liquid and gas transmission pipelines should not be located in areas**
1877 **susceptible to soil disturbance or liquefaction or in aquifer recharge areas.**
1878 **When it is impractical to avoid such areas, special engineering precautions**
1879 **should be taken to protect public health, safety and welfare.**

1880
1881 It is essential to map the location of existing hazardous liquid and gas transmission pipelines within King County
1882 so that developers know where they are and who to call for information before construction begins. Accurate
1883 maps will assist King County in reviewing land use applications for land uses located near pipelines.

1884

1885 **F-336** **King County should map the location of existing and new hazardous liquid and**
 1886 **gas transmission pipelines. Maps shall not substitute the one-call locating**
 1887 **system and shall not be used for any construction or maintenance activity.**
 1888

1889 Risks to life and property can be minimized by keeping land uses a safe distance from hazardous liquid and gas
 1890 transmission pipelines. Pipelines transport a variety of materials, some of which flow under the force of gravity.
 1891 While standard setbacks do not assure protection from materials that have the ability to migrate, setbacks may
 1892 protect life and property from hazardous materials that are highly flammable, explosive or toxic. Limiting the
 1893 allowable uses within pipeline rights-of-way can further reduce risks to life and property.
 1894

1895 **F-337** **Structures designed for human occupancy shall not be located within hazardous**
 1896 **liquid or gas transmission pipeline rights-of-way and should be set back from the**
 1897 **pipeline to protect public health, safety and property. No structures shall be**
 1898 **located over the pipeline.**
 1899

1900 **F-338** **Land uses shall be restricted within hazardous liquid and gas transmission**
 1901 **pipeline rights-of-way. Passive recreational uses, such as hiking trails, may be**
 1902 **allowed if the risk to life and property is assessed and determined to be minimal.**
 1903

1904 Pipeline failure can result from damage caused by excavation near existing pipelines. Many existing pipelines
 1905 initially were constructed in less-populated areas with little development. As demand for land grows, the risk of
 1906 conflict between existing pipelines and land development increases.
 1907

1908 **F-339** **King County should promote the safety and reliability of the hazardous liquid and**
 1909 **natural gas transmission pipeline systems by requiring developers, contractors,**
 1910 **and excavators to notify the state, pipeline operators and utilities through the**
 1911 **one-number locator service, before beginning excavation or construction.**
 1912

1913 **F-340** **In the interest of safety and reliability of the hazardous liquid and natural gas**
 1914 **interstate transmission pipeline systems, the county should take steps to protect**
 1915 **and preserve the signs that mark pipelines.**
 1916

1917 **6. Natural Gas Distribution Systems**

1918 Natural gas pipelines fall into two major categories: gas transmission lines that transport natural gas from
 1919 production fields to local distribution companies and distribution systems that deliver natural gas from
 1920 transmission pipelines to retail customers. The federal government may define certain parts of the natural gas
 1921 distribution system that serve large volume gas users as part of the transmission system. Distribution systems for
 1922 transporting natural gas are fundamentally different from transmission gas pipelines and should be regulated
 1923 based on their design, use and location.
 1924

1925 Gas distribution systems are owned and operated by local distribution utilities. Such systems consist of the
 1926 pipelines that deliver natural gas to end users together with intermediate supply lines. The distribution system is
 1927 constructed incrementally, with addition of new segments and upgrading of existing lines in numerous small
 1928 projects. The distribution system is a network that is primarily located in road rights-of-way, where service is
 1929 available. Local distribution companies are subject to the comprehensive safety regulations administered by the
 1930 Washington Utilities and Transportation Commission under state law and regulations and by the federal Office
 1931 of Pipeline Safety under federal law and regulations. The rates and services of investor-owned utilities also are
 1932 subject to comprehensive regulation by the Utilities and Transportation Commission under state law and
 1933 regulations.

1934

1935 **F-341 King County recognizes that the gas distribution system is primarily located in**
 1936 **road rights-of-way.**

1937

1938 **F-342 In the interest of safety and reliability of the natural gas distribution pipeline**
 1939 **systems, the county should take steps to protect and preserve the signs that**
 1940 **mark pipelines.**

1941

1942 **F-343 Structures designed for human occupancy shall not be located within gas**
 1943 **distribution pipeline rights-of-way and should be set back from the pipeline to**
 1944 **protect public health, safety and property. No structures shall be located over**
 1945 **the pipeline.**

1946

1947 **F-344 Permit requirements shall require excavators to ensure adequate protection of**
 1948 **any facilities that are encountered during their work. This shall include but not**
 1949 **be limited to adhering to the foreign facility owners requirements for separation**
 1950 **and backfill, developing joint plans when drilling or boring parallel to foreign**
 1951 **facilities, and potholing all facilities that will be crossed by drilling or boring.**

1952

1953 **7. Crude Oil Transport by Rail**

1954 King County and local governments across the United States are facing rapid and significant increases in train
 1955 traffic carrying crude oil. According to the Washington State Department of Ecology’s 2014 Marine and Rail
 1956 Oil Transportation Study, the volume of crude oil transported by rail across the US increased 42-fold from 2008
 1957 to 2013.

1958

1959 In Washington State, shipments increased from zero in 2011 to approximately 19 unit trains a week in 2014,
 1960 each carrying as much as 3 million gallons of Bakken crude, mostly destined to refineries in Washington and
 1961 California. If the proposed facilities and refinery expansions to accommodate rail imports are permitted and fully
 1962 built over the next few years, the weekly unit train number could jump to 137 or more. Congress’s repeal of the

1963 export ban on U.S.-produced oil in 2015 has the potential to further increase transportation of Bakken crude
 1964 through our state.
 1965
 1966 Oil trains travel through densely populated areas of King County and pass through a century-old tunnel under
 1967 downtown Seattle. Many of the trains carry highly volatile Bakken Crude oil, creating risks for catastrophic
 1968 explosions and loss of life and property in the event of a derailment. The passage of mile-long unit trains delay
 1969 traffic and emergency vehicle access at numerous at-grade crossing.
 1970
 1971 Oil train routes cross numerous rivers, streams, and aquifers and trace the Puget Sound shoreline, putting aquatic
 1972 resources and Endangered Species Act-listed salmon at risk. Despite facing impacts and risks from oil transport
 1973 by rail, and burdens for emergency planning and response, local governments like King County have almost no
 1974 authority to require disclosure of hazards, establish safety standards for trains passing through their jurisdiction,
 1975 or require railroads and shipper to pay for mitigation of impacts.
 1976
 1977 King County Office of Emergency Management acts as a regional convener of public and private emergency
 1978 management entities to plan for, mitigate and respond to oil train spills and explosions.((-)) Additionally, King
 1979 County ((has))convenes and leads a coalition of more than 160 elected leaders known as the Safe Energy
 1980 Leadership Alliance to advocate for assessment of the full costs and risks of oil transport and coal export on our
 1981 regional, local and tribal economies, environment, health, and cultural resources.
 1982

1983 **F-344a King County Office of Emergency Management shall convene local emergency**
 1984 **managers, first responders, railroads and others to prepare for and mitigate the**
 1985 **increasing risk of oil spills, fire and explosions posed by oil-by-rail transport.**
 1986

1987 **F-344b King County should advocate for environmental reviews of proposed oil**
 1988 **terminals in Washington State to assess and mitigate for area-wide, cumulative**
 1989 **risks and impacts to public safety, infrastructure, traffic, health, water supplies**
 1990 **and aquatic resources from increased oil train traffic.**
 1991

1992 **F-344c King County should collaborate with local and tribal governments to jointly**
 1993 **advocate for stronger federal and state disclosure requirements for hazardous**
 1994 **materials being transported by rail, safety requirements and speed limits for tank**
 1995 **cars, minimum liability coverage for railroads and oil shippers, and financial**
 1996 **support for increased local emergency planning and response to oil spills, fires,**
 1997 **and explosions.**
 1998

1999 **B. Telecommunications**

2000 **1. Telecommunications**

2001 Telecommunication technologies are changing rapidly and will continue to change during the horizon of this
 2002 plan. The future telecommunication system may make little distinction between cable, telephone and cellular.

2003 Telecommunication services include voice, data, video and other communication services on various mediums
 2004 including, but not limited to, wire, fiber optic or radio wave. Effective telecommunications services are critical to
 2005 residents in several ways. They promote and enhance individual information exchange, contribute to a robust
 2006 regional economy, and afford numerous public services, including delivery of emergency services, education and
 2007 opportunities for community involvement.

2008

2009 **F-345** **Telecommunication services are to be encouraged as a means to mitigate the**
 2010 **transportation impact of development and growth, including Greenhouse Gas**
 2011 **Emissions.**

2012

2013 **F-346** **King County encourages the telecommunication service providers to engage in**
 2014 **long-term planning for telecommunications construction, reconstruction and**
 2015 **facility upgrades, including provisions to ensure that the system’s capacity,**
 2016 **design and equipment will allow users to take advantage of innovative uses,**
 2017 **services and technology.**

2018

2019 **F-347** **Telecommunication companies and the county should coordinate activities when**
 2020 **facilities are being installed or road construction projects are scheduled.**

2021

2022 **F-348** **Long-term planning for telecommunications systems by the telecommunication**
 2023 **service providers should allow uninterrupted service during natural disasters.**

2024

2025 **F-349** **Co-location of telecommunication facilities is encouraged to reduce the**
 2026 **unnecessary proliferation of individual, single-user towers. Co-location shall be**
 2027 **required unless an applicant can demonstrate to the satisfaction of the county**
 2028 **that collocation on an existing tower is not feasible and not consistent with**
 2029 **service quality and access.**

2030

2031 **F-350** **Although visual impacts are always an important consideration in the decision to**
 2032 **approve or deny a proposal, King County shall give greater weight to the visual**
 2033 **impacts of telecommunication facilities proposed to be located on**
 2034 **residentially-zoned lands or in the Rural Area. In addition, the visual impacts of**
 2035 **proposals for an individual tower with a single user shall be given greater weight**
 2036 **than proposals to collocate facilities.**

2037

2038 **F-351** **King County considers the placement of telecommunication facilities within**
 2039 **street rights-of-way as the preferred alternative to the construction of facilities on**
 2040 **private property. Regulatory standards shall require placement in street**
 2041 **rights-of-way, especially within residential neighborhoods and Rural Areas,**
 2042 **unless such a location is not feasible or not consistent with service quality and**
 2043 **access.**

2044

2045 **2. Cable Services**

2046 King County Ordinance 10159 dictates current policy for cable services. It states in part: “it is the County’s
 2047 policy to promote the widespread availability of cable service and diverse information to County residents and to
 2048 encourage the development of cable systems and cable technology as a means of communication between and
 2049 among members of the public and public institutions.” The county’s cable-related needs are expressed in the
 2050 following policies:

2051

2052 **F-352 Long-term planning for cable systems should include service to all areas of the**
 2053 **county which meet the minimum density established in the cable company’s**
 2054 **franchise agreement and the county’s Cable Television Ordinance.**

2055

2056 **F-353 Cable companies should provide services that meet the cable-related needs and**
 2057 **interests of all segments of the community, taking into account the cost of**
 2058 **meeting such needs and interests.**

2059

2060 **F-354 Cable companies should take proactive steps to ensure that there is widespread**
 2061 **availability of and equitable access to cable service. Cable companies should**
 2062 **ensure information is culturally-appropriate and made available to residents of**
 2063 **the county, especially low-income and limited-English proficient communities.**

2064

2065 **F-355 The goal of long-term cable planning should be a high-capacity, state-of-the-art**
 2066 **system. Two-way capacity should be installed and activated. Cable systems**
 2067 **should be interconnected to other communications systems. They should be**
 2068 **designed to be "open"; that is, the systems should be usable by many, for a**
 2069 **variety of purposes.**

2070

2071 **F-356 Public uses of the cable system should be expanded as the system is upgraded.**

2072

2073 **3. Internet Access**

2074 Rapidly changing technologies are providing opportunities for alternative work environments and lifestyles as
 2075 more people transmit and receive information through the internet. Although there is a growing interest in the
 2076 use of computer technologies, few new developments are including high-speed internet access lines or home
 2077 cabling. King County encourages private partnering between developers, builders and communication providers
 2078 to expand the opportunities for access to the internet.

2079

2080 **F-357** **Developers should collaborate with major employers to create developments that**
2081 **facilitate and encourage telecommuting by installing high-speed internet lines**
2082 **during construction of the project.**

2083
2084 **F-358** **Builders and architects should work with the telecommunication industry to**
2085 **design and retrofit state-of-the art cable-ready homes and offices and community**
2086 **centers, social service agencies, community health clinics, and other buildings**
2087 **that serve low-income residents.**

2088
2089 Wireless internet connections, also referred to as “hotspots,” first conceived in 1993, now number over 300,000
2090 nationally. A hotspot is a location (park, coffee shop, airport, office building, etc.) that offers Wi-Fi access.
2091 Hotspots allow the public to use laptop computers, Wi-Fi phones or other suitable portable devices to access the
2092 Internet. Ninety percent of the hotspots in the nation are free. Of the estimated 150 million laptops and 14
2093 million personal digital assistants sold annually, most include Wi-Fi capability.

2094
2095 **F-359** **King County encourages public and private organizations to create wireless**
2096 **internet connections where the public can access the Internet, including in**
2097 **community centers, social service agencies, community health clinics, libraries,**
2098 **schools and other buildings that serve low-income residents.**



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CHAPTER 10

ECONOMIC DEVELOPMENT

The foundation for a vibrant and sustainable economy starts with providing livable communities and a high quality of life; these are among the principles that guide the Comprehensive Plan. Other elements of that foundation include, but are not limited to a favorable business climate with consistent and predictable regulations, an educated and trained workforce, adequate public infrastructure, land supply, research and advancing technology, affordable housing, available capital, recreational and cultural opportunities, a healthy natural environment and greater equity and opportunity for all.

The policies in this chapter are designed to continue King County's long-term commitment to a prosperous, diverse, and sustainable economy. They do so by promoting public programs and actions that support a successful economy, one in which the private, nonprofit, and public sectors can thrive and create jobs, is compatible with the environment, and contributes to a strong and stable tax base and a high quality of life for all residents. The policies also recognize businesses and the workforce as customers of an economic development system; and they support actions and programs that promote the strength and health of both groups.

7
8

9 I. Overview

10 A. The State of the Economy

11 King County's economy is the largest, most diverse, and most significant economy in Washington State. In
12 2014, King County's economic base included:

- 13 • 1,285,000 nonagricultural jobs. This represents 67% of the Central Puget Sound Region's
14 (King, Kitsap, Pierce, and Snohomish Counties) 1,923,000 nonagricultural jobs and 42% of the
15 state's 3,070,400 nonagricultural jobs;
- 16 • An \$87.4 billion payroll. This represents 74% of the region's \$118.5 billion payroll and 52% of
17 the state's \$167.4 billion payroll; and
- 18 • 79,500 business firms, excluding sole proprietorships. This represents 63% of the region's
19 125,000 firms and 36.4% of the state's 219,000 firms.

20
21 The last fifteen years have been characterized by two major recessions and three periods of recovery and growth.
22 Nonagricultural employment in King County peaked in 2000 at 1,187,000 jobs, but as the dot-com recession
23 took hold, declined 7% to 1,109,000 jobs in 2003. Employment began to rise again in 2004, and by the job peak
24 in 2008, employment had exceeded 2000 levels, growing to a total of 1,216,000 jobs. During the Great
25 Recession, employment decreased by 7% again to 1,134,000 jobs in 2010, 4% *below* levels of a decade before.
26 However, as the Great Recession ended employment began to grow again reaching more than 1,285,000 in 2014,
27 a 13% increase over 2010 levels.

28
29 King County employment in 2014 was comprised of the following sectors:

- 30 • Trade, Transportation and Utilities was the largest sector, with 238,000 employees primarily in
31 retail trade, wholesale trade, and transportation services.
- 32 • Professional and Business Services was the second-largest sector with 211,000 jobs. This sector
33 includes legal services, engineering services, computer software design, company management
34 and administration.
- 35 • Two sectors each had about 166,000 employees: Government at all levels including public
36 education, and Health Services/Private Educational Services. Another sector, Leisure and
37 Hospitality, which includes hotels and restaurants, had 129,000 employees.
- 38 • Four other sectors are smaller but vital in terms of bolstering the county's economic base with
39 substantial payroll. They include Manufacturing (108,000 jobs); Information (software
40 publishing and tele-communications, 88,000 jobs); Financial Activities (banks, insurance, real
41 estate, 71,000 jobs); and Construction with 62,000 jobs.
- 42 • Other Services had the remaining 47,000 jobs, in repair and maintenance, personal services,
43 religious, professional and civic organizations.

44

45 In 2014, unincorporated King County had 252,000 residents and about 38,000 jobs. Within the unincorporated
46 jurisdiction are two broad geographic types, designated by King County under the Growth Management Act and
47 the Comprehensive Plan:

- 48 • Urban unincorporated King County, within the Urban Growth Area;
- 49 • Rural Areas and Natural Resource Lands outside the Urban Growth Area.

50

51 Covering only 45 square miles, urban unincorporated King County contains a number of residential
52 communities and business centers with about half of the unincorporated population, 127,000 people. Major
53 communities within this urban jurisdiction include North Highline, West Hill/Skyway, Fairwood, East Renton,
54 and Lakeland/East Federal Way. The urban unincorporated communities together had about 17,600 jobs in
55 2014. The largest job sector is services, with about 6,000 jobs throughout urban unincorporated King County.
56 Education and government is the second largest sector with 5,000 jobs.¹

57

58 Other large sectors include construction and resources, wholesale-transportation, retail and manufacturing. In
59 addition to its jobs – i.e., people working in urban unincorporated job centers – much of the urban
60 unincorporated area is residential, and includes a skilled labor force. About 70,000 urban unincorporated
61 residents are in King County’s labor force, and approximately 63,000 were employed in 2014, contributing
62 significantly to the county’s economy.

63

64 The Rural Area and Natural Resource Lands portions of the county’s economic base plays a significant role in
65 helping the county maintain a diversity of economic sectors, thus contributing to the county’s overall economic
66 health. Evaluation and discussion of the rural economy includes the Rural Area, Natural Resource Lands, and
67 the Cities in the Rural Area which include Black Diamond, Carnation, Duvall, Enumclaw, North Bend,
68 Snoqualmie, and Skykomish.

69

70 Information on the rural economy is as follows:

- 71 • In 2014, about 8.3% (168,000) of the county’s total population of 2,017,300 lived in the Rural
72 Area, Resource Lands, and Cities in the Rural Area.
- 73 • However, only 2.7% (34,200) of the total 1.2 million jobs in the county are located within the
74 Rural Area, Resource Lands, and Cities in the Rural Area (2014 data).
- 75 • About sixty percent of the rural jobs (20,400) are located in the rural unincorporated area, with
76 the remainder located in the Cities in the Rural Area, especially in Enumclaw, North Bend and
77 Snoqualmie.
- 78 • The Service Sector, which caters to both rural households and businesses, comprises 34% of
79 rural employment.

¹ This 2014 data does not reflect that Klahanie was annexed to Sammamish in 2016. Updated figures are not currently available.

- 80 • The Construction and Resources sector, including agriculture, forestry, fishing, hunting, and
81 mining, accounts for 16% of rural jobs.
- 82 • Farming in King County is changing in response to increased demand by urban residents to
83 purchase locally grown foods. Farms are becoming smaller with increased crop diversity. In
84 2012 there were 1,837 farms in the county, with an average farm size of 25 acres. According to
85 the 2012 United States Agricultural Census, farm acreage decreased slightly from 49,000 acres
86 in 2007 to 48,000 acres in 2012. Farm product sales totaled nearly \$120 million in 2012.
- 87 • Sales at county farmers markets in 2014 generated over \$35 million in direct sales for
88 Washington farmers.
- 89 • The timber industry experienced wide fluctuations in timber harvest volumes between 2004
90 and 2014 in response to economic conditions. During that period King County saw an overall
91 23% decline in timber harvest volume on private and public lands from 138 million board feet
92 to 106 million board feet, while the value of that timber rose 11% from \$34 million in 2004 to
93 \$37.8 million in 2014, according to the Washington State Department of Revenue.
- 94 • The equestrian industry plays a role in the rural economy. In 2005, there were about 3,200
95 persons directly employed in the equestrian industry and 945 persons employed in jobs related
96 to the industry countywide. Additionally, equestrian industry sales totaled \$227 million based
97 on 2005 numbers, which included direct, indirect, and induced sales.

98

99 **B. General Economic Development Policies**

100 King County partners with businesses, economic development organizations, and other jurisdictions in efforts to
101 grow the economy to ensure the elements for a prosperous and successful economy are provided. The county
102 also provides infrastructure, business, and workforce development products and services as part of its regional
103 responsibilities; and it makes many other contributions to sustain the quality of life that makes the region a
104 desirable place to live and work. General King County economic development policies include:

105

106 **ED-101 King County has a long-term commitment to sustainable and equitable economic
107 development throughout the county.**

108

109 **ED-101a King County is committed to promoting equity and equality of opportunity in
110 all economic development policies and programs, and to integrating these as
111 factors into decision and policy-making efforts.**

112

113 **ED-102 The focus for significant economic growth will remain within the Urban Growth
114 Area, while within the Rural Area, the focus will be on sustaining and enhancing
115 prosperous and successful rural businesses as well as encouraging new
116 businesses that support and are compatible with the rural economic clusters.**

117

- 118 **ED-103** King County policies, programs, and strategies shall recognize the importance
119 of, and place special emphasis on, start-up companies as well as retaining and
120 expanding homegrown firms in basic industries that bring income into the
121 county and increase the standard of living of the County's residents.
122
- 123 **ED-104** King County policies, programs, and strategies shall recognize the importance of
124 a diversified economic base to provide a continuum of skill training opportunities
125 to meet the skill level needs of industry.
126
- 127 **ED-105** King County recognizes the natural environment as a key economic value that
128 must be protected.
129
- 130 **ED-106** King County shall protect cultural resources and promote expanded cultural
131 opportunities for its residents and visitors in order to enhance the region's
132 quality of life and economic vitality.
133
- 134 King County's role in economic development is implemented at several levels. At all levels, King County seeks
135 to coordinate, partner, and engage with private and public organizations to pursue mutually beneficial outcomes.
136
- 137 **ED-107** At the multicounty level, King County should partner with other counties,
138 regional entities and the state, as appropriate, to devise and implement economic
139 development policies, programs, and strategies to provide for sustainable and
140 equitable growth throughout the Puget Sound region.
141
- 142 **ED-108** At the countywide level, King County should partner with other jurisdictions,
143 economic development organizations, chambers of commerce, the Port of
144 Seattle, and others, as appropriate, to develop and implement policies, programs,
145 and strategies that set the general framework for economic development within
146 the county.
147
- 148 **ED-109** Within the unincorporated areas, King County should partner and engage with
149 local businesses, the Agriculture and Rural Forest Commissions, community
150 service areas, adjacent cities, other organizations and residents, as appropriate,
151 to develop and implement policies, programs, and strategies that promote
152 compatible local economic development.
153

154 **II. Business Development**

155 King County has long supported a growing and diversified economy, one that provides business development
156 opportunities throughout the county. To support business development, King County's policies, plans, and

157 programs should support a positive and healthy business climate that enables all local firms to stay globally
158 competitive, quality-oriented, technologically advanced, and able to pay good wages.

159

160 Homegrown businesses are those that started in the region. Local and national research over the last 25 years
161 has concluded that homegrown, small to medium-size businesses create the majority of new jobs in a local
162 economy. Industries and firms that export their products and services outside King County bring income into the
163 county and are considered basic, in economic terms. Jobs in basic industry generally pay better than non-basic
164 jobs and support the non-basic or secondary part of the county's economy. As of 2012, 37% of the jobs in King
165 County are basic and support the 63% non-basic jobs, such as retail and personal services. Roughly one of every
166 four jobs in the Puget Sound region is dependent on international trade.

167

168 The county's leading export sectors are:

169 • Information Services, with 16.4% of all export jobs. Software Publishing is the principal factor in this sector,
170 accounting for over 50% of the sector's basic jobs and 9.3% of total basic employment.

171 • Manufacturing, with 14% of all basic employment, led by aerospace, with 9% of total basic jobs.

172 • Business Services, such as banking, insurance, accounting, legal, architectural, engineering, research and
173 development, and computer services, with 13.8% of export jobs.

174

175 **Working Collaboratively in the Region**

176 Central Puget Sound Economic Development District (serving King, Kitsap, Pierce, and Snohomish Counties)
177 adopted a "Regional Economic Strategy for the Central Puget Sound Region" in 2005 and updated it in 2012.
178 The Regional Economic Strategy was developed by the Puget Sound Regional Council's Prosperity
179 Partnership—a coalition of more than 200 government, business, labor, nonprofit and community leaders from
180 the four counties—to ensure long-term regional prosperity.

181

182 In order to accomplish this, the Regional Economic Strategy identifies ten industrial clusters that, based on
183 regional economic analysis, offer the best opportunities for business growth and job creation in the Central Puget
184 Sound region for the next several years.

185

186 Clusters are concentrations of industries that export goods and services that drive job creation and import
187 wealth into the region. An industry cluster differs from the classic definition of an industry sector because it
188 represents the entire horizontal and vertical value-added linkages from suppliers to end producers, including
189 support services, specialized infrastructure, regional universities' research and development, and other resources.
190 Clusters are supported by the economic foundations such as workforce training, infrastructure, quality education,
191 a stable and progressive business climate, and more. The clusters are Aerospace, Business Services, Clean
192 Technology, Information Technology, Life Sciences and Global Health, Maritime, Military, Philanthropies,

193 Tourism and Visitors, and Transportation and Logistics. The Regional Economic Strategy identifies specific
194 strategies and actions to help support the growth of each cluster.

195

196 The County is also working with several other regional business development efforts such as the Trade
197 Development Alliance, Workforce Councils, Chambers of Commerce, and other partners to create opportunities
198 for new business development, help retain and expand existing companies, and recruit new firms into the county.

199

200 **ED-201** King County shall partner with federal, state, and local governments, economic
201 development organizations, schools, educational and research institutions and
202 the private sector to foster an innovative and entrepreneurial environment and
203 support programs and strategies that promote sustainable business
204 development and job creation. Programs that provide technical and financial
205 assistance to businesses include, but are not limited to:

- 206 a. Financial, marketing, expansion, and general operations assistance for
207 small businesses to help them become competitive in the private sector;
- 208 b. Technological, efficiency, and managerial assessments to help
209 manufacturers reduce costs and use smaller footprints for existing or
210 expanded production; and
- 211 c. Assessment and/or remediation of contaminated property (Brownfields)
212 in order to continue or expand operations to help individual small
213 businesses or jurisdictions impacted by Brownfields.

214

215 **ED-202** King County shall emphasize continued support for the aerospace and
216 information technology industrial clusters as well as industrial clusters offering
217 the best opportunities for business development, job creation, and economic
218 growth including those identified in the Puget Sound Regional Council's
219 Regional Economic Strategy, the Local Food Initiative and the King County Rural
220 Economic Strategies for rural areas (including resource lands).

221

222 **ED-203** King County shall support and participate in programs and strategies that help
223 create, retain, expand, and attract businesses that export their products and
224 services. Exports bring income into the county that increases the standard of
225 living of residents.

226

227 **ED-204** King County shall encourage redevelopment of and reinvestment in industrial
228 and manufacturing properties by collaborating with other jurisdictions and the
229 private sector to remove, revise, or streamline regulatory or other redevelopment
230 barriers without compromising environmental standards or quality. This
231 includes assessment and/or remediation of contaminated properties.

232

- 233 **ED-205** King County shall support programs and strategies to promote and market
234 Foreign Direct Investment opportunities in the county.
235
- 236 **ED-206** King County shall promote and help position small and mid-size businesses to
237 gain greater participation in the supply chains of large companies and the
238 military located in the region.
239
- 240 **ED-207** King County shall provide opportunities for small businesses to compete for and
241 obtain contracts on county-funded construction, consulting, and goods and
242 services projects. King County shall also collaborate with other jurisdictions to
243 promote public-contracting opportunities for small businesses and to develop
244 and maintain common standards, a common application, and a common
245 directory for small contractors and suppliers seeking contracts on
246 publicly-funded projects.
247
- 248 **ED-208** King County shall assist businesses, property owners, and other jurisdictions in
249 preserving and enhancing historic properties, including historic business
250 districts, through incentives and economic development measures. County
251 programs and incentives for land and resource preservation and economic
252 development shall support and be coordinated with preservation of historic
253 properties.
254
- 255 **ED-209** King County shall foster the development and use of public/private partnerships
256 to implement economic development projects and programs. At a minimum,
257 these projects must demonstrate that they:
258 a. Cannot be accomplished solely by either sector;
259 b. Have an experienced and proven private partner(s);
260 c. Do not unduly enrich the private partner(s);
261 d. Provide tangible and measurable public benefits in terms of tax and
262 other revenue, construction and permanent jobs, livable wages with
263 benefits and a wage-progression strategy, and public amenities; and
264 e. Will use the King County Jobs Initiative, or other entities with similar
265 programs, as their first source of referral for training and employing
266 low-income, low-skill residents in entry-level and semi-skilled jobs.
267
- 268 **ED-210** King County should support programs and strategies to expand international
269 trade, including those that:
270 a. Promote, market, and position the county for increased export, import,
271 and foreign investment opportunities;

- 272 b. Promote the health and viability of the region's export and import
- 273 gateways through active collaboration with the Northwest Seaport
- 274 Alliance and the Port of Seattle;
- 275 c. Provide technical assistance, training, and opportunities for local firms
- 276 wishing to export; and
- 277 d. Partner with regional trade groups to promote assistance, opportunities
- 278 and partnerships to connect current and potential exporters with
- 279 international markets.

280

- 281 **ED-211** King County should support programs and strategies to preserve and plan for an
- 282 adequate supply of industrial and commercial land, including but not limited to:
- 283 a. Complying with the State of Washington Buildable Lands Program –
 - 284 RCW 36.70A.215 – and, in cooperation with the cities, inventorying and
 - 285 monitoring the use of industrial, commercial, and residential lands every
 - 286 five years;
 - 287 b. Partnering with other jurisdictions and the private sector, to advocate for
 - 288 development and maintenance of a regional Geographic Information
 - 289 System to track the supply of land;
 - 290 c. Actively applying for federal, state, and other resources to help defray
 - 291 the costs of assessment, remediation, and redevelopment of private
 - 292 and/or public Brownfields;
 - 293 d. Selling county-owned surplus industrial and commercial lands for
 - 294 development by the private sector;
 - 295 e. Promoting the redevelopment and infill of industrial and commercial
 - 296 areas and exploring the feasibility of using incentives to achieve this
 - 297 goal; and
 - 298 f. Preventing the encroachment of non-industrial uses on
 - 299 industrially-zoned land and the rezoning of industrial land to other uses.

300

- 301 **ED-212** King County shall encourage and support community based and community led
- 302 efforts to support and retain existing small businesses.

303

- 304 **ED-213** King County shall coordinate with a broad range of partners, organizations,
- 305 businesses and public sector agencies to support the development of business
- 306 innovation districts and related initiatives in lower income communities, with an
- 307 emphasis on food innovation districts, in particular.

308

309 **III. Workforce Development**

310 King County provides programs and participates in partnerships to address the ongoing workforce challenges of

311 the Puget Sound region and within the county. The current economic climate has created more opportunity, and

312 yet there is an ever greater divide between those who are benefitting from a strong economy and those who are
313 not. For this reason King County has an even greater need to ensure access by all residents to information about
314 local workforce development programs and opportunities, especially for those residents of the County who are
315 not benefitting equitably from the strong economy.

316

317 While many low-income people in isolated communities may have difficulties gaining access to quality
318 education, training, and support services to help them secure living wage jobs, many displaced workers also need
319 access to re-training opportunities to obtain employment. Meeting these challenges successfully will require the
320 county to continue and to strengthen strategies and working relationships across sectors and between business,
321 government, labor, communities, advocacy organizations, education and training institutions, and human
322 service providers.

323

324 Jobs that pay wages sufficient to support families are vital to the quality of life. However, training, education,
325 skill levels, and abilities vary from person to person. As such, it is important for King County to support job
326 training and job opportunities for all residents at a range of entry levels so that all people have the opportunity to
327 be self-reliant.

328

329 **ED-301 King County should support workforce development programs that are**
330 **integrated with the county’s overall economic strategies, including but not**
331 **limited to:**

- 332 a. **Apprenticeship opportunities on county public works projects to ensure**
333 **a continual pipeline of skilled, local construction trades workers and to**
334 **encourage family-wage job opportunities.**
- 335 b. **Development and growth of clean technology “green” jobs linked to the**
336 **preservation and sustainability of the natural environment, including**
337 **jobs in pollution prevention, Brownfields cleanup, energy efficiency,**
338 **renewable energy industries, natural resource management, and other**
339 **technologies that address climate change.**
- 340 c. **Training in skills (job clusters) that apply to and are in demand across**
341 **multiple industry clusters.**

342

343 **ED-302 King County should support the Workforce Development Council of Seattle-King**
344 **County, authorized by the federal Workforce Innovation and Opportunity Act of**
345 **2014, and composed of high-level representatives from business, local**
346 **government, labor, education and training institutions, advocacy organizations,**
347 **and human service providers. The purpose of the Workforce Development**
348 **Council is to coordinate and improve employment, training, literacy, and**
349 **vocational rehabilitation programs to meet the needs of workers and employers.**
350 **King County will work with the Workforce Development Council to emphasize the**
351 **needs in and highlight opportunities for communities that have the highest**

352 unemployment rates in the region, including the potential for development of
353 training opportunities in these areas.

354

355 **ED-303** King County policies, programs, strategies, and partnerships shall recognize the
356 importance of worker training and retraining, especially for low-income and
357 low-skilled residents, and communities with the highest unemployment rates, to
358 provide the skilled workers needed by local businesses and industry. King
359 County shall support and partner with other jurisdictions, educational
360 institutions and industry to promote programs such as:

- 361 a. Programs that retrain dislocated workers for jobs in growing industries;
- 362 b. Training for jobs in growing industries that require post-technical or
363 post-secondary training and credentials and provide a career pathway to
364 self-sufficiency;
- 365 c. Programs that facilitate employer involvement in hiring workers with
366 limited experience and skills and provide successful strategies for skills
367 training, job placement, and worker retention;
- 368 d. Programs that reduce recidivism by helping residents exiting the
369 criminal justice system gain access to training and employment
370 services;
- 371 e. Alignment of homeless housing and employment systems to assure
372 people who are experiencing homelessness have access to both
373 housing and employment opportunities;
- 374 f. Food-related workforce development activities and opportunities;
- 375 g. School-to-work programs and effective alternatives for out-of-school
376 youth to provide a clear pathway to self-sufficiency through career
377 options and applied learning opportunities;
- 378 h. Summer youth employment programs for at-risk youth;
- 379 i. Access to alternative modes of transportation by providing
380 transportation information, financial assistance programs such as ORCA
381 LIFT, and services to jobseekers and workers; and
- 382 j. Access to childcare by increasing the availability and affordability of
383 quality childcare for low-income families.

384

385 **ED-304** King County shall continue to increase equity in jobs and career opportunities
386 for youth through programs such as the Education Engagement Strategy
387 launched by Public Health in 2013, and others. These efforts may include:

- 388 a. Partnering with private businesses, community organizations and
389 educational institutions to provide job shadowing, internship and
390 summer job opportunities for King County youth; and
- 391 b. Partnering with Maritime and Manufacturing industry businesses, and
392 other business sectors, to engage high school students in vocational

393 programs that offer training for living wage industry jobs, and working
394 with these businesses to engage schools in promoting regional
395 opportunities for apprenticeships and internships for high school
396 students.

397
398 **ED-305** King County shall help promote and develop opportunities for limited English
399 proficiency populations, including:
400 a. Partnering and investing in community organizations that represent
401 limited English proficiency populations;
402 b. Improving translation and interpretation services;
403 c. Partnering with private business to promote the hiring of limited English
404 proficiency populations; and
405 d. Partnering with regional educational institutions to develop methods for
406 recertification for limited English proficiency professionals with
407 credentials from other countries, and partnering with community
408 organizations to promote and increase access to recertification
409 programs.

410
411 **ED-306** King County shall work with regional workforce development organizations and
412 regional educational institutions, especially community colleges, to promote
413 greater alignment between educational programs and workforce needs.
414

415 **IV. Infrastructure Development**

416 Adequate and well-maintained public infrastructure is crucial to a strong economy. Basic public services that
417 maintain a high quality of life in an area support employment growth and increased productivity, and influence
418 business location decisions.

419
420 **ED-401** King County recognizes that adequate infrastructure is essential to support
421 existing economic activity and to attract new industry and development. The
422 county therefore supports and partners on programs and strategies to maintain
423 existing infrastructure and construct new facilities (transportation, utilities,
424 schools, information, communications, including an adequate supply of housing)
425 necessary to accommodate current and future economic demand, in locations
426 and at a size and scale that is consistent with other policies in the
427 Comprehensive Plan.

428
429 **ED-402** King County will support programs and partnerships to facilitate the efficient
430 movement of freight to promote global competitiveness for business and
431 industry.

432

433 **ED-403** King County shall partner, where feasible, with jurisdictions and other
434 stakeholders to develop subarea economic development strategies to promote
435 development and redevelopment in areas that can accommodate growth.

436

437 **ED-404** Through local subarea planning and partnerships with other agencies and
438 organizations, King County should use zoning, incentives, or other measures to
439 capitalize on the economic benefit of infrastructure projects in locations and at a
440 size and scale that is consistent with other policies in the Comprehensive Plan.

441

442 **ED-405** King County should support programs and partnerships to facilitate the
443 development of adequate technology infrastructure, to meet growing
444 technological demand and to ensure high quality infrastructure for the regional
445 economy.

446

447

V. Sustainable Development in the Private Sector

448 It is the goal of King County to work toward becoming a model sustainable community where both the public
449 and private sectors seek to balance urban growth with natural resource protection while addressing climate
450 change. Sustainable development seeks to achieve this goal by addressing the impacts of the built environment
451 in which people live and work. Sustainable development is implemented through planning, design and
452 construction methods, including green building and Low Impact Development that promote environmental
453 quality, economic vitality and healthy communities.

454

455 King County also works to increase the sustainability awareness of its residents. The county offers a Localize
456 Sustainability tool, which help residents track and develop strategies for increasing their own sustainability
457 profile. Transportation is also key element of sustainability. Public transportation will play an important role in
458 protecting the environment by reducing emissions and supporting more compact land use patterns. King County
459 seeks to foster innovative design and development techniques in the private sector that reduce the negative
460 impacts of site development and building construction while maintaining affordability and economic
461 development.

462

463 **ED-501** King County should encourage, support and promote the application of
464 sustainable development practices in all private sector development within the
465 county. This may be accomplished through working with residential and
466 commercial developers to use Low Impact Development principles and practices,
467 including minimized impervious surface areas, protect ground and surface water
468 within a watershed, ensure that habitat protection needs are incorporated into
469 development proposals to the extent possible, incorporate greater use of green
470 building materials, eliminate, to the extent possible, the use of materials that

471 pose health hazards, and utilize systems that conserve or reuse resources,
472 including those that use energy more efficiently. When King County provides
473 technical assistance and incentives for the use of sustainable development
474 practices, it shall be at no cost to any private sector development. King County
475 shall collaborate with the private sector on potential future regulatory tools.
476

477 **ED-501a** King County shall strive to promote green building and smart building practices
478 throughout private, public and residential uses and support programs that foster
479 this type of development through collaboration with jurisdictions and other
480 sectors.
481

482 **ED-502** In the Rural Area, King County shall provide assistance through development of
483 customized stewardship plans for individual properties, to help property owners
484 understand their properties' characteristics and the potential impacts of their
485 actions, and to make sustainable land management choices that protect natural
486 resources.
487

488 **ED-503** King County shall identify and evaluate potential changes to land use
489 development regulations and building codes to support and promote sustainable
490 development.
491

492 **ED-504** King County should participate in the development and use of national standards
493 for measuring sustainability at the community scale and the breadth and
494 effectiveness of county policies and practices that improve community-scale
495 sustainability.
496

497 **VI. The Rural Economy**

498 King County values its entire Rural Area and the Natural Resources Lands and recognizes the traditional
499 economic activities that support rural communities and a rural lifestyle. A healthy and sustainable rural
500 economy is necessary to ensure rural residents can continue to both live and work throughout the Rural Area
501 and Natural Resource Lands. The farm, livestock, and forestry operations, the many entrepreneurial
502 home-based businesses, the Rural Towns, Rural Neighborhood Commercial Centers, and the Cities in the Rural
503 Area all provide rural residents with goods, services, and employment.
504

505 Within unincorporated rural King County, economic activities include farming, livestock raising, equestrian
506 uses, forestry, resource value-added businesses, and home-based businesses. The Rural Neighborhood
507 Commercial Centers are designed to provide a limited array of goods and services to local rural residents on a
508 small scale. The Rural Towns provide a wider range of goods, services, and jobs for rural residents, including

509 retail, restaurants, and services. The designated Natural Resource Lands support the long-term commercial
510 aspects of agriculture and forestry and potential resource valued-added products.

511

512 The county also recognizes that the land areas, economies, and natural beauty of the Rural Area and Natural
513 Resource Lands classifications benefit all county residents. The agriculture sector provides a safe and reliable
514 local food source—keeping costs low and quality high—to restaurants and households, the majority of which are
515 in urban areas, and regionally to farmers markets and specialty stores. Rural King County provides many
516 diverse recreation and tourism opportunities, including scenic vistas; trails for hiking, bicycling, off-road, and
517 equestrian use; harvest festivals; open space and wildlife habitat; and working farms and forest lands, all within a
518 short distance from the urban centers.

519

520 A vibrant and sustainable rural economy depends on several factors, including, but not limited to, preserving and
521 enhancing the businesses within traditional rural economic clusters, ensuring that new commercial enterprises
522 are of a size and scale that is consistent with and retains the rural character of the surrounding area, and changes
523 in regulations to reflect and respond to the differing needs and emerging trends of rural economic activity while
524 protecting the natural environment.

525

526 In 2004, the King County Comprehensive Plan was amended to include a policy that directed the county to
527 develop and implement a rural economic development strategy. To comply with this policy, the county
528 developed an annual Rural Economic Strategies Report in 2005 and began implementing the identified strategies
529 and actions in 2006. Annual reporting occurred through 2008. Ordinance 17485, which adopted the 2012
530 Comprehensive Plan, called for an update to the Rural Economic Strategies to build upon the work done
531 previously. In response to this, a Rural Economic Strategies Plan was adopted in 2014 via Ordinance 17956.

532

533 The mission of the Rural Economic Strategies Plan is to advance the long-term economic viability of the Rural
534 Area, with an emphasis on farming, forestry, and other rural businesses consistent with the unique character of
535 rural King County. The mission is accomplished by initiating and implementing specific strategies and actions
536 to support and enhance rural economic viability. Rural businesses generally fall into six rural economic clusters
537 and each cluster is supported by specific strategies and actions to strengthen and/or enhance it. The clusters are:
538 Agriculture, Forestry, Equestrian, Home-Based Businesses (i.e., those home occupations that are allowed on
539 lands designated Agriculture, Forestry and Rural Area), Recreation and Tourism, Commercial and Industrial
540 Rural Neighborhood Commercial Centers, Rural Towns, and Cities in the Rural Area. Consistent with CP-942,
541 found in Chapter 11, Community Service Area Planning, no expansion of industrial land use or zoning is
542 allowed within the Rural Town of Fall City.

543

544 The specific strategies and actions are intended to be flexible in order to respond to evolving rural business needs
545 and changes within any of the economic clusters. Periodically, the county evaluates the actions accomplished to
546 date, introduces new actions to be initiated, and discusses proposed actions for the following year. This ensures

547 the process stays flexible and is current with evolving trends in the rural economy. It is anticipated that this
548 procedure will become part of the Annual Work Plans developed for each of the Community Service Areas.

549
550 The rural economic policies are designed to establish and maintain a long-term commitment to a sustainable and
551 vibrant rural economy. They support implementation of the Rural Economic Strategies Plan; continued
552 evaluation of county codes to support the evolving agriculture, forestry, and other rural economic clusters; and
553 support for programs and strategies that foster a diversified rural economy, compatible with existing rural
554 character, while maintaining the natural environment.

555
556 **ED-601 King County is committed to a sustainable and vibrant rural economy that allows**
557 **rural residents to live and work throughout the Rural Area and Natural Resource**
558 **Lands. County policy, regulations, and programs should be reviewed and**
559 **developed in partnership with rural businesses, the Agriculture and Rural Forest**
560 **Commissions, the Community Service Area community groups, and others to**
561 **support the preservation and enhancement of traditional rural economic**
562 **activities and lifestyles, while supporting evolving compatible commercial uses**
563 **and job opportunities.**

564
565 **ED-602 King County should implement the Rural Economic Strategies Plan to guide**
566 **future rural economic development and will modify and add strategies as needed**
567 **to reflect the evolving nature of the rural economy, while protecting the**
568 **traditional rural economic clusters.**

569 **a. King County recognizes the value of the agriculture and forestry clusters**
570 **for both their economic contribution and for their natural, educational,**
571 **and recreational benefits to the county as a whole. The county will work**
572 **with the Agriculture Commission, Rural Forest Commission, and other**
573 **related organizations on strategies and programs to strengthen and**
574 **enhance the economic viability of these clusters and the evolving**
575 **value-added industry that helps sustain the county's legacy of raising**
576 **crops and livestock and managing and harvesting forestlands.**

577 **b. King County recognizes the value of home-based business, recreation**
578 **and tourism, and commercial and industrial clusters for their ability to**
579 **provide job opportunities in the rural area, and help sustain the rural**
580 **economic base. The county will continue to work with chambers of**
581 **commerce and other organizations that support these rural businesses**
582 **to help ensure the continued viability and economic health of new and**
583 **existing businesses in these clusters.**

584 **c. King County recognizes the importance of the equestrian cluster for its**
585 **diversity of business and recreation related operations which combine to**
586 **provide jobs and income opportunities within the rural economy. The**
587 **county will continue to work with equestrian related organizations on**

- 588 business and recreation aspects of the equestrian cluster and with
589 organizations that represent the various trail user groups to help ensure
590 the continued viability and economic health of equestrian and related
591 recreation businesses.
- 592 d. As a means and in support of protecting rural character and Natural
593 Resource Lands, King County recognizes the value of the partnership
594 with Cities in the Rural Area to act as local urban centers for
595 employment and centers of commerce that provides goods and services
596 for the Rural Area and Natural Resource Lands. The county will work
597 with the cities and other organizations to support economic
598 development for Cities in the Rural Area, at a size and scale consistent
599 with the Growth Management Act.
- 600 e. King County is committed to ensuring that all economic development,
601 including the provision of infrastructure, within the rural area, which
602 includes resource lands, shall be compatible with the surrounding rural
603 character, be of an appropriate size and scale, and protect the natural
604 environment.
- 605 f. King County will continue to support and partner on programs and
606 incentives to ensure the economic vitality of rural historic resources to
607 help maintain the character of the rural area, which includes resource
608 lands.
- 609 g. King County will explore opportunities to support agricultural tourism
610 and value-added program(s) related to the production of food, flowers
611 and specialty beverages (including beer, distilled beverages, and wine)
612 in the county. Partnership venues should be educational and include
613 information on the diversity of products available in the county and the
614 importance of buying local, should seek to unify regional tourism efforts,
615 and should encourage development of new markets for agricultural
616 products and value-added goods.
- 617 h. King County will continue to review existing and proposed regulations to
618 ensure they are relevant and effective in accommodating the differing
619 needs and emerging trends of the compatible businesses that comprise
620 the rural economy.
- 621 i. King County should continue to identify the infrastructure needs of the
622 rural economic clusters, including transportation, drainage, and
623 information technology needs, and provide support for these needs,
624 including identification of other funding sources.
- 625 j. King County should continue to identify and encourage businesses to
626 take advantage of incentives and technical assistance programs that
627 promote economic viability of existing and new businesses in the Rural
628 Area and Natural Resources Lands, particularly in the Agricultural and
629 Forest Production Districts.

630

631 **ED-603** **King County should partner with other Puget Sound counties and businesses to**
632 **analyze the need and possible sites for regional agricultural (such as beef and**
633 **poultry) and forest product processing. King County recognizes the importance**
634 **of food and forest processing for the regional economy and should partner with**
635 **regional communities, governments and residents to ensure that the challenges**
636 **and opportunities within this industry are analyzed and addressed as needed.**

637

638 The ability to bring rural, agricultural, forestry, and value-added products into the urban area and the ability of
639 urban residents to utilize the rural areas and resource lands for education, open space, scenic vistas, and a
640 diversity of out-door recreation options encourages the urban/rural interdependence and linkage, thus enhancing
641 the county's economic base.

642

643 **ED-604** **King County will continue to partner with organizations that support programs**
644 **and strategies that strengthen the interdependence and linkage between the**
645 **rural, resource and urban economies, such as the Regional Food Policy Council**
646 **and Puget Sound Fresh.**

647

648 **ED-605** **King County recognizes the value of open and green space in promoting social**
649 **and economic health and wellness throughout the county. The county will**
650 **continue to invest in public lands and partner with organizations that support**
651 **and strengthen the linkages between rural, resource and urban communities' use**
652 **and maintenance of these open spaces.**

653

654 **ED-606** **King County will encourage economic analysis and economic development of the**
655 **local food system as called for in the Local Food Initiative.**



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CHAPTER 11

COMMUNITY SERVICE AREA PLANNING

King County had a robust community planning program that occurred in two distinct periods—1973 through 1984 to implement the 1964 Comprehensive Plan, and 1985 through 1994 to implement the 1984 Comprehensive Plan. Since then, there have only been minor updates to community plans that were processed through updates to the Comprehensive Plan.

After nearly two decades of aging plans and significant growth, King County leadership renewed its interest in more detailed long-range planning for unincorporated rural and urban communities in 2014 by providing funding for the Department of Permitting and Environmental Review to re-initiate a subarea planning program. The policies in this chapter are based on these historical adopted Community Plans and will be updated as part of the community planning process in coming years.

7
8

9 **A. Planning Framework and Geography**

10 Beginning with the 2016 Comprehensive Plan the geographical boundaries of the County’s seven Community
 11 Service Areas will be used as the framework for subarea plans created and amended from that point forward.

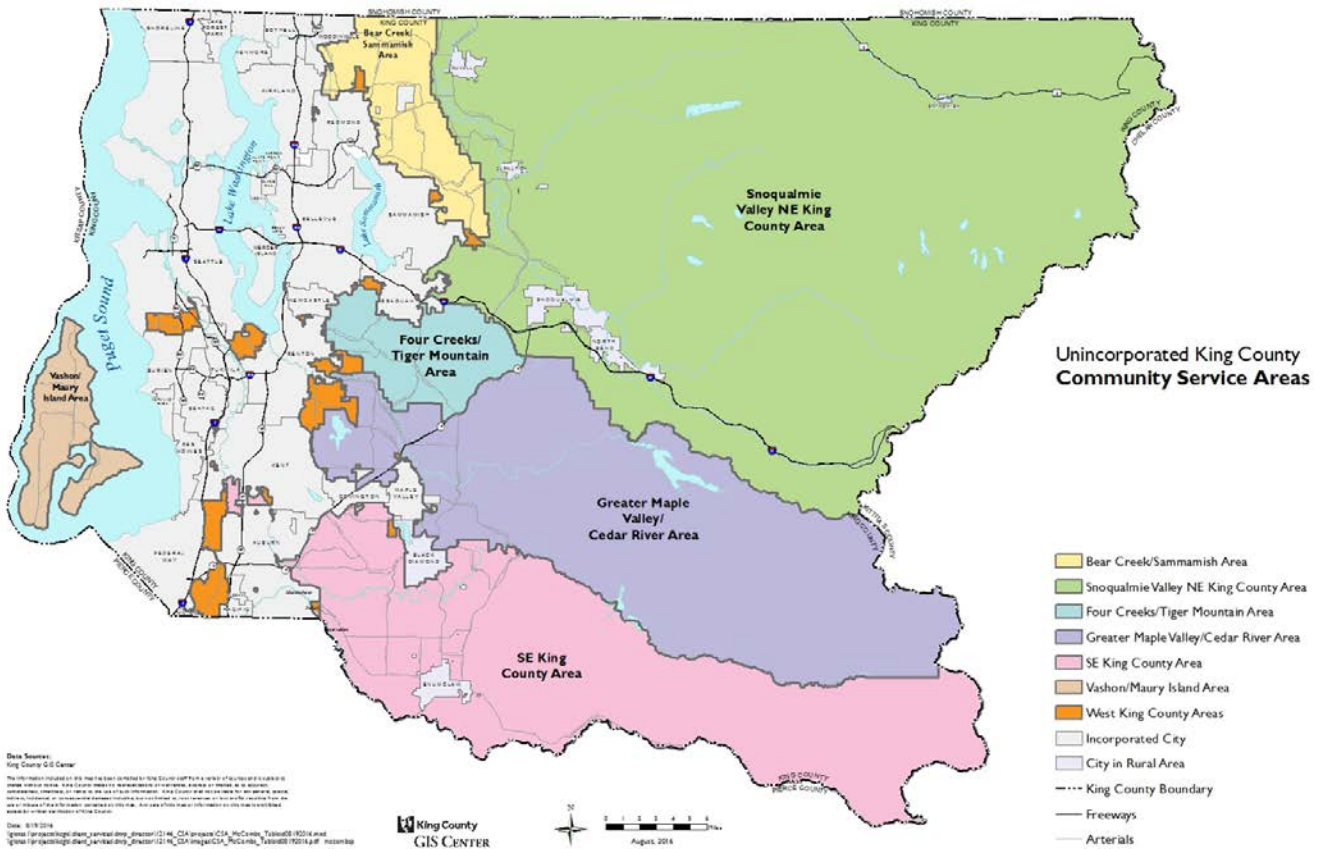
12
 13 There are a number of key benefits to defining subarea planning boundaries to be coterminous with the
 14 Community Service Area boundaries. This structure organizes the County’s unincorporated planning area into
 15 fewer and more manageable territories so that updates of the plans can occur within a shorter time horizon.

16 Using the Community Service Area boundaries also aligns land use planning with other county services and
 17 programs thereby increasing consistency between planning and public service delivery. Finally, since the last
 18 round of subarea planning in 1994 there have been numerous major annexations and incorporations which mean
 19 some subareas are now largely within the jurisdiction of cities and thus the County now has just a regional,
 20 rather than local, planning role in those areas.

21

22 **Figure: Community Service Areas Map**

23



24

25

26

27 The following table illustrates how the Community Service Area geography aligns with the former Community
 28 Planning Area geography; this is provided to identify how the existing policies are re-assigned into the new
 29 geographic structure.
 30

Community Service Area	<i>Includes parts of the following former Community Planning Areas</i>
Bear Creek / Sammamish Area	Bear Creek, Northshore, East Sammamish
Four Creeks / Tiger Mountain Area	Tahoma Raven Heights, Snoqualmie
Greater Maple Valley / Cedar River Area	Tahoma Raven Heights, Soos Creek, East King County, Snoqualmie
SE King County Area	Enumclaw, Tahoma Raven Heights, East King County, Soos Creek
Snoqualmie Valley / NE King County Area	Snoqualmie, East King County, East Sammamish
Vashon / Maury Island	Vashon
West King County Areas (<i>unincorp. urban</i>)	Portions of 10 Community Planning Areas

31
 32 While there are differences among the Community Service Areas in terms of their boundaries, range of land
 33 uses, annexation issues, and more, using this accepted geography will ensure the entire county receives some
 34 level of planning on a regular cycle. This includes a regular assessment of the Community Service Area's goals,
 35 population changes, new development, employment targets and similar demographic and socioeconomic
 36 indicators. These assessments are called Community Service Area Plan Profiles. To address the unique issues in
 37 each geography, Community Service Area plans will also have more refined, cross-discipline, and localized
 38 planning documents called CSA Subarea Plans. Examples of such plans include rural town centers, urban
 39 neighborhoods, and corridor plans.

40
 41 The high level review along with more detailed land use planning will be guided by a series of criteria such as
 42 community interest, social equity, funding, and new development. Equity and social justice principles will play
 43 a particularly key role during subarea plan public engagement activities. People of color, low-income residents,
 44 and populations with limited English proficiency will be informed and offered equitable and culturally-
 45 appropriate opportunities to participate in its planning process. The anticipated length of each detailed subarea
 46 plan will be based on the extent and complexity of the work described in each scope.

47

48 **B. Planning Schedule**

49 Below is the schedule for subarea planning using the Community Service Area geography. Reviewing all seven
 50 subareas over the course of an eight year period at both the broad, policy level and at the local, community level
 51 with detailed planning will facilitate a more equitable planning process. The plan sequencing was determined by
 52 subarea plans already underway, the ability to partner with other jurisdictions, anticipated land use changes
 53 within a Community Service Area, and striving for a countywide geographic balance in alternating years.
 54

Year	Community Service Area	Other Planning
2016	West King County CSA – Skyway-West Hill, and Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA - Fairwood	Major Comp. Plan Update
2021	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

55
 56 For each of the Community Service Area subarea planning processes, the subarea plans included in Motion
 57 14351, which adopted the scope of work for the 2016 King County Comprehensive Plan, shall be included. This
 58 includes the following adopted scopes of work:

Study in Motion 14351	Community Service Area
Snoqualmie Pass Subarea Plan: Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should be developed in collaboration with Kittitas County, evaluate and address the current and future housing and economic development needs of this growing community, and include outreach with the local community in its development.	Snoqualmie Valley/Northeast King County CSA
Vashon Subarea Plan: Initiate an update to the Vashon Town Plan, and incorporate the updated subarea plan into the Comprehensive plan. The updated subarea plan should include zoning and regulations that: address community and business needs, improve economic vitality and quality of life of its residents, and have included the outreach with the local community in their	West King County CSA – Vashon-Maury Island CSA

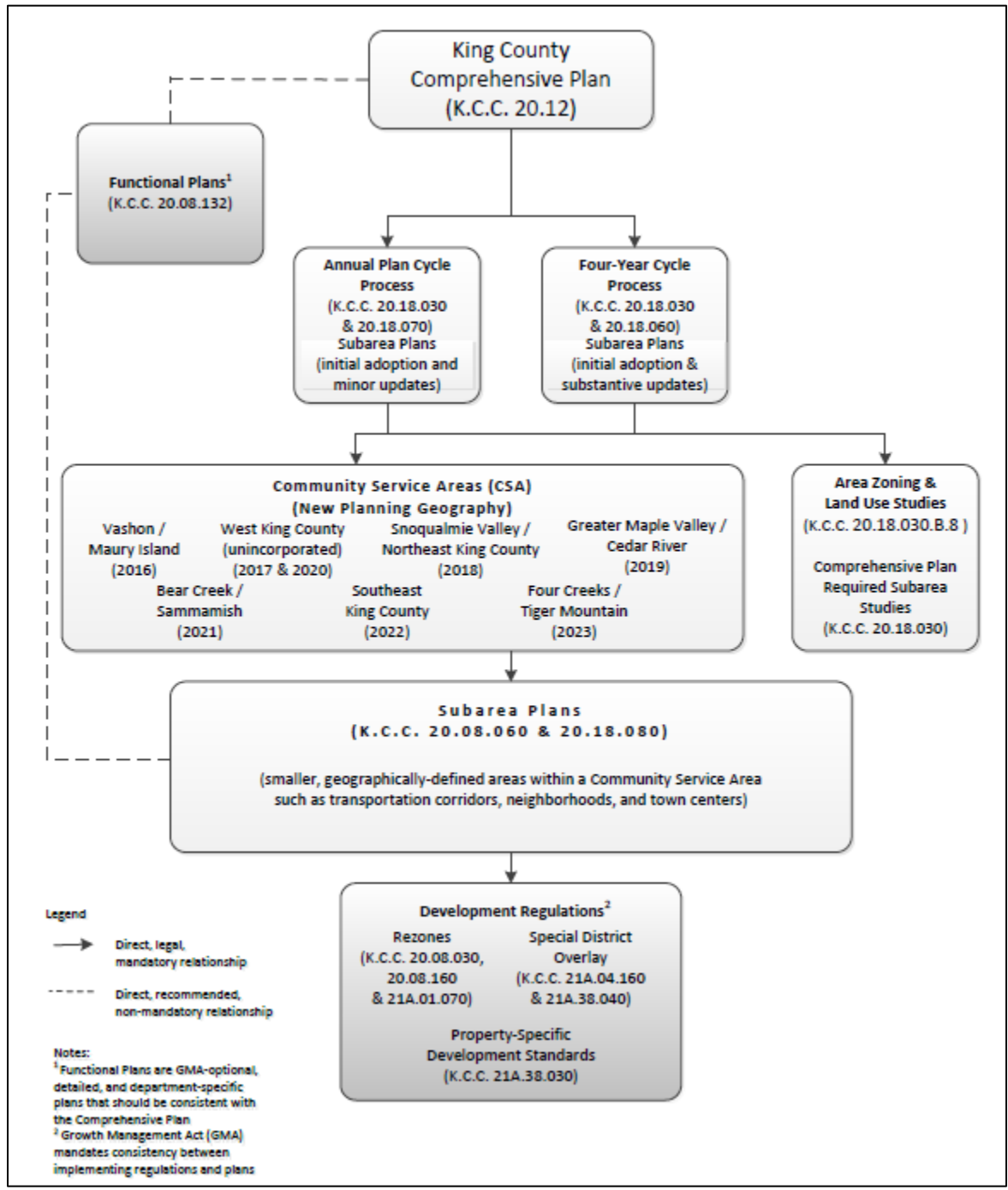
development.	
<p>Highline Subarea Plan:</p> <p>Initiate an update to the Highline Community Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.</p>	West King County CSA – North Highline
<p>Cedar Hills/Maple Valley Subarea Plan:</p> <p>Initiate a subarea plan for the "Cedar Hills/Maple Valley" area. Review land use designations and implementing zoning on parcels 2823069009, 2923069019, 2923069080, 2923069082, 2923069083, 2923069084, 3223069001, 3223069003, 3223069068, 3323069027, 3323069030, and 3323069042 and the surrounding area, which has long-standing industrial and resource material processing uses. Study and make recommendations on the potential long-term land uses for this area, including coordination with the County's planning on future closure of the adjacent Cedar Hills landfill. Include evaluation of options for land uses other than mining, including residential uses, non-residential uses; whether a four-to-one proposal is appropriate for this area; and outreach with the local community in its development.</p>	Four Creeks/Tiger Mountain CSA

59

60 The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current
 61 and future needs. The approach ensures that geographically logical areas are studied, resulting in a better
 62 understanding of cumulative impacts. The approach also allows the opportunity for routine updates of subarea
 63 trends and demographics to ensure that recommendations are current, relevant, and viable. Within this larger
 64 structure, if a property owner has an interest in a land use change outside of this planning cycle, they are able to
 65 submit for a Site Specific Land Use Amendment or Zone Reclassification, per King County Code 20.18.050 and
 66 20.20 respectively. If a significant land use issue arises in a CSA outside of the planning cycle, the cycle may be
 67 adjusted.

68

69 Figure: Relationship of Subarea Plans to the Comprehensive Plan and Development Regulations



70
71

72

73 **C. Background**

74 Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King
 75 County. The first generation of community plans, substantially completed by 1984, were used to implement the
 76 county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital
 77 projects (primarily roads and parks) for each planning area. The second generation of community plans, from
 78 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example
 79 low-density zoning for Rural Areas, Natural Resource Lands and environmentally sensitive areas, higher urban
 80 residential densities, and development guidelines for major urban activity centers such as Kenmore) that were
 81 carried over to the 1994 King County Comprehensive Plan.

82

83 Under King County's pre-Growth Management Act planning system, if a community plan conflicted with the
 84 comprehensive plan, the community plan governed. Under the Growth Management Act, the comprehensive
 85 plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled
 86 out the relationship between the comprehensive plan and community plans and directed the county to review
 87 community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community
 88 plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant
 89 (or, in a few cases, in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and
 90 should be readopted as part of the comprehensive plan.

91

92 Although the community plans (except for the Vashon Town Plan, West Hill, and White Center) are no longer
 93 in effect as separately adopted plans, in many cases the published plan documents contain valuable historical
 94 information about King County's communities and other information that provides background for the policies
 95 listed below and for the portions of the local pre-Growth Management Act area zoning that remain in effect.

96

97

98

99 I. Bear Creek / Sammamish Area

100 The Bear Creek/Sammamish Community Service Area consists of portions of the following former Community
 101 Planning Areas: Bear Creek, Northshore and East Sammamish. Large sections of this area have been annexed
 102 into the cities of Bothell and Redmond and have incorporated into the cities of Kenmore, Sammamish and
 103 Woodinville. The Urban Planned Developments east of the City of Redmond are controlled through detailed
 104 development agreements and built-out for all practical purposes. King County will not permit additional similar
 105 urban-scale development outside the Urban Growth Area. The policies listed below pertain to areas within the
 106 Community Service Area that are still within unincorporated King County.

107
 108 In 2014, the estimated population in the Bear Creek/Sammamish CSA was 44,000. Of this total, 9,000 people
 109 were estimated to live in the Redmond Ridge Urban Planned Development and 34,900 people were estimated to
 110 live in the CSA rural portion. In 2010, there were a total of 15,850 housing units in the CSA. Of this total, 3,540
 111 were in the Redmond Ridge Urban Planned Development and 12,300 were in the CSA rural portion.

112

113 **Background**

114

115 **Bear Creek.** The Bear Creek Community Plan became effective in February 1989, and directed most forecast
 116 growth into a concentrated area near the City of Redmond Watershed, first referred to as the "Novelty Hill
 117 Master Planned Developments." The rest of the Bear Creek Plateau was designated for a mixture of suburban
 118 and rural residential development. The 1994 King County Comprehensive Plan redesignated most of the
 119 planning area as rural. In 1995, some of the Bear Creek Community Plan's policies relating to the Novelty Hill
 120 Master Planned Developments (MPDs) were amended by Ordinance 11954. Also, the 1994 Comprehensive
 121 Plan refers to MPDs as Urban Planned Developments.

122

123 After the 1994 Comprehensive Plan's urban designation of the Urban Planned Developments sites was appealed
 124 and remanded to the county, the sites in question were redesignated for Fully Contained Communities as
 125 defined in the Growth Management Act, as well as Urban Planned Developments (See policy U-178). The
 126 readopted policies for the most part address Novelty Hill and some area-specific transportation and trail issues.

127

128 **East Sammamish.** The East Sammamish Community Plan was adopted in December 1992. The East
 129 Sammamish Community Plan Update became effective in June 1993. Most of the planning area was designated
 130 for urban development, but important Rural Areas included Happy Valley, Grand Ridge and the eastern edge of
 131 the Sammamish Plateau. For the most part, the 1994 King County Comprehensive Plan reaffirmed the land use
 132 designations of the East Sammamish Community Plan Update. The major changes from the community plan
 133 occasioned by the 1994 Comprehensive Plan were replacement of the "urban reserve" approach to growth
 134 phasing with the service and finance strategy outlined in the 1994 Comprehensive Plan and the designation of a
 135 portion of Grand Ridge for urban growth.

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Northshore. The first "Northshore Communities Development Plan" began in 1972-1973 and was adopted in August 1977. Almost immediately the Northshore Community Plan Revision Committee was established, and the "Revised Northshore Community Plan" was adopted in 1981.

The latest Northshore Community Plan Update began in July 1988 and was adopted in February 1993. During 1993, the newly incorporated City of Woodinville assumed jurisdiction within its territory. Portions of the planning area have been annexed by Bothell, Kirkland and Redmond. Kenmore, a significant unincorporated activity center, became a city in August 1998.

Bear Creek Policies

CP-101 To provide a range of housing opportunities and accommodate a fair share of growth in Bear Creek, the Novelty Hill subarea should be designated an urban planned development (UPD) and fully contained community (FCC). This designation will be implemented by urban planned development. (BC-3)

CP-102 Urban planned development will be permitted in the Novelty Hill subarea only when the following planning policies are met:

- a. To protect existing wetlands, streams and wildlife habitat, urban planned development shall be consistent with the intent of King County ordinances, King County Comprehensive Plan policies, and sensitive areas regulations. The design of the proposed development shall protect and preserve existing wetlands, streams and wildlife habitat by several methods including (but not limited to) minimizing alterations to the natural drainage features, maintaining water quality, preserving storage capacity, providing undisturbed unique/outstanding wetlands and undisturbed or enhanced buffers, restricting the number of stream crossings, and minimizing erosion and sedimentation. To achieve the intent of this policy it may be necessary to exceed the requirements of the King County wetland guidelines.
- b. A master drainage plan for the Novelty Hill subarea shall be approved by King County.
- c. New development adjacent to a unique/outstanding or significant wetland should preserve or enhance the wetland and provide an undisturbed buffer around the wetland adequate to protect its natural functions. Encroachments into significant wetlands may be allowed when no feasible alternative exists and enhancements are provided to replace the lost wetland functions; and

- 175 d. Groundwater recharge areas should be identified and protected to
176 ensure that groundwater resources are protected from potential
177 pollution.
- 178 e. To ensure that the existing road system in both King County and
179 Redmond is not adversely affected, on-site and off-site traffic impacts
180 shall be mitigated consistent with the Integrated Transportation Program
181 (K.C.C. chapter 14.65).
- 182 f. A project environmental impact statement (EIS) shall be required for all
183 property proposed for urban planned development within the Urban
184 Planned Development area. The project EIS shall address the full range
185 of public services necessary to serve urban development on Novelty Hill.
186 The EIS shall include the cost of these services, the financial
187 responsibility of the developer(s) and affected jurisdictions, and the
188 method of phasing development to coincide with availability of these
189 public services.
- 190 g. Since the remainder of residential land in Bear Creek will either be
191 recognized as existing one-acre neighborhoods or designated as Rural
192 Areas, all improvements to public facilities, including but not limited to
193 road construction and sewers, shall be financed by the Urban Planned
194 Development developers provided the impacts are the result of UPD
195 developments or according to a fair-share formula agreed to by affected
196 parties.
- 197 h. A full range of housing densities, types and prices including housing for
198 low-, moderate-, and medium-income groups shall be included in the
199 Urban Planned Development((-)). The mix of single-family and
200 multifamily housing in the Urban Planned Developments shall
201 approximate the existing county housing stock mix.
- 202 i. Urban planned development shall maintain and keep open for public use
203 identified major equestrian and hiking trails.
- 204 j. Urban planned development shall provide active recreation facilities that
205 adequately serve the needs of future residents and employees.
- 206 k. Urban planned development shall provide a minimum of 25% open space
207 in addition to the preservation of all surveyed wetlands.
- 208 l. The Novelty Hill urban planned development area shall contain an urban
209 activity center, which includes a commercial center to provide for the
210 everyday shopping needs of the planned Urban Planned Development
211 population.
- 212 m. The activity center shall also contain a business park of sufficient size to
213 provide a diversity of employment opportunities and a balance of jobs
214 and households for the Urban Planned Development area.
- 215 n. In order to preserve opportunities for a variety of employment types in
216 the business park areas, retail development in freestanding buildings

217 should be excluded. Up to 10% of gross floor area in business park
218 buildings may be planned for retail uses, such as restaurants and
219 business services, to serve business park employees.

220 o. Development conditions for the shopping and business park areas
221 should encourage high quality development and site design.

222

223 The area will revert to rural if UPD development is denied or not pursued. If the
224 UPD area reverts to rural, the zoning shall be RA-5. (BC-4)

225

226 **CP-103** Sewer facilities necessary to serve urban planned development on Novelty Hill
227 are planned, designed and constructed to serve only such development and are
228 prohibited from serving nearby surrounding low-density urban and Rural Areas.
229 Proposals to extend sewer service or expand urban development outside the
230 Novelty Hill subarea are not appropriate and are inconsistent with the purpose of
231 the King County Comprehensive Plan. (BC-5)

232

233 **CP-104** The Novelty Hill urban planned development or fully contained community shall
234 contain a commercial area of sufficient size to serve the future residents and
235 employees. (BC-17)

236

237 **CP-105** The natural drainage systems of Bear, Evans, and Patterson Creeks should be
238 restored, maintained, and enhanced to protect water quality, preserve existing
239 aquatic habitat, reduce public costs, and prevent environmental degradation.
240 Public improvements and private developments should not alter natural drainage
241 systems without mitigating measures which eliminate increased risk of flooding
242 and erosion, negative impacts on water quality, and loss on aquatic or riparian
243 habitat. (BC-32)

244

245 **CP-106** An undisturbed corridor wide enough to maintain the natural biological and
246 hydrological functions of streams should be preserved in all new development in
247 the Bear Creek Planning Area. (BC-34)

248

249 **CP-107** Bear, Evans, and Patterson Creeks and their tributaries should be protected from
250 grazing animal access in order to: 1) reduce water quality degradation from
251 animal wastes, 2) reduce bank collapse due to trampling, and 3) allow shading
252 vegetation to reestablish along stream banks. (BC-35)

253

254 **CP-108** Streams channeled in the Bear, Evans, and Patterson Creek drainages should not
255 be placed in culverts unless absolutely necessary for property access. To
256 reduce disruption to streams and their banks, bridges should be used for stream
257 crossings, and crossings should serve several properties. When culverts are

- 258 required, oversized culverts with gravel bottoms that maintain the channels'
259 width and grade should be used. (BC-38)
260
- 261 **CP-109** New development should rehabilitate degraded stream channels and banks in the
262 Bear, Evans, and Patterson Creek drainages to prevent further erosion and water
263 quality problems. Where conditions permit, the banks and channels should be
264 restored to a natural state. (BC-39)
265
- 266 **CP-110** Unique or significant wildlife should be identified and preserved. Development
267 plans should identify significant wildlife habitat and should locate buildings,
268 roads, and other features on less sensitive portions of the site. These
269 considerations may result in a reduction in density from that otherwise allowed
270 by zoning. (BC-40)
271
- 272 **CP-111** The Bear and Evans Creeks' watersheds have been designated as critical areas
273 for protection of the aquatic resources and human health. The following surface
274 water management activities should be promoted.
- 275 a. Appropriate and reasoned changes in land use policies and regulations
276 may be evaluated during the preparation of the Bear/Evans Creeks Basin
277 Plan.
 - 278 b. Ensure adequate field inspection of land development activities.
 - 279 c. Implement a public information program to promote water resources and
280 stream channel protection.
 - 281 d. The Bear and Evans Creeks Basin Plan shall develop recommendations
282 for water quality monitoring and recommended methods for citizen input
283 and evaluation to assess the success of the county's policies and
284 regulations pertaining to this planning area. (BC-41)
285
- 286 **CP-112** Mitigation of traffic impacts to the City of Redmond arterial system will be
287 accomplished through the interlocal agreement process. The Avondale arterial
288 corridor study recommendations shall be used as a basis for traffic mitigation
289 requirements for both city and county development affecting the corridor.
- 290 a. Mitigation shall preserve the operational integrity of the corridor and
291 maintain existing local access. The primary arterial corridor between the
292 Novelty Hill urban area and SR-520 should be located and designed to
293 encourage transit and ride-sharing alternatives to single-occupant
294 vehicle travel.
 - 295 b. Transportation planning of new facilities and management of the
296 transportation system should be coordinated with current and forecast
297 needs of the East Sammamish and Northshore planning areas, adjacent
298 areas of Snohomish County, and with the cities of Redmond and

- 299 Kirkland, and should be a cooperative effort of the affected jurisdictions.
300 Phasing of Bear Creek and Redmond development should be strongly
301 linked to the provision of adequate transportation facilities and travel
302 demand management programs. (BC-45A)
303
- 304 **CP-113** Establishment of new rights-of-way and acquisition of additional right-of-way in
305 existing corridors should emphasize protection of natural systems and adequate
306 buffering of existing and potential residential development. (BC-47)
307
- 308 **CP-114** Road improvements in Cottage Lake, Ring Hill, Ames Lake, Union Hill, and the
309 Rural Areas should incorporate design features such as grass-lined swales to
310 minimize surface water disruption and to protect and enhance water quality.
311 (BC-49)
312
- 313 **CP-115** 196th Avenue Northeast ("Red Brick Road") between Union Hill Road and
314 Redmond-Fall City Road (SR-202) is a historic road and should be preserved by
315 restoring its brick surface, limiting vehicular loads and speeds, and prohibiting
316 access to commercially-zoned properties to the west. Access to these properties
317 should be provided by other existing roads and by a new north-south road
318 connecting Union Hill Road and 185th/187th Avenues Northeast. (BC-50)
319
- 320 **CP-116** Park-and-ride and park-and-pool lots should be developed in Redmond, Cottage
321 Lake, Ring Hill, Ames Lake, and Union Hill to provide focal points for transit and
322 ride sharing. Park-and-pool lots should be located in Rural Areas along major
323 commuting corridors such as SR-202, Redmond-Fall City Road, Novelty Hill
324 Road, and Woodinville-Duvall Road. (BC-52)
325
- 326 **CP-117** The Northwest Gas Pipeline and Puget Sound Power Line should be established
327 as regional trails in Bear Creek to tie in with other planning areas and to connect
328 with the King County Tolt Pipeline Trail and the Snoqualmie Valley Trail. (BC-61)
329
- 330 **CP-118** When the development of property occurs in Bear Creek, adequate rights-of-way
331 should be provided for trail use. Trails should connect to existing and proposed
332 schools, parks, riding stables, and recreation areas. (BC-62)
333
334

335 **East Sammamish Policies**

336 **CP-119** For all new development, increased standards for retention/detention, water
337 quality facilities, and monitoring shall be considered, adopted and implemented
338 as appropriate within the areas identified in surface water management basin
339 planning and reconnaissance study areas. (NE-1)

340
341 **CP-120** As new roads are built and existing roads widened, special consideration shall
342 be taken to create or retain the aesthetic character of the area through the use of
343 vegetated buffers that utilize native vegetation. (NE-3)

344
345 **CP-121** Control mechanisms equal to or more effective than those adopted by Ordinance
346 9365 limiting or removing phosphorus and other non-point source pollutants
347 from water bodies should be established and implemented as special
348 requirements in area-specific basins plans to provide added protection to
349 streams, lakes, wetlands. The Lake Sammamish Water Quality Management
350 Project Report and, upon their adoption, the Issaquah Creek and East Lake
351 Sammamish Basin and Non-point Source Control Plan, the Pine Lake
352 Management Plan and the Beaver Lake Management Plan recommendations
353 should be implemented to protect water bodies from non-point source pollution.
354 (NE-7)

355
356 **CP-122** Development shall protect wildlife through site design and landscaping. New
357 development within or adjacent to the wildlife habitat network should incorporate
358 design techniques that protect and enhance wildlife habitat values. (NE-10)

359
360 **CP-123** All golf course proposals shall be carefully evaluated for their impacts on surface
361 and groundwater quality, sensitive areas, and fish and wildlife resources and
362 habitat. (NE-11)

363
364 **CP-124** Water used for irrigating golf courses should come from nonpotable water
365 sources wherever possible. Use of natural surface water sources, such as
366 streams, should be avoided due to impacts on fish and other wildlife habitat. A
367 water conservation plan shall be submitted with golf course applications which
368 should address measures such as the use of drought-tolerant plant species.
369 (NE-12)

370
371 **CP-125** The Patterson Creek Basin currently provides highly-productive aquatic habitat.
372 Urban development within this basin should be conditioned to protect this
373 resource by minimizing site disturbance, impervious surfaces and disturbances
374 of wetlands and streams. (No Community Plan Policy Number)

375

- 376 **CP-126** The Northwest Pipeline office and maintenance shop is an existing use and is
377 recognized by this plan as providing a needed service to the area. This 6.5 acre
378 site may redevelop for pipeline utility and/or school bus base uses exclusive of
379 major maintenance functions that are compatible with the surrounding rural
380 development and agricultural uses. Redesignation of additional properties in the
381 immediate vicinity of Northwest Pipeline for manufacturing park uses or other
382 urban uses shall not be permitted. (CI-13)
383
- 384 **CP-127** New developments should be designed and constructed with an internal road
385 system which includes a Neighborhood Collector linking with existing or planned
386 adjacent developments, creating a complete Neighborhood Collector circulation
387 system and such linkage should be designed to ensure safety of local streets.
388 Through traffic on local access streets should be discouraged. (T-9)
389
- 390 **CP-128** Metropolitan King County Government should establish park-and-ride facilities in
391 the East Sammamish Community Planning area. Park-and-ride facilities should
392 be built along 228th Avenue and/or adjacent to I-90 and SR-202. The
393 park-and-ride lots should be sited adjacent to and connect with existing or
394 proposed community or neighborhood centers or within the employment center
395 located around the intersection of E. Lake Sammamish Parkway and SE 56th
396 Street. Establishment of a site near, but to the north of, I-90 should be high
397 priority response to current and anticipated I-90 access problems. (T-13)
398
- 399 **CP-129** Consistent with the King County Open Space Plan, the county shall encourage
400 establishment of an open space system in East Sammamish and give priority to
401 protecting recreational, cultural and natural and sensitive areas such as
402 shorelines, aquifer recharge areas, wildlife habitat, historic properties,
403 archaeological sites, scenic vistas and community separators or greenbelts. The
404 county may require lot clustering within or adjacent to open space areas;
405 linkages between open spaces and may provide density bonuses or incentives to
406 developers who preserve significant open space or establish trails beyond
407 usually applied mitigation. (P-11)
408
- 409 **CP-130** Urban separators should be established to provide visual relief from continuous
410 development, provide important linkages for wildlife habitat, and maintain a
411 visual separation between distinct communities. (P-17)
412

413 **CP-131** There are areas within the urban separators that are especially suitable for trail
414 connections for recreational use by present and anticipated population. King
415 County should develop a trail and/or parks system utilizing the preserved open
416 space within the urban separators. (P-18)

417
418 **CP-132** When the development of properties occurs in the East Sammamish planning
419 area, public access or easements should be required to complete the
420 development of a local trail system for those areas where existing trails have
421 historically been used by the public, or where the King County Open Space Plan
422 identifies proposed trail alignment for regional and local trails. The Parks
423 Division shall review the application during the development review process.
424 (P-23)

425
426 **Northshore Policies**

427
428 **CP-133** The north and east slopes of Norway Hill have an established neighborhood
429 character and limited future development potential. They are, therefore,
430 designated low density urban, 1 home per acre. King County recognizes that
431 extensive steep slopes and erosive soils at the top of Norway Hill (above the
432 300-foot elevation mark) warrant lower residential densities. (E-10)

433
434 **CP-134** The undeveloped area to the south of Metro's Brickyard Park and Ride lot should
435 retain its office-only designation in recognition of its proximity to a major
436 transportation corridor and the need for increased employment opportunity in
437 proximity to planned high-density residential areas. (E-13)

438
439 **CP-135** King County, Snohomish County, the City of Bothell, and the City of Woodinville
440 should work on specific areas of mutual concern, such as the Swamp Creek and
441 Daniels Creek drainage basins, the SR-527 transportation corridor, the proposed
442 regional facilities of the University of Washington, and the future expansion of
443 the City of Bothell. (E-25)

444
445 **CP-136** Significant vegetation is a diminishing resource in the Northshore community.
446 Significant vegetation contributes significantly to environmental quality,
447 neighborhood character, and the quality of life in Northshore. All new residential
448 development shall retain significant existing vegetation. Native vegetation
449 should be utilized wherever possible. (R-17)

450
451 **CP-137** New development must provide pedestrian connections to off-site facilities such
452 as existing trails, walkways, community facilities and services, transit, schools
453 and surrounding residential neighborhoods. Pedestrian links should be provided

454 internally in all new residential development. Bicycle and equestrian links should
455 be provided where possible. (R-19)

456
457 **CP-138** King County recognizes the importance of existing mobile home parks in
458 providing affordable housing options. Mobile home parks outside of the
459 Woodinville and Kenmore commercial core areas are designated for mobile home
460 park uses, and shall be zoned appropriately.

- 461 a. King County shall continue to examine the feasibility of funding and
462 developing a replacement mobile home park in north King County for
463 displaced mobile homes on county-owned or privately owned sites.
464 b. King County should develop interlocal agreements with the cities of
465 Bothell, Redmond, Kirkland, Woodinville and Kenmore for joint
466 development of replacement parks to accommodate mobile home
467 owners if they are displaced from mobile home parks within cities.
468 (R-21)

469
470 **CP-139** Roadway improvements addressing the transportation needs in the Sammamish
471 Valley from the South Woodinville bypass to Northeast 124th Street should
472 carefully preserve the rural character of the valley as indicated by this and other
473 adopted land use plans. Incorporating roadway design characteristics, such as
474 tree windbreaks and shoulders instead of curb and gutter, will enhance this rural
475 atmosphere. Access from adjacent properties to the proposed Willows Road
476 extension shall be discouraged. Where access is necessary from adjacent
477 properties, access shall be consolidated. (T-11)

478
479 **CP-140** Transportation projects in Northshore should incorporate bicycle friendly design,
480 utilizing a variety of design techniques appropriate to the particular project and
481 right-of-way characteristics, including, but not limited to, bicycle lanes, wide
482 outside travel lanes, paved shoulders, bicycle sensitive signal detectors, and
483 appropriate signing. Existing bicycle facilities should be preserved or enhanced
484 when general road improvements are made. Secure parking for bicycles should
485 be provided at activity centers throughout Northshore. (T-33)

486
487 **CP-141** Pedestrian and bicycle linkages are encouraged and should be planned. There
488 should also be a link for equestrian uses from Hollywood Hill and NE 171st Street
489 to the Sammamish River trail in the vicinity of the South Woodinville CBD
490 bypass. (W-14)

491
492 **CP-142** Protection of natural vegetation coverage at levels sufficient to moderate surface
493 water runoff and erosion and to protect the integrity of stream channels should
494 be required through special zoning requirements, critical drainage basin

- 495 requirements, or countywide ordinance. When revegetation is required,
496 appropriate native vegetation should be used. (NR-4)
497
- 498 **CP-143** Unique geologic conditions in Northshore have resulted in hillsides that have a
499 high risk of large scale erosion. Increased on-site retention/detention
500 requirements in areas drainage over steep and erosive slopes should be adopted
501 and implemented as special zoning requirements. (NR-9)
502
- 503 **CP-144** A community-wide trail system for pedestrians, equestrians, and bicyclists
504 should be developed. This trail system should connect regional trails with local
505 trails and walkways. (P-6)
506
- 507 **CP-145** When the development of properties occurs in the Northshore Planning Area,
508 public access or easements should be required to complete the development of a
509 local trail system. Adequate right-of-way should be provided for trail use. To
510 ensure that the provision of trail corridor right-of-way does not result in a
511 reduction in the number of permitted building lots, the area within the trail
512 right-of-way, not otherwise credited as part of a road right-of-way dedication,
513 should also be credited toward the lot area of any proposed development. Trails
514 should connect to existing and proposed schools, parks, riding stables,
515 recreation areas and neighborhoods. (P-9)
516
- 517 **CP-146** King County should work closely with other jurisdictions and public agencies to
518 seek appropriate trail links between elements of the open space system
519 including, but not limited to the Burke-Gilman trail, Sammamish River trail, and
520 the Tolt Pipeline Trail. (P-10)
521
- 522 **CP-147** Existing public access points to the Sammamish River should be maintained and
523 additional access points acquired and developed to ensure the use of this river
524 as trail corridor and fishing area. (P-11)
525

526 **II. Four Creeks / Tiger Mountain Area**

527 **Background**

528
529 The Four Creeks/Tiger Mountain Community Service Area consists of portions of the following former
530 Community Planning Areas: Newcastle, Tahoma Raven Heights, East Sammamish and Snoqualmie. A large
531 portion of the area incorporated as the City of Newcastle and annexed in to the City of Issaquah. The Klahanie
532 Annexation expanded the City of Sammamish in 2016.
533

534 In 2014, the estimated population in the Four Creeks/Tiger Mountain CSA was approximately 13,000. In 2010,
535 there were 4,870 housing units in the CSA.

536

537 The Newcastle Community Plan commenced in 1978 and was adopted in May 1983. The final adopted plan
538 designated three sites for Master Planned Developments (MPDs), but stipulated that only two MPDs could
539 occur without an update of the community plan. One MPD was approved by the county in the late 1980s.
540 Bellevue annexed Factoria and Newport Hills in 1993 and the City of Newcastle was incorporated in 1994, so
541 the noncity portion of the planning area's population fell 13 percent between 1990 and 1994 even though the
542 whole planning area was forecasted to grow almost 18 percent between 1994 and 2010. The planning area also
543 included some areas designated Rural Area by either the 1985 or 1994 King County Comprehensive Plans.

544

545 **Newcastle Policies**

546

547 **CP-201 King County supports the nomination of the Odd Fellows Cemetery and**
548 **counterbalance right-of-way to the National and State Registers of Historic**
549 **Places. (N-33)**

550

551 **CP-202 Limit grazing animal access to May Creek and its tributaries in order to 1) reduce**
552 **water quality degradation from animal wastes, 2) reduce bank collapse due to**
553 **animals' hooves, and 3) allow shading vegetation to reestablish along stream**
554 **banks. (N-41)**

555

556 **CP-203 May Creek is acknowledged as a regional asset and should be protected. Thus,**
557 **King County shall not increase zoning density on lands that drain into May Creek**
558 **(i.e. the May Valley Basin) without first determining and implementing stormwater**
559 **runoff mitigation necessary to control flooding and siltation in May Creek.**

560

561 **III. Greater Maple Valley / Cedar River Area**

562

563 The Greater Maple Valley/Cedar River Community Service Area encompasses portions of the following former
564 Community Planning Areas: Soos Creek, Tahoma Raven Heights, Snoqualmie and East King County.

565

566 In 2014, the estimated population in the Greater Maple Valley/Cedar River CSA was approximately 17,000. In
567 2010, there were 6,700 housing units in the CSA.

568

569

570 **Background**

571
572 The first Soos Creek Plateau Communities Plan (SCCP) commenced during the fall of 1975, and was adopted in
573 November 1979. The process was controversial, partly because Soos Creek served as a laboratory for several
574 emerging planning concepts, including a Rural land use designation implemented with zoning limiting
575 residential density to one home per five acres.

576
577 The Soos Creek Community Plan Update commenced in March 1988 and was adopted in December 1991. In
578 1995 the City of Kent initiated annexation of a very large area between it and Lake Meridian, intended to
579 encompass most of its Potential Annexation Area (PAA) within the planning area. The cities of Maple Valley
580 and Covington have commenced operating and assumed jurisdiction within their territories. The Panther Lake
581 annexation to the City of Kent occurred in 2010.

582
583 The Tahoma/Raven Heights Communities Plan (T/RH) commenced in August 1979 and was adopted in
584 October 1984. T/RH continued to apply the Growth Reserve and Rural Area designations and zoning that
585 emerged during the Soos Creek planning process. The planning area is mostly unincorporated Rural or Forest
586 Production District. In the years prior to the Growth Management Act (GMA) the City of Black Diamond
587 completed one large annexation. A final Urban Growth Area for Black Diamond was adopted as part of
588 amendments following the 1994 King County Comprehensive Plan.

589
590 The planning area was affected by the incorporation of the City of Maple Valley in 1997. The city includes most
591 of the Urban Growth Area in the planning area.

592
593 In response to data and recommendations emerging while the Soos Creek Basin Plan was being prepared,
594 interim five acre zoning was applied to portions of the Jenkins and Covington Creek watersheds in July 1989.
595 An update to the plan covering about one-fifth of the planning area was initiated in March 1991, and adopted in
596 December 1991. The area zoning was changed in some cases, but this action was based on the 1985 King
597 County Comprehensive Plan and applicable basin plan policies, and did not result in any changes to the 1984
598 plan's policies.

599

600 **Soos Creek Policies**

601
602 **CP-301** **The continued viability and health of the Soos Creek planning area's stream**
603 **systems and the fisheries resources dependent upon them should be assured**
604 **through zoning, special zoning conditions and development regulations. The**
605 **intent of this policy is to control densities along stream corridors identified by**
606 **the Soos Creek Basin Plan. This policy will be implemented through the Area**
607 **Zoning by placing rural and urban densities within 1/4-mile of significant stream**

- 608 systems identified as Types 1, 2, and 3 waters according to the Sensitive Areas
609 Ordinance. (NR-1)
610
- 611 **CP-302** Lot coverage limitations for building shall be applied in all stream corridors in
612 urban designated areas of the Soos Creek basin and classified R-1, urban stream
613 protection special district overlay. Total impervious surface should not exceed
614 8%, and total clearing of forested vegetation should not exceed 30%.
615 Reforestation to achieve sites that are 70% forested should be required. (NR-1A)
616
- 617 **CP-303** New development should rehabilitate degraded wetlands and stream channels
618 and banks in the Soos Creek planning area's drainage's to prevent further
619 erosion and water quality problems. These areas include, but are not limited to,
620 May Creek, Garrison Creek, Molasses Creek and Olsen Creek. Where conditions
621 permit, the banks and channels should be restored to a natural state. Where it
622 has been determined that additional standards may be appropriate to control
623 volume, these should be required for new development. (NR-3)
624
- 625 **CP-304** Within the Soos Creek basin, bare ground associated with clearing, grading,
626 utility installation, building construction, and other development activity should
627 be covered or revegetated between October 1 and March 31 each year.
628 Earth-moving and land-clearing activity should not occur during this period
629 within the Soos Creek basin except for regular maintenance of public facilities
630 and public agency response to emergencies that threaten the public health,
631 safety and welfare. Landscaping of single-family residences, existing permitted
632 commercial forestry and mining activities and development sites with approved
633 and constructed drainage facilities that infiltrate 100 percent of stormwater runoff
634 should be exempt from these restrictions. (NR-8)
635
- 636 **CP-305** For new subdivisions in the Soos Creek basin Rural Area, a minimum of 20% of
637 the property should be retained as a separate tract of undisturbed indigenous
638 vegetation. (NR-9)
639
- 640 **CP-306** All development within 660 feet of the top of the Cedar River Valley and the Green
641 River Valley walls, particularly along the bluffs south and west of the Lea Hill
642 plateau and within the Lake Heights area, should be conditioned to avoid adverse
643 impacts on the environment and risks to life and property. (NR-14)
644
- 645 **CP-307** The Soos Creek Community Plan recognizes the importance of existing mobile
646 home parks in providing affordable housing options. Mobile home parks in the
647 urban areas of Soos Creek are designated for mobile home park uses, and
648 should be zoned appropriately. King County should continue to examine the

649 feasibility of funding and developing a replacement mobile home park in south
650 King County for displaced mobile homes on county-owned or privately-owned
651 sites. King County should develop intergovernmental agreements with the cities
652 of Renton, Kent and Auburn for joint development of replacement parks to
653 accommodate mobile home owners if they are displaced from mobile home parks
654 within cities. (R-23)

655
656 **CP-308** Significant vegetation is a diminishing resource in the Soos Creek community.
657 Significant vegetation contributes significantly to environmental quality,
658 neighborhood character, and the quality of life in Soos Creek. All new residential
659 development shall retain significant existing vegetation. Native vegetation
660 should be utilized wherever possible. (R-33)

661
662 **CP-309** Multifamily zoned land should not be converted to institutional and
663 commercial/office uses within the Soos Creek Planning Area. (C-5)

664
665 **CP-310** Equestrian crossings of arterials should be permitted only where they do not
666 greatly disrupt traffic. Where possible, these crossings should be combined with
667 pedestrian and bicycle crossings. There should be no at grade equestrian
668 crossings of SR-516, except at Lake Meridian. (T-29)

669
670 **CP-311** Crest Airpark is an important local facility and should continue operation at
671 current levels of use. (F-15)

672
673 **CP-312** Because of noise and public safety concerns, low-density, single-family
674 development should be the primary land use allowed within Crest Airpark's north
675 flight path within 1/2-mile of the airport runway. (F-16)

676
677 **CP-313** All new subdivisions within 1/4-mile of Crest Airpark should include a covenant.
678 The covenant should state that the property owner and/or resident recognize the
679 existence of Crest Airpark, its value to the community, and the noise and public
680 safety aspects of living in proximity to the airpark. (F-17)

681
682 **CP-314** The operation of Pacific Raceway is expected to continue indefinitely. The area
683 authorized for racetrack use shall be confined to maximize protection of Soosette
684 Creek and its riparian area. Any future consideration of permits for its operation
685 should be consistent with the spirit and intent of the 1991 rules and conditions
686 which regulate operation of the facility. (F-18)

687

- 688 **CP-315** King County should give high priority to expanding the Big Soos Creek trail by
 689 linking the City of Covington to the south and Fairwood Center to the north to the
 690 existing trail system. (P-15)
 691
- 692 **CP-316** King County should give high priority to linking the Green River and Cedar River
 693 corridors. (P-16)
 694
- 695 **CP-317** King County should coordinate with the City of Seattle, WSDOT, and other
 696 jurisdictions to link major elements of the open space system including the
 697 Cedar River, Lake Desire, Big Soos Creek, SR-18 and the Green River trail
 698 systems. (P-18a)
 699

700 **Tahoma/Raven Heights Policies**

- 701
- 702 **CP-318** Resource activities should be encouraged in areas where such activities are not
 703 inconsistent with a rural atmosphere. In order to ensure continued development
 704 of natural resources prior to the development of the land for other purposes,
 705 extractive industries should be allowed to locate in areas known to have deposits
 706 of minerals. Premature urban/ suburban development should not be approved
 707 which forecloses the opportunity to use the resources. (T/RH-28)
 708
- 709 **CP-319** The demand from surrounding land uses and densities should not exceed the
 710 capacity of the area's groundwater resources nor otherwise cause deterioration
 711 of its quality. (T/RH-45)
 712
- 713 **CP-320** Existing businesses which qualify as legal uses located at Highway 169 and
 714 Cedar Grove Road should be given the same land use map designation as
 715 surrounding Rural Area or Natural Resource Land properties, but recognized as
 716 Rural Businesses with neighborhood-scale business zoning. Any such
 717 development should not be expanded beyond the limits of the existing zoning of
 718 the specific parcel on which it is currently located, and if the use is abandoned
 719 the zoning should be redesignated to a Rural Area zone consistent with that
 720 applied to surrounding properties.
 721
- 722 **CP-321** King County supports annexation of the lands within the City of Black Diamond's
 723 Urban Growth Area subject to the requirements of the Black Diamond Urban
 724 Growth Area Agreement as adopted by Ordinance 12534. If the agreement is
 725 terminated, the affected lands under King County jurisdiction shall be treated as
 726 follows:
 727 a. Land within the designated Urban Growth Area shall be redesignated to
 728 Rural and reclassified to the rural zoning in place prior to the effective

729 date of Ordinance 12534. This zoning shall continue for a period of at
730 least five years from the date of reclassification.

731 b. The areas identified in the agreement as county open space shall be
732 maintained at the rural zoning in place prior to the effective date of
733 Ordinance 12534. This zoning shall continue for a period of at least five
734 years after the date of termination of the agreement.

735
736 **CP-322** King County supports expansion of the network of regional trails and
737 conservation of natural resource lands and environmentally sensitive areas
738 through community efforts such as the Rock Creek Valley Conservation Plan and
739 the Friends of Rock Creek.

740
741 **CP-323** King County supports efforts to protect and enhance open space and ensure
742 long-term habitat health and passive recreation opportunities in the Middle Green
743 River through community efforts such as the Middle Green River Coalition.
744

745 **IV. Southeast King County Area**

746 **Background**

747
748 The SE King County Community Service Area consists of the former Enumclaw Community Planning Area and
749 portions of the former Tahoma Raven Heights, East King County and Soos Creek Community Planning Areas.
750 The City of Enumclaw is located within this CSA and the City of Black Diamond is surrounded by it on three
751 sides. The majority of this CSA is Rural Area and forested resource lands.

752
753 In 2014, the estimated population in the SE King County CSA was approximately 29,000. Of this total, 300
754 people were estimated to live in the Lower Green River area and 28,000 people were estimated to live in the
755 main CSA area. In 2010, there were a total of 11,020 housing units in the CSA. Of this total, 102 were in the
756 Lower Green River area and 10,918 were in the main CSA area.

757
758 The Enumclaw Community Plan and Area Zoning were commenced in 1986-87 and adopted in June 1990. The
759 community plan refined boundaries between the Enumclaw Plateau's Agricultural Production District and
760 abutting Rural Areas and Forest Production District, and designated the Urban Growth Area agreed to by King
761 County and the City of Enumclaw. The 1994 King County Comprehensive Plan reaffirmed the Enumclaw
762 Community Plan's land use designations.
763

764 **Enumclaw Policies**

765

766 **CP-401** All development within 660 feet of the top of the Green River valley walls should
 767 be conditioned to avoid adverse impacts on the environment and risks to life and
 768 property. (EN-12)

769

770 **CP-402** King County should work with landowners on either side of SR-410 east of the
 771 City of Enumclaw to protect the scenic qualities of this highway corridor. (EN-22)

772

773 **CP-403** King County should work with Washington State Parks and Recreation
 774 Commission and landowners on either side of the Green River Gorge to protect
 775 the scenic qualities of the Green River Gorge conservation area. (EN-23)

776

777 Enumclaw's expansion area, like that of other Cities in the Rural Area, is shown on the King County
 778 Comprehensive Plan Land Use Map.

779

780 **CP-404** King County should work with the City of Enumclaw to establish an agreement
 781 guiding future annexations, including but not limited to the following elements:
 782 a. Commitment from the city to extend and maintain public services to the
 783 area, including police, fire, transportation, sewer, water, storm water
 784 management and general government services.
 785 b. Commitment from the city to provide a variety of residential development
 786 at an overall density for unconstrained land of at least four to eight units
 787 per acre.
 788 c. Commitment from the city that the extension of public services to meet
 789 the needs of future residents will maintain service levels to existing city
 790 residents.
 791 d. Commitment that the city will continue environmental protection for
 792 sensitive areas, (including but not limited to flood plains, steep slopes,
 793 wetlands, seismic and landslide hazard areas) at or above King County
 794 standards.
 795 e. Commitment from the city to use measures to buffer or protect abutting
 796 forest or agriculture resource lands.
 797 f. Commitment that the city will provide protection of historic sites and
 798 areas equal to the county's Historic Preservation Ordinance.
 799 g. Commitment by King County to consult with the city on public
 800 improvement standards, such as local road standards, drainage control
 801 requirements and transportation standards that will apply to
 802 development in expansion areas.
 803 h. Commitment by King County to notify the city of development proposals
 804 in the expansion area and to consult with the city to condition

- 805 development approvals to mitigate adverse impacts on city services and
806 to implement city plans, policies and standards.
- 807 i. Commitment by King County to notify the city of development proposals
808 in an impact area, which includes all lands within a one-mile radius of
809 the expansion area, and to consult with the city where applicable to
810 condition development approvals to mitigate adverse impacts on city
811 services.
- 812 j. Agreement on which jurisdiction will have responsibility for parks,
813 roads, storm water or other public facilities after annexation. (EN-40)
814
- 815 **CP-405** Access to state park lands should be designed to minimize adverse traffic
816 impacts on the Southeast Green Valley Road. (EN-56)
817
- 818 **CP-406** Any expansion of aircraft runway or hangar capacity in the Enumclaw planning
819 area should be concentrated on or near the existing Enumclaw airport. Existing
820 legally approved landing strips associated with low-density residential
821 developments, such as Evergreen Sky Ranch, shall not be expanded. (EN-60)
822
- 823 **CP-407** Redevelopment of the Enumclaw landfill site should be subject to studies to
824 assure public health and safety. If these studies determine that there is no threat
825 to public health and safety the site's Rural Area designation may be changed to
826 accommodate a public use such as a park or other facility without an amendment
827 to the King County Comprehensive Plan. (EN-71)
828

829 **V. Snoqualmie Valley / Northeast King County Area**

830 The Snoqualmie Valley/NE King County Community Service Area includes the Snoqualmie Community
831 Planning Area as well as portions of the East Sammamish, Tahoma Raven Heights and East King County
832 Community Planning Areas. It surrounds the Cities of Snoqualmie, North Bend, Carnation, Duvall and
833 Skykomish and their Potential Annexation Areas. These cities are within Urban Growth Boundaries while the
834 vast majority of the CSA is Rural Area and unincorporated areas. Fall City is a Rural Town within this CSA.

835
836 In 2014, the estimated population in the Snoqualmie Valley/NE King County CSA was approximately 26,000.
837 In 2010, there were 11,050 housing units in the CSA. East Sammamish policies are included in Section I. Bear
838 Creek/Sammamish Area in this chapter.
839

840 **Background**

841

842 The Snoqualmie Valley Community Plan was initiated in April 1984, and adopted in August 1989. The process
 843 resulted in designation of the Snoqualmie Ridge Urban Growth Area for the City of Snoqualmie. The area was
 844 annexed by the City of Snoqualmie, and development is proceeding under an interlocal agreement as directed by
 845 the community plan. The 1994 King County Comprehensive Plan largely reaffirmed the Rural Area and
 846 Natural Resource Lands land use map designations of the community plan. Additionally, in this area, the Fall
 847 City Town Plan was updated in 2012 through a planning process that involved members of the Fall City
 848 community.

849

850 **Snoqualmie Policies**

851

852 **CP-501 King County, in cooperation with the Valley cities, and state and federal**
 853 **agencies, should conduct a study of baseline conditions and cumulative impacts**
 854 **of development on the Snoqualmie River's water quality, and identify methods of**
 855 **equitably controlling these impacts. (SQP-1 through SQP-6)**

856

857 **CP-502 Wildlife populations in the Snoqualmie Valley planning area are recognized as a**
 858 **regionally important resource and an important characteristic of the area's rural**
 859 **character. Special studies should be undertaken, in cooperation with the**
 860 **Washington State Department of Wildlife, to identify wildlife populations at risk**
 861 **due to the land uses allowed by the King County Comprehensive Plan and to**
 862 **develop mitigation measures to protect the continued viability of the area's**
 863 **wildlife populations. Should these studies indicate unmitigatable impact**
 864 **affecting wildlife populations due to the land uses allowed by the plan, a**
 865 **comprehensive plan amendment study will be undertaken to provide for the**
 866 **continued existence of this valuable resource. (SQP-17)**

867

868 **CP-503 Properties in erosion-prone drainage basins are subject to special development**
 869 **conditions applied to protect the safety and property of county residents through**
 870 **reducing or eliminating the occurrence of gully formation and sever erosion.**

871 **These conditions may include:**

- 872 a. **A drainage control plan;**
- 873 b. **Installation of drainage control features prior to any land clearing,**
 874 **vegetation removal, site grading, road construction, or utility installation;**
 875 **and**
- 876 c. **Runoff control requirements. (SQP-21)**

877

878 **CP-504 King County will oppose annexations to Snoqualmie Valley cities that currently**
 879 **contain designated floodplain lands until interlocal agreements have been**

880 enacted to advance the policies and standards set forth in the comprehensive
881 plan. (SQP-27)

882
883 **CP-505** The Shoreline Environment designations of the King County Shoreline
884 Management Program should be consistent with comprehensive plan land use
885 map designations and zoning. King County should initiate the shoreline
886 redesignation process consistent with K.C.C. 25.32.130. (SQP-32)

887
888 **CP-506** Until expansion areas are annexed, zoning for the expansion areas shall be urban
889 reserve at five acre densities with the exception of the existing
890 commercial/industrial area in the SE North Bend Way expansion area, and the
891 existing industrial area in the Snoqualmie expansion area. (SQP-57)

892
893 Community plan policies SQP 58 to 61 referred to "expansion areas one and two," reflecting the Snoqualmie
894 Community Plan's attempt to phase growth of the valley cities. These phasing approaches were embodied in the
895 interlocal agreement the county signed with the City of Snoqualmie; they may be reflected in the cities'
896 comprehensive plans. The King County Comprehensive Plan simplifies the designations into one expansion area
897 for each city.

898
899 **CP-507** King County will support development within the Snoqualmie Valley cities of
900 Duvall, Carnation, Snoqualmie and North Bend and annexation and development
901 of lands within their expansion areas, when each city demonstrates that its
902 wastewater and storm water treatment systems for the existing and proposed
903 city jurisdiction will not degrade the water quality of the Snoqualmie River and its
904 tributaries. (SQP-58)

905
906 **CP-508** King County will not support Snoqualmie Valley cities' annexations into
907 expansion areas until each city has adopted mechanisms to reduce flood and
908 channel migration hazards within its jurisdiction. (SQP-59)

909
910 **CP-509** King County shall initiate an amendment to the King County Comprehensive Plan
911 if the cumulative impact of development of the cities' expansion areas will reduce
912 the quality of the Snoqualmie River and its tributaries below the current "A and
913 AA" standards. (SQP-61)

914
915 **CP-510** King County shall support annexation of the expansion area only when Carnation
916 implements a long-term, nonstructural program to reduce flood damages on
917 floodplains land within its jurisdiction. (SQP-68)

918

- 919 **CP-511** Achieving a long-term solution to flood damages within the City of Snoqualmie is
920 one of King County's highest priorities for this planning area. (SQP-70)
921
- 922 **CP-512** King County intends to assist the City of Snoqualmie to develop a long-term
923 solution and an implementation program which will reduce the risk from flooding
924 and channel migration in the city. (SQP-73)
925
- 926 **CP-513** If the long-term solution to reducing the risk from flooding in the City of
927 Snoqualmie is determined to have basin-wide impacts, these impacts shall be
928 reviewed by the King County River and Floodplain Management Program or its
929 equivalent to identify any additional mitigations that may be required. If the
930 long-term solution to reducing the risk from flooding is demonstrated to not have
931 basin-wide impacts, it should be implemented as soon as possible and would not
932 require a second, basin-wide, review of impacts and mitigations. (SQP-74)
933
- 934 **CP-514** King County urges a public/private resource commitment to implement a
935 long-term solution to flooding in the City of Snoqualmie. (SQP-75)
936
- 937 Policies SQP 76 through 78 have been and continue to be implemented through an interlocal agreement. Most
938 of the annexations referenced have taken place and are reflected in the expansion area boundaries for the City of
939 Snoqualmie adopted in the King County Comprehensive Plan's Land Use Map.
940
- 941 **CP-515** Until a long-term solution to preventing flood damages in the City of Snoqualmie
942 is agreed to by King County and the City of Snoqualmie, King County will
943 support annexations in expansion areas when consistent with all appropriate
944 policies herein and when higher residential densities can be achieved, municipal
945 services can be provided, and river water quality will not be degraded. (SQP-77)
946
- 947 **CP-516** Annexations of lands within the Phase 1 and Phase 2 additions to the City of
948 Snoqualmie's Urban Growth Area shall not occur until completion of detailed
949 planning, preparation and review of project-level Environmental Impact
950 Statement(s), and a determination of required mitigations and amenities. The
951 range of land uses to be allowed and the mitigations and amenities to be required
952 shall be embodied in a binding Development Agreement between the City of
953 Snoqualmie and the owners of proposed annexation lands.
954
- 955 **CP-517** The project-level Environmental Impact Statement(s) for lands within the Phase 1
956 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall
957 address aquifer recharge issues, and potential impacts to the water quality and
958 quantity of Lake Alice, private wells in the Lake Alice and Snoqualmie Hills
959 neighborhoods, and all streams that flow off-site.

- 960
- 961 **CP-518** Based on the findings of the Environmental Impact Statement(s), the
- 962 Development Agreement between the City of Snoqualmie and the owners of
- 963 proposed annexation lands in the Phase 1 and Phase 2 additions to the City of
- 964 Snoqualmie's Urban Growth Area shall establish a program for long-term
- 965 monitoring of the water quality and quantity of Lake Alice and the private wells in
- 966 the Lake Alice and Snoqualmie Hills neighborhoods, and of all streams flowing
- 967 off-site.
- 968
- 969 **CP-519** The Development Agreement shall also outline the remedies necessary if the
- 970 monitoring program leads to findings that development activities on the
- 971 annexation lands are the cause for adverse impacts to the water quality and/or
- 972 quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie
- 973 Hills neighborhoods, and of streams flowing off-site. The owners of the
- 974 annexation lands shall be responsible for the monitoring program and correction
- 975 of any impacts determined to have been caused by their development activities.
- 976 Remedies may include connection to the public water system, or construction of
- 977 alternative wells.
- 978
- 979 **CP-520** The project-level Environmental Impact Statement(s) for lands within the Phase 1
- 980 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall
- 981 address traffic safety issues, with a focus on safety concerns for rural
- 982 homeowners dependent upon the southern stretch of the Snoqualmie Parkway
- 983 for access to their homes. A range of alternatives to improve safety at the
- 984 intersection of the Snoqualmie Parkway and SE 96th Street, including
- 985 signalization, road widening and turn lanes shall be explored.
- 986
- 987 **CP-521** Annexations of lands within the Phase 1 and Phase 2 additions to the City of
- 988 Snoqualmie's Urban Growth Area shall be subject to updated Comprehensive
- 989 Water and Sanitary Sewer Plans to determine the full range of improvements
- 990 landowners within the annexation will be required to provide.
- 991
- 992 **CP-522** A Drainage Master Plan shall be required for any new development of lands
- 993 within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban
- 994 Growth Area. Stormwater facility design shall adhere to the standards in the
- 995 most recent update of the King County Design Manual, or of the Snoqualmie
- 996 Storm Drainage Plan, whichever is the most stringent.
- 997
- 998 **CP-523** There shall be no road connections between the Phase 1 addition to the City of
- 999 Snoqualmie's Urban Growth Area and 356th SE in the Snoqualmie Hills Planning

- 1000 Area, unless future analysis determines a restricted emergency access is
1001 necessary for safety purposes.
1002
- 1003 **CP-524** There shall be no road connections between the Phase 2 addition to the City of
1004 Snoqualmie's Urban Growth Area and Lake Alice Road, unless future analysis
1005 determines a restricted emergency access for Lake Alice residents is necessary
1006 for safety purposes.
1007
- 1008 **CP-525** To protect the rural character of the neighborhoods surrounding the Phase 1 and
1009 Phase 2 additions to the City of Snoqualmie's Urban Growth Area, the Phase 1
1010 and Phase 2 areas shall include buffers to all rural lands along their perimeter.
1011 The size and structure of each buffer area shall be determined based on the
1012 characteristics of the land and existing vegetation, and its ability to perform the
1013 following functions: visual screening; noise reduction; and minimization of blow
1014 down. Buffers may include constructed berms and new plantings if deemed
1015 necessary and appropriate to perform the required functions.
1016
- 1017 **CP-526** King County supports the continued industrial use of Weyerhaeuser's
1018 Snoqualmie Mill site and its annexation to the City of Snoqualmie. (SQP-79)
1019
- 1020 **CP-527** King County will support annexations of land in North Bend's expansion area
1021 when higher residential densities can be achieved, municipal services can be
1022 provided, and river water quality will not be degraded. (SQP-81)
1023
- 1024 **CP-528** Commercial and light industrial land uses are appropriate along SE North Bend
1025 Way subject to special development conditions to mitigate impacts. (SQP-82)
1026
- 1027 A map is included in Appendix A to Ordinance 12824 (p-suffix conversion ordinance) showing the application
1028 of p-suffix conditions to commercial and industrial properties on SE North Bend Way.
1029
- 1030 **CP-529** Commercial and industrial zoned land (including potential-commercial or
1031 potential-industrial zoned land) within the City of North Bend's Urban Growth
1032 Area (UGA) are planned for nonretail, resource-based and highway-oriented
1033 uses. These uses shall be served by public sewers.
1034
- 1035 **CP-530** The area between Tanner and the Edgewick Interchange, south of SE 140th and
1036 north of I-90, is appropriate for nonretail commercial and light industrial land
1037 uses. Commercial and light industrial uses shall be limited to uses that do not
1038 impact ground water and are related to resource-based shipping, distributing and
1039 trucking-related industrial development. (SQP-84)
1040

1041 **CP-531** Land uses adjacent to the Edgewick Interchange shall be limited to
 1042 highway-oriented commercial uses that do not impact ground water, and serve
 1043 the traveling public. (SQP-85)

1044
 1045 **CP-532** The area north of the Edgewick Interchange is appropriate for resource-based,
 1046 shipping, distributing and trucking related industrial uses that do not impact
 1047 ground water. (SQP-86)

1048
 1049 The Fall City policies in this section were revised through a subarea planning process involving members of the
 1050 Fall City community in 1998 and 1999. Through this planning process, the Citizens Advisory Committee
 1051 identified the following elements that local residents value about their town:

- 1052 • It is surrounded by agricultural and forest lands that are entirely rural;
- 1053 • It has a pattern of development that has evolved over more than a century, which includes historic
 1054 buildings and landmarks, an open spacing of streets and buildings, and locally owned businesses in a
 1055 small-scale downtown;
- 1056 • It is located in a unique geographic area formed by the confluence of two important salmon-bearing
 1057 rivers, the Raging River and the Snoqualmie River, in an agricultural valley containing a number of
 1058 other salmonid streams that are also important to the ecology of King County;
- 1059 • It includes compatible home occupations and small-scale animal husbandry in harmony with residential
 1060 neighborhoods;
- 1061 • It provides rural-level street improvement (e.g., no traffic lights, no sidewalks outside the business
 1062 district, and no street lights except as needed for public safety);
- 1063 • It offers scenic vistas, open space, and rural and resource uses surrounding Fall City; and
- 1064 • It has a small rural town identity.

1065
 1066 **CP-533** Fall City is an unincorporated rural town which shall have overall residential
 1067 densities of one to four dwelling units per acre.

1068
 1069 **CP-534** All property within the downtown Fall City business district is zoned Community
 1070 Business (CB) and is included within a designated Special District Overlay (SDO).
 1071 Development within the SDO is permitted using an on-site septic system
 1072 approved by the Seattle-King County Health Department. Development is also
 1073 permitted using either an alternative wastewater disposal system approved by
 1074 the Seattle-King County Health Department (such as a community drainfield) or a
 1075 self-contained sewage conveyance and treatment system approved by the
 1076 Department of Ecology, provided that:

- 1077 a. The selected system shall be designed and constructed to serve only
- 1078 properties located within the designated SDO;
- 1079 b. The business and commercial property owners in the SDO are
- 1080 responsible for the operation and maintenance of the selected system;
- 1081 c. The County's role should be to provide technical assistance in the
- 1082 development and implementation of the selected system;
- 1083 d. If the selected system fails, and to prevent a potential health hazard,
- 1084 requires connection to the King County regional wastewater system, any
- 1085 such sewer conveyance shall be tight-lined and shall under no
- 1086 circumstance be used to provide sewage disposal service to residential
- 1087 properties in Fall City, except as provided by policy R-508; and
- 1088 e. No costs to implement the selected system or to connect to the County's
- 1089 regional wastewater system shall be borne by properties outside the
- 1090 SDO. Funding from grants, loans and other outside sources may be
- 1091 used to help fund the system, and the County may assist in the pursuit
- 1092 of this additional funding.

1093

1094 **CP-535** The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the

1095 community's strong commitment to its rural character, recognizes existing uses,

1096 provides for limited future commercial development, and respects natural

1097 features. Additionally, it recognizes the current and long-term foreseeable rural

1098 level of utilities and other public services for the area. The land use implications

1099 of a major change in the water supply or a public health requirement for

1100 community-wide wastewater collection and treatment may be evaluated in a new

1101 community-based planning process; however this does not mean that zoning will

1102 change to allow more intense development beyond that adopted in the 1999 Fall

1103 City Subarea Plan. The rural character of Fall City should be preserved.

1104

1105 **CP-536** Within the residential area of Fall City, compatible home occupations and

1106 small-scale agricultural pursuits or similar rural land uses can continue.

1107

1108 **CP-537** King County should work with the State of Washington and the Fall City

1109 community to continue to make transportation improvements in Fall City that will

1110 favor safe and pleasant pedestrian and other nonmotorized links between

1111 downtown businesses, the residential areas, and nearby King County Parks, and

1112 safe walkways to schools, rather than rapid through traffic.

1113

1114 **CP-538** King County should expand the soft surface pedestrian, equestrian and bicycle

1115 trail opportunities serving the Fall City area. Trail route options serving the

1116 community shall be reviewed to include a route along the left bank levee

1117 easement directly adjacent to the Raging River, historically used by the public as

1118 a pedestrian, equestrian and bicycle trail. This historically used trail generally
1119 follows the "wildlife corridor" along the bank of the Raging River from 328th Way
1120 SE approximately NE to the Preston Fall City Road. The selected trail system for
1121 the Fall City area shall be identified in the King County Parks and Recreation trail
1122 system plan.

1123
1124 **CP-539** Zoning for the existing industrial and office areas adopted in the 1999 Fall City
1125 Subarea Plan should be maintained but not expanded.

1126
1127 **CP-540** Land uses at freeway interchanges without existing commercial or industrial
1128 development, and outside rural neighborhoods and Cities in the Rural Area, are
1129 designated rural residential to support development in rural neighborhoods and
1130 Cities in the Rural Area, and to preserve the scenic nature of the corridor.
1131 (SQP-98)

1132
1133 **CP-541** New development at the Exit 22 Interchange shall not expand beyond the area
1134 designated in this plan and shall not adversely impact surrounding rural
1135 residential areas. All uses should be planned and sited to use long-term onsite
1136 waste disposal systems. (SQP-99)

1137
1138 **CP-542** The existing two acres of land currently zoned for commercial use at Preston
1139 (Exit 22) is recognized, but no additional land for commercial uses is designated.
1140 (SQP-100)

1141
1142 **CP-543** The presence of the Snoqualmie Tribe in the planning area has important historic
1143 and cultural significance for the Puget Sound region. The following places,
1144 recognized by the tribe as historically, culturally and archeologically important,
1145 should be considered for inclusion in the King County historic sites survey, and
1146 designation to local and/or national register of historic places. The tribe
1147 recognizes the following areas as culturally significant:

- 1148 a. Snoqualmie Falls;
- 1149 b. The banks of the Snoqualmie River between the falls and the three forks
1150 confluence area;
- 1151 c. Fall City Indian Cemetery;
- 1152 d. Banks at the confluence of Snoqualmie and Raging Rivers;
- 1153 e. Banks at the confluence of Snoqualmie and Tolt Rivers;
- 1154 f. Fall City Park (site of John Sanawa's Council House and the first white
1155 school);
- 1156 g. Mt. Si; and
- 1157 h. Granite outcropping used as a quarry between North Bend and the City
1158 of Snoqualmie on SR-202. (SQP-122)

1159

1160 **CP-544** King County recognizes the spiritual, historic, cultural and recreational value of
1161 the Snoqualmie Falls. Any development adjacent to Snoqualmie Falls shall be
1162 designed and sited to protect these values. (SQP-123)

1163

1164 **CP-545** Because of the spiritual significance of the area at the base of the falls to the
1165 various tribes in the Puget Sound region, this area of the falls should remain free
1166 of development and open for public access. (SQP-124)

1167

1168 **CP-546** The community of Preston is a significant cultural and historic reminder of the
1169 planning area's roots in the logging industry. The existing land use designation
1170 shall be maintained, and new development should respect the existing character
1171 of the community. (SQP-125)

1172

1173 **CP-547** The industrial area adjacent to the Rural Neighborhood of Preston shall be
1174 recognized with appropriate zoning for industrial uses. This area is designated
1175 for industrial uses to recognize existing industrial use and vested applications
1176 for new industrial development.

1177

1178 The boundaries of this industrial area are permanent. No expansion of the
1179 designated industrial area will be permitted, and any effort to expand its
1180 boundaries is recognized as contrary to the Growth Management Act, including
1181 the 1997 amendments.

1182

1183 Any industrial development or redevelopment in the designated industrial area
1184 (excluding reconstruction in the event of accidental damage or destruction, or
1185 tenant improvements entirely within the building structures) shall be conditioned
1186 and scaled to maintain and protect the rural character of the area as defined in
1187 RCW 36.70A.030(14) and to protect sensitive natural features.

1188

1189 New industrial development or redevelopment (excluding structures and site
1190 improvements that existed or are vested by applications as of May 24, 1996, or
1191 tenant improvements entirely within building structures), on lots not subject to
1192 restrictions and conditions consistent with those reflected in Recording No.
1193 9708190805 must be dependent upon being in the Rural Area and must be
1194 compatible with the functional and visual character of rural uses in the immediate
1195 vicinity and must not encourage or facilitate conversion or redesignation of
1196 nearby Rural and Rural Neighborhood lands to commercial, industrial or urban
1197 uses.

1198

1199 The boundaries of this industrial area shall be those properties within the

- 1200 Preston Industrial Water System, as set by King County Ordinance 5948, with the
1201 exception of parcel #2924079054.
1202
- 1203 **CP-548** King County supports efforts of the community of Preston to achieve recognition
1204 of its historical and cultural significance. Its historic character should be
1205 maintained through designation as an historic area. (SQP-126)
1206
- 1207 **CP-549** The King County Historic Sites Survey should be updated to include additional
1208 sites identified by the Preston Heritage Committee. (SQP-127)
1209
- 1210 **CP-550** The development of a regional railroad museum in the Snoqualmie area is
1211 encouraged to promote understanding of the regional significance of railroads in
1212 the settlement and development pattern of Washington State. (SQP-128)
1213
- 1214 **CP-551** King County shall put high priority on the acquisition and development of a
1215 regional trail system linking the Snoqualmie Valley planning area to other parts
1216 of the county. (SQP-143)
1217
- 1218 **CP-552** King County supports designation of the Middle Fork of the Snoqualmie River
1219 under either the national or state Wild and Scenic River program. (SQP-151)
1220
- 1221 **CP-553** King County supports evaluation of the North Fork of the Snoqualmie River and
1222 the main stem of the Tolt River under either the national or state Wild and Scenic
1223 River program. (SQP-152)
1224
- 1225 **CP-554** King County shall assist the City of North Bend, when requested, to develop a
1226 long-term solution and an implementation program which will reduce the risk
1227 from flooding and channel migration in the city.
1228

1229 **VI. Vashon / Maury Island Area**

1230 The Vashon/Maury Island Community Service Area has identical boundaries to the original Vashon
1231 Community Planning Area. The name is updated to include the Maury Island section of Vashon Island. The
1232 “Vashon Town Center Plan” is a separately adopted subarea plan (1996) that covers only the Rural Town of
1233 Vashon. The 1986 Vashon Community Plan includes policies that address the remainder of the islands.
1234

1235 In 2014 the population in the Vashon/Maury Island CSA was approximately 11,000. In 2010, the CSA had an
1236 estimated 5,550 housing units.
1237

1238 **Background**

1239

1240 The Vashon Community Plan commenced in the spring of 1977 and was adopted in June 1981. Due to concerns
 1241 about Vashon-Maury Island's water supply, which consists of local rain-fed aquifers, a revision to the plan was
 1242 set for 1986 after completion of the Vashon/Maury Island Water Resources Study. The revision process began
 1243 in April 1984, and the updated Vashon Community Plan was adopted in October 1986. In addition to
 1244 responding to the Water Resources Study, the plan update also implemented the 1985 King County
 1245 Comprehensive Plan's designation of the entire planning area as Rural Area.

1246

1247 In 1996 the Vashon Town Plan repealed or modified several of the 1986 plan's policies, and adopted new policies
 1248 and area zoning to guide development in the unincorporated Rural Town of Vashon. The Vashon Town Plan
 1249 was adopted as a subarea plan and therefore is part of the King County Comprehensive Plan, as provided by the
 1250 Growth Management Act. The policies below are the issue- or area-specific policies retained from the 1986 plan.

1251

1252 **Vashon Policies**

1253

1254 **CP-601 All of Vashon-Maury Island is recognized for its unique ecological functions as a**
 1255 **Puget Sound island, and is designated in this plan as a Rural Area. Development**
 1256 **activities should protect the entire ecological system, including the Puget Sound**
 1257 **shoreline, island habitat areas, and ground and surface water resources. (V-1)**

1258

1259 **CP-602 All land use policies and regulations for Vashon shall reflect the overriding**
 1260 **importance of the fact that the whole Island is the recharge area for a**
 1261 **single-source aquifer. All of Vashon Island shall therefore be considered a**
 1262 **groundwater recharge area. Within the Island, based largely on soil types, there**
 1263 **are areas of relatively high, medium, and low susceptibility to groundwater**
 1264 **contamination. Areas deemed highly susceptible to contamination in the KCCP**
 1265 **should receive extra protection. (V-3)**

1266

1267 **CP-603 Home occupations should continue to be allowed in residential areas on Vashon**
 1268 **Island. (V-27)**

1269

1270 **CP-604 Development should be minimized and carefully managed in sensitive areas. The**
 1271 **most fragile, hazardous or valuable areas, including areas highly susceptible to**
 1272 **contamination, landslide hazard areas and wetlands, should remain largely**
 1273 **undeveloped through application of a low density designation. (V-31)**

1274

1275 **CP-605 Protect and preserve the Island's wildlife habitats. (V-33)**

1276

1277 **CP-606** **Where fish or wildlife habitat occur within a proposed short plat or subdivision,**
 1278 **the proposal should be reviewed to ensure that the ingredients necessary for the**
 1279 **habitat's preservation are not destroyed. Special conditions should be attached**
 1280 **to protect the habitat, if necessary. (V-34)**

1281
 1282 **CP-607** **Fish and wildlife habitats identified on Vashon Island and considered to be**
 1283 **especially unique and valuable or of potential countywide significance should**
 1284 **receive special attention. Where these occur within a proposed plat or**
 1285 **subdivision, Department of Permitting and Environmental Review, or its**
 1286 **successor, may require the developer to submit a special report to assess more**
 1287 **closely the impacts of the proposal on the habitat and to recommend specific**
 1288 **measures to protect them. (V-35)**

1289
 1290 Most fisheries in King County are regulated by agencies other than the county. Policies throughout this plan
 1291 address fish habitat and the response to Endangered Species Act listings. A harvestable fisheries habitat not
 1292 otherwise addressed is the intertidal shellfish habitat on Vashon Island. The King County Department of
 1293 Natural Resources and Parks owns some of this habitat. While the State of Washington governs the harvest of
 1294 some species in this habitat, the county should take affirmative action to assure long-term productivity and to
 1295 protect public health. The 1997 report of the Beach Assessment Program documents the degradation of this
 1296 resource from over-harvesting, increased beach use and other causes.

1297
 1298 **CP-608** **Intertidal shellfish habitat on Vashon Island shall be protected for its key role in**
 1299 **the marine food chain, to protect public health, and to assure long-term**
 1300 **productivity. King County shall explore effective means to protect this fisheries**
 1301 **resource.**

1302
 1303 **CP-609** **Island water resources should continue to be the sole water-supply source in the**
 1304 **future. The plan discourages importing water for domestic uses from off the**
 1305 **Island. (V-52)**

1306
 1307 **CP-610** **Land uses and development densities should be planned so that demands on the**
 1308 **Island's groundwater resources do not exceed its capacity to provide adequate**
 1309 **supplies without deterioration of quality. In order to achieve this, ongoing**
 1310 **research and monitoring as recommended in the Vashon Maury Island Water**
 1311 **Resources Study should be conducted. (V-53)**

1312
 1313 **CP-611** **Protection of the groundwater aquifer is of primary importance to Vashon Island.**
 1314 **Further water quality degradation which would interfere with or become injurious**
 1315 **to existing or planned uses should not be allowed. (V-54)**

1316

- 1317 **CP-612** To protect domestic water resource, areas deemed highly susceptible to
1318 groundwater contamination and watersheds should be maintained in residential
1319 or similarly nonintensive uses at low densities. (V-57)
1320
- 1321 **CP-613** As an additional requirement for the comprehensive plans of public water
1322 systems on Vashon Island, the county shall ask that information be included
1323 assessing the ability of existing and potential water sources to meet anticipated
1324 population growth. Planned expansion of the water system should be prohibited
1325 if the analysis reveals a risk to the adequacy of service including quality of water
1326 being provided to current users. (V-59)
1327
- 1328 **CP-614** Special consideration should be given to the impacts of new development on the
1329 Island's groundwater resources. This should apply to major developments,
1330 development in areas highly susceptible to contamination, or development near
1331 public water supplies. (V-61)
1332
- 1333 **CP-615** Park-and-Ride lot development both on the Island and at or near the ferry
1334 terminals which serve Vashon Island (Fautleroy, Southworth, Pt. Defiance)
1335 should be encouraged. (V-67)
1336
- 1337 **CP-616** Provide a safe and efficient system of commuter and recreational routes for
1338 bicyclists, pedestrians, and equestrians. (V-69)
1339
- 1340 **CP-617** Street and highway improvements should be low-cost safety and maintenance
1341 projects wherever possible. (V-71)
1342
- 1343 **CP-618** Additional water-related parks and beaches should be acquired along the
1344 saltwater shorelines of Vashon-Maury Islands. These parks should be retained
1345 as passive, natural areas. (V-83)
1346
- 1347 **CP-619** Additional park sites should be acquired in the island's most environmentally
1348 sensitive natural areas. These sites should be retained as passive, open space
1349 areas allowing only those uses that would be compatible with sensitive areas.
1350 (V-84)
1351
- 1352 **CP-620** A public trail system should be identified and encouraged for preservation on
1353 Vashon Island. (V-85)
1354
- 1355 **CP-621** Trails on Vashon Island should serve bicyclists, equestrian and pedestrian uses.
1356 (V-85a)
1357

1358 **CP-622** Trail systems at parks and on other public land should be encouraged on Vashon
1359 Island. Trails on public lands should be officially recognized and preserved.
1360 (V-85b)

1361
1362 **CP-623** If and when county- and state-owned land on Vashon is logged, trails should be
1363 preserved for equestrian and pedestrian use. If possible, an unlogged buffer
1364 zone should be left when logging occurs. (V-85c)

1365
1366 **CP-624** Voluntary dedication of trails should be encouraged when land is developed for
1367 more intensive uses. (V-85d)

1368
1369 **CP-625** Trails should provide multiple uses where possible, serving both recreational
1370 and commuter needs. (V-85e)

1371
1372 **CP-626** Trail corridors on Vashon Island should be established and designed based upon
1373 the following criteria:

- 1374 a. Connect park and open space areas;
1375 b. Provide access to shoreline areas, particularly public parks;
1376 c. Incorporate views and other special features of scenic, historic, or
1377 archaeological interest;
1378 d. Traverse development limitation areas where not incompatible with
1379 hazard or fragile natural areas;
1380 e. Follow streambanks and ravines;
1381 f. Follow undeveloped rights-of-way or alongside existing roads; and
1382 g. Provide access to and connect schools. (V-85f)

1383
1384 **CP-627** The quantity and quality of Vashon-Maury Islands' groundwater supply should be
1385 monitored, along with building permit and subdivision data, to determine if
1386 planned densities can be achieved. If new information indicates the groundwater
1387 supply is endangered, the County shall take immediate steps to ensure new
1388 development does not impair the groundwater supply.

1389
1390 **Groundwater Management**

1391 Vashon-Maury Island is unique within King County in that it is an island community dependent upon a
1392 designated sole-source aquifer for its water supply. A Groundwater Management Plan was completed for the
1393 Island and approved by both King County and Ecology in 1998. Given that the only source of drinking water is
1394 ground water, a higher level of protection of groundwater recharge is warranted on Vashon-Maury Island than in
1395 the rest of King County. Land clearing and building activities can reduce groundwater recharge. Low-impact
1396 development (LID) practices involve protecting and enhancing native vegetation and soils, reducing impervious
1397 surface and managing storm water at the source. These techniques are well suited to development in

1398 rural-residential zoned areas and can be an effective way to protect groundwater quality and recharge,
 1399 particularly on Vashon-Maury Island.

1400

1401 **CP-628 King County should work with residential builders and developers on**
 1402 **Vashon-Maury Island to encourage the use of low impact development practices**
 1403 **that protect and enhance native vegetation and soils and reduce impervious**
 1404 **surface. King County should promote preservation of at least 65% forest cover**
 1405 **on rural-residential zoned parcels. The 65% forest cover goal may be adjusted for**
 1406 **parcels less than 2 ½ acres in size. Dispersion of runoff from impervious**
 1407 **surfaces into native vegetation in accordance with the Surface Water Design**
 1408 **Manual shall be the preferred method of stormwater management in the Rural**
 1409 **Area.**

1410

1411 **CP-629 King County should include water quality monitoring and reporting in the scope**
 1412 **of work for new low impact development projects on public properties to the**
 1413 **maximum extent practical.**

1414

1415 In June 2011 the Vashon Maury Island Groundwater Protection Planning Committee recommended new
 1416 policies to be incorporated into the Comprehensive Plan to further the objectives of the Vashon-Maury Island
 1417 Watershed Plan and Vashon-Maury Island Groundwater Protection Plan concerning sustainability of the islands
 1418 groundwater, streams and marine waters.

1419

1420 **CP-630 The Vashon-Maury Island Groundwater Protection Committee, with King County**
 1421 **support should:**
 1422 **a. Complete and implement measures for the sustainability of water quality,**
 1423 **water quantity and ecosystem health on Vashon-Maury Island;**
 1424 **b. Report the findings to the community; and**
 1425 **c. Evaluate the results to help guide ongoing watershed management**
 1426 **activities.**

1427

1428 Seasonal dissolved oxygen levels within inner Quartermaster Harbor have fallen well below the Washington
 1429 State marine water quality standard of seven mg per liter over the last four years of monthly monitoring by King
 1430 County. Quartermaster Harbor is a regionally significant natural resource area that provides rearing and
 1431 spawning habitat for herring, surf smelt, sand lance, salmon (i.e., Chinook, Coho, chum, and cutthroat) plus
 1432 shellfish resources, including geoduck clams. Based on the value of the harbor’s natural resources and to protect
 1433 and restore shellfish harvest opportunities, Quartermaster Harbor was included in the Maury Island Marine
 1434 Reserve designated by the Department of Natural Resources and the Marine Recovery Area designated by
 1435 Public Health – Seattle & King County.

1436

1437 Excess nutrients, nitrogen compounds in particular, can lead to excessive phytoplankton and algae growth that
 1438 can then deplete oxygen concentrations when the algae die. Nitrogen and phosphorus are essential nutrients for
 1439 marine plants and phytoplankton, particularly nitrate, as phytoplankton preferentially take up nitrate and other
 1440 nitrogen compounds. Potential sources of nitrogen loading include on-site sewage systems, animal manure,
 1441 fertilizer and other less direct sources like nitrogen-fixing vegetation including alder trees and atmospheric
 1442 deposition.

1443
 1444 In 2009, King County in cooperation with the Washington State Department of Ecology and University of
 1445 Washington-Tacoma, started a four year study to identify and quantify the sources of nitrogen loading in
 1446 Quartermaster Harbor. The draft 2010 Washington Water Quality Assessment under review by Ecology
 1447 proposes to upgrade the Quartermaster Harbor dissolved oxygen listing to “Category 5” based on Ecology
 1448 ambient monitoring station QMH002 (#10178). Designation as a Category 5 polluted water body means that
 1449 Ecology has data showing that the water quality standards have been violated for one or more pollutants and
 1450 there is no Total Maximum Daily Load (TMDL) pollution control plan. TMDLs are required for the water
 1451 bodies in Category 5 to bring water quality up to standards.

1452
 1453 Education and incentives to implement best management practices to reduce nutrient and bacteria loading can
 1454 improve water quality. Routine on-site sewage system inspection and maintenance can help to control nutrient
 1455 loading from existing on-site sewage systems. When new on-site sewage systems are installed, using a system
 1456 rated to provide nitrogen reduction could limit total nitrogen loading on average by approximately 50% or more
 1457 depending on system loading and site conditions.

1458
 1459 **CP-631 King County should focus outreach education and incentives to implement best**
 1460 **management practices designed to reduce excessive nutrient and bacterial**
 1461 **contaminate loading within the Quartermaster Harbor drainage area. The**
 1462 **Vashon-Maury Island Groundwater Protection Committee, with King County**
 1463 **support, should seek grants to enhance existing outreach education and**
 1464 **incentives when funding opportunities occur.**

1465
 1466 **CP-632 King County should revise regulations to require new on-site sewage systems**
 1467 **within the Quartermaster Harbor drainage area to meet the nitrogen reduction**
 1468 **treatment standard established by the Washington State Department of Health,**
 1469 **where feasible, if the final Quartermaster Harbor Nitrogen loading study**
 1470 **demonstrates it would significantly reduce future nitrogen loading in the harbor.**

1471
 1472 **CP-633 King County should request Ecology assistance to develop a Total Maximum**
 1473 **Daily Load water quality improvement plan to reduce point and nonpoint**
 1474 **pollution sources to Quartermaster Harbor if the harbor water quality is listed as**
 1475 **a Category 5 polluted water body on the 2010 Washington State Water Quality**
 1476 **Assessment.**

1477

1478 Island wide there are approximately 5,000 on-site sewage systems used to treat the wastewater for residences,
 1479 businesses and public facilities not served by the Vashon Sewer District. Failing on-site sewage systems can
 1480 contaminate surface, ground and marine waters with hazardous bacteria and excessive nutrient loading (nitrogen
 1481 and phosphorus). Regular inspection and maintenance of on-site sewage systems can ensure system
 1482 performance, extend system life and identify failing systems so they can be repaired when needed.

1483

1484 **CP-634 The Vashon-Maury Island Groundwater Protection Committee, with King County**
 1485 **support, should evaluate need and potential sources of funding for an enhanced**
 1486 **management program for existing on-site sewage systems on Vashon-Maury**
 1487 **Island to ensure they receive routine inspection, maintenance and repair if**
 1488 **necessary to protect water quality.**

1489

1490 Water use on Vashon is supplied by rainfall and typically reaches a seasonal peak in the late summer long after
 1491 the early winter peak in rainfall. Water conservation is the best strategy to reduce peak water use and reduce the
 1492 need to develop new water supply capacity. Conservation efforts should consider use of appropriate technology
 1493 to further conservation strategies including supply supplement alternatives like grey water reuse and rainwater
 1494 harvest. Incentives, such as providing access to water use efficiency audits or developing model conservation
 1495 plans for Group A, Group B and individual systems similar to the LEED model, can be useful in encouraging
 1496 implementation of water conservation.

1497

1498 **CP-635 The Vashon-Maury Island Groundwater Protection Committee, with King County**
 1499 **support, should evaluate setting specific goals for water conservation starting**
 1500 **with public facilities under the Vashon-Maury Island Groundwater Protection**
 1501 **Committee auspices and promote and partner with public agencies, special**
 1502 **districts and non-profit organizations to implement water conservation**
 1503 **demonstration projects in new and renovated public facilities.**

1504

1505 **CP-636 The Vashon-Maury Island Groundwater Protection Committee, with King County,**
 1506 **support should evaluate ways to provide or enhance incentives to implement**
 1507 **water conservation.**

1508

1509 **CP-637 King County should evaluate the use of greywater as a supplemental source of**
 1510 **water supply for non-potable uses both interior and exterior on Vashon-Maury**
 1511 **Island.**

1512

1513 Public Health – Seattle & King County (PHSKC) is considering rule changes to permit use of harvested
 1514 rainwater for potable supply. This evaluation should consider both the potential benefits, and possible land use
 1515 and environmental impacts associated with such changes pertaining to Vashon-Maury Island. Islander views
 1516 should be considered by PHSKC and any water supply policy revisions in the comprehensive plan should

1517 address use of rainwater harvest in a manner that takes into account conditions on Vashon-Maury Island,
1518 specifically including the potential for nitrate contamination from increased septic use, consistent with the
1519 interests of Group A and Group B water systems.

1520

1521 **CP-638** **The Vashon-Maury Island Groundwater Protection Committee, with King County**
1522 **support, should evaluate allowing use of harvested rainwater as both a**
1523 **supplemental and sole source of potable water supply for individual water supply**
1524 **on Vashon-Maury Island under the following conditions:**

- 1525 a. **Any location outside of the designated service area for an existing**
1526 **Group A or Group B water system; and**
- 1527 b. **Within the service area of an existing Group A or Group B water system**
1528 **when the system cannot provide potable water in a “timely and**
1529 **reasonable manner.” Where an existing Group A or Group B water**
1530 **system can provide fire flow if necessary, allow separate services for**
1531 **“potable” water and fire flow, ensuring effective cross-connection**
1532 **control.**

1533

1534 There are approximately 1,200 known wells on Vashon-Maury Island and approximately 50 of those wells
1535 supply water for Group A water systems. Water produced by Group A water systems is tested routinely for
1536 compliance with drinking water standards and the results are reported to the State Department of Health. All
1537 Group A water systems will also report the annual quantity of water they produce from their supply source wells.
1538 The monitoring performed for Group A water systems protects the public health of their water users and will
1539 provide the data necessary for water resource sustainability monitoring.

1540

1541 Of the remaining 1,150 wells, approximately 150 supply Group B water systems (2-15 connections) and the
1542 remainder are individual water supplies, most for potable use. Public Health Seattle King County requires that
1543 Group B and individual water supply wells (and springs) be tested for nitrate, fecal coliform and arsenic at the
1544 time the water system is approved for construction but ongoing monitoring is not required for individual wells
1545 and ongoing testing, while required per code for Group B systems is not enforced. The lack of periodic
1546 monitoring and metering for Group B water systems and individual water supplies leaves the public health of
1547 their water users at risk and creates a significant gap in the data needed for comprehensive monitoring of water
1548 resource sustainability.

1549

1550 **CP-639** **The Vashon-Maury Island Groundwater Protection Committee, with King Count**
1551 **support, should evaluate the need and potential sources of funding to establish**
1552 **management programs for individual water systems and Group B water systems**
1553 **on Vashon-Maury Island to periodically monitor water quality and promote water**
1554 **conservation in conjunction with water system and well owners.**

1555

1556 Vashon Maury Island is part of Water Resource Inventory Area 15. The Vashon-Maury Island Watershed Plan
 1557 was completed in 2005 and accepted for implementation by King County Water and Land Resources. The
 1558 broader Kitsap County WRIA 15 planning group also completed a draft watershed plan for Kitsap County in
 1559 June 2005, but was unable to reach consensus due in part to objections of the Squaxin Island Tribe on the Kitsap
 1560 portion of the overall WRIA 15 plan (including both Kitsap and VMI).

1561

1562 As a result King County is unable to get formal Ecology approval and implementation funding for the
 1563 Vashon-Maury Island Watershed Plan. Vashon Island should develop a pathway to secure Ecology assistance on
 1564 watershed plan implementation funding.

1565

1566 **CP-640 The Vashon-Maury Island Groundwater Protection Committee, with King County**
 1567 **support, should evaluate options to develop a pathway to secure Ecology**
 1568 **assistance on watershed plan implementation funding and seek formal Ecology**
 1569 **and King County recognition or adoption of the Vashon-Maury Island Watershed**
 1570 **Plan.**

1571

1572 **Watershed Planning**

1573 For the past 25 years, through several community planning processes, the Island community has been proactive
 1574 in protecting its water supply. There is broad recognition of the shared responsibility for this common resource,
 1575 and recognition that each water use can affect the quantity and quality of the water supply of others. Although
 1576 in many areas of the Island there is not a current problem with water quality and quantity, planning and
 1577 preparation to secure and protect Island water resources is warranted.

1578

1579 The principal reasons for preparing a watershed plan in 2005 was that there is uncertainty about the amount and
 1580 availability of groundwater, a local trend showing increasing nitrates in some wells, potential for degradation of
 1581 Island streams and potential for contamination of the Island sole source aquifer. The Vashon Maury Island
 1582 Watershed Plan completed on June 6, 2005 intends to protect and assure the water supply by making and
 1583 implementing specific recommendations on water quantity and quality issues affecting the Island.

1584

1585 In April 2007 the Vashon Maury Island Groundwater Protection Planning Committee recommended the
 1586 following priority action items in the Vashon-Maury Island Watershed Plan be incorporated into the 2008 King
 1587 County Comprehensive Plan as follows:

1588

1589 **CP-641 King County should develop an on-going island-wide education program to**
 1590 **inform Islanders about groundwater resources, drinking water supplies, water**
 1591 **availability, and water quality issues. The education program should include**
 1592 **alternative water supply choices such as water retention, rain water harvesting,**
 1593 **use of gray water, deepening of wells, groundwater recharge, water rationing in**
 1594 **emergencies, recycled water and desalinization.**

1595

- 1596 **CP-642** King County shall seek funding and work with state agencies to encourage
1597 removal of old or failing residential fuel storage tanks on Vashon-Maury Island.
1598
- 1599 **CP-643** King County should encourage the use of demonstrated new and alternative
1600 on-site septic treatment technologies on Vashon-Maury Island with priority on
1601 Marine Recovery Areas.
1602
- 1603 **CP-644** King County should seek funding to expand the Public Health – Seattle & King
1604 County septic education program to inform property owners about septic system
1605 failures and steps they may take to ensure effective maintenance and operation
1606 of their system.
1607
- 1608 **CP-645** King County and the Vashon-Maury Island Groundwater Protection Committee
1609 should continue to collaborate to develop an education program on pesticide and
1610 fertilizer use.
1611
- 1612 **CP-646** King County should work with the Vashon Community to define specific actions
1613 to implement the stormwater recommendations in the 2005 Vashon-Maury Island
1614 Watershed Plan within available resources.
1615
- 1616 **CP-647** New roads or road improvements required for new development in the town of
1617 Vashon should use a rural road section when possible, consistent with the King
1618 County Road Standards. Although the roadway section within the Vashon Town
1619 Center typically includes curb, gutter, and sidewalk, the residential roadway
1620 section throughout the Island should generally be rural in character with
1621 shoulders and an open ditch/swale on both sides of the roadway. When a
1622 roadway project exceeds the thresholds identified in Section 1.1.1 of the
1623 County’s Surface Water Design Manual, flow control and treatment facilities
1624 should mitigate the impacts generated by surface and stormwater runoff. Swales
1625 should be used when ecologically appropriate to treat runoff.
1626
- 1627 **CP-648** King County should adopt a “business district design guideline” for the Vashon
1628 Town Center calling for installation of a rural type road section with either a
1629 road/sidewalk/bio-swale configuration, or a road/swale/trail configuration, where
1630 there is sufficient right of way, unless an alternate design that can protect
1631 groundwater recharge can be constructed.
1632
- 1633 **CP-649** King County should protect the quality and quantity of groundwater on
1634 Vashon/Maury Island by measuring, monitoring, and reporting information on
1635 groundwater quality and quantity to provide the information needed to manage
1636 groundwater resources.

1637

1638 **VII. West King County Area**

1639

1640 As noted on the Community Service Areas map at the beginning of this chapter, the West King County Area is
 1641 comprised of approximately twelve separate major unincorporated areas within the Urban Growth Boundary;
 1642 these are all Potential Annexation Areas for several cities, including Federal Way, Seattle, Renton, Kent,
 1643 Redmond and Sammamish. In addition, there are over *one hundred* other smaller areas that are affiliated with or
 1644 adjacent to Auburn, Issaquah, Sammamish, Redmond, Kenmore and others.

1645

1646 King County’s approach is that these areas annex into the affiliated cities or, for those areas not affiliated, the
 1647 most logical adjacent city. Policies guiding these areas are found both in Chapter 2: Urban Communities in the
 1648 Potential Annexation Area section as well as in other annexation policies found in chapters throughout the
 1649 Comprehensive Plan. For the areas at the edge of the urban growth boundary, policies in other parts of this
 1650 chapter may be relevant since the historical Community Plans often included these edge communities. This is
 1651 further described below.

1652

1653 **Background**

1654 The estimated population in this CSA in 2014 was approximately 113,000. The West King County CSA
 1655 consists of separate unincorporated areas that were once part of larger areas with their own community
 1656 plans. Today’s fragmented pattern of unincorporated urban areas is the result of incorporations and
 1657 piecemeal annexations since the community planning process began in the mid-1980s.

1658

1659 The West Hill Community Plan and White Center Community Plan, applying to portions of the original
 1660 Highline Community Plan, were the last plans adopted by King County (West Hill in 1993, White Center
 1661 in 1994). They were prepared in conformance with the Growth Management Act (GMA) and are already
 1662 incorporated as part of the 1994 King County Comprehensive Plan.

1663

1664 **A. East Federal Way Potential Annexation Area**

1665 Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and
 1666 1984 to 1986. Federal Way was part of the first generation of community plans in the county that were adopted
 1667 separately from their implementing area zoning. After these experiences, the county decided to adopt both
 1668 together to avoid going through essentially the same decisions twice for each community. The City of Federal
 1669 Way incorporated in 1990, removing most of the planning area from the county's jurisdiction. None of the
 1670 Federal Way Community Plan or its amendments are readopted.

1671

1672 **B. Fairwood and East Renton Potential Annexation Areas**

1673 Fairwood and East Renton are adjacent to the City of Renton and are within the city's potential annexation area.
 1674 Over the past decade, small portions (typically at the subdivision scale) have annexed to the city in a piecemeal
 1675 fashion. The Fairwood area has approximately 23,000 residents. The Fairwood area was completely within the
 1676 historical Soos Creek Planning Area, which is now part of both the Greater Maple Valley/Cedar River and the
 1677 West King County Community Service Areas. This means that the general annexation policies in the
 1678 comprehensive plan, as well as the Greater Maple Valley/Cedar River area policies are relevant to this area.

1679
 1680 The East Renton area has approximately 6,500 residents. The East Renton area was completely part of the
 1681 historical Newcastle Planning Area, which is now part of both the Four Creeks/Tiger Mountain and West King
 1682 County Community Service areas. This means that the general annexation policies in the comprehensive plan, as
 1683 well as the Four Creeks/Tiger Mountain area policies are relevant to this area.

1684
 1685 **C. North Highline and White Center Potential Annexation Areas**

1686 Highline has one of the longest histories of any community planning area. Between its original adoption in 1976
 1687 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline
 1688 Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for
 1689 smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan,
 1690 and SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous
 1691 portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a
 1692 whole has grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in
 1693 the unincorporated area population. Because the majority of the area has now transitioned into cities, none of
 1694 the Highline Community Plan is readopted with the exception of West Hill and White Center, which were
 1695 adopted in 1994 as part of the comprehensive plan but published separately.

1696
 1697 The White Center Plan was adopted by King County in 1994, and as such was prepared in conformance with the
 1698 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

1699
 1700 **D. West Hill – Skyway Potential Annexation Area**

1701 The West Hill Plan was adopted by King County in 1993, and as such was prepared in conformance with the
 1702 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

1703
 1704 In 2014, King County began to assist this community in updating its community plan. The result of this process
 1705 was the development of the Skyway-West Hill Action Plan (known as the SWAP in the community) in 2015.
 1706 The SWAP has been adopted as an *addendum* to the existing, adopted community plan as part of the 2016
 1707 Comprehensive Plan update.



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CHAPTER 12

IMPLEMENTATION, AMENDMENTS AND EVALUATION

The Comprehensive Plan policies, development regulations and countywide policy framework have been adopted to achieve the county and region's growth management objectives. This chapter describes the tools, processes and procedures used to implement, amend and review the Comprehensive Plan.

The chapter explains the relationship between planning and zoning, lists the incentives programs, identifies actions that will be undertaken between major updates to implement or refine provisions within the Comprehensive Plan, and outlines and distinguishes between annual update cycles and four year cycle amendments.

9

10 **I. Regulations**

11 The Comprehensive Plan guides land use over the long term by applying specific land use designations
 12 throughout the unincorporated portion of King County and by providing guidelines for implementing
 13 regulations used to evaluate specific development proposals. To ensure that these implementing regulations are
 14 effective and warrant a high degree of public trust and confidence, the regulations must be equitable, reasonable,
 15 and responsibly administered.

16

- 17 **I-101 King County's regulation of land use should:**
- 18 **a. Protect public health, safety and general welfare, and property rights;**
 - 19 **b. Protect consumers from fraudulent practices in land use, land sales and**
 20 **development;**
 - 21 **c. Implement and be consistent with the Comprehensive Plan and other**
 22 **adopted land use goals, policies and plans;**
 - 23 **d. Be expeditious, predictable, clear, straightforward and internally**
 24 **consistent;**
 - 25 **e. Provide clear direction for resolution of regulatory conflict;**
 - 26 **f. Be enforceable, efficiently administered and provide appropriate**
 27 **incentives and penalties;**
 - 28 **g. Be consistently and effectively enforced;**
 - 29 **h. Create public and private benefits worth their cost;**
 - 30 **i. Be coordinated with timely provision of necessary public facilities and**
 31 **services;**
 - 32 **j. Encourage creativity and diversity in meeting county goals and policies;**
 - 33 **k. Be coordinated with cities, special purpose districts and other public**
 34 **agencies to promote compatible development standards throughout**
 35 **King County;**
 - 36 **l. Be responsive, understandable and accessible to the public;**
 - 37 **m. Provide effective public notice and reasonable opportunities for the**
 38 **public (especially those directly affected) to be heard and to influence**
 39 **decisions;**
 - 40 **n. Avoid intruding on activities involving constitutionally protected**
 41 **freedoms of speech, petition, expression, assembly, association and**
 42 **economic competition, except when essential to protect public health,**
 43 **safety and welfare (and then the restriction should be no broader than**
 44 **necessary);**
 - 45 **o. Treat all members of the public equitably. Base regulatory decisions**
 46 **wholly on the applicable criteria and code requirements, including**
 47 **application of the county's Equity and Social Justice goals;**

- 48 p. **Make development requirements readily accessible to the public through**
- 49 **up-to-date codes, technical assistance materials and other relevant**
- 50 **documents; and**
- 51 q. **Provide for relief from existing regulations when they would deprive a**
- 52 **property of uses allowed to similar properties with the same zoning or**
- 53 **environmental or other constraints, and when such relief would neither**
- 54 **endanger public health and safety nor conflict with adopted use policies.**
- 55 **This policy is not intended for relief from rules governing the**
- 56 **subdividing of land.**

57

58 Siting public and private uses in communities can at times lead to concerns and objections from neighbors

59 resulting from the real or perceived impacts of proposed uses. There is also a risk that objections to these

60 “locally unwanted land uses” (LULUs) can lead to some uses becoming overly-concentrated in some

61 communities, particularly in historically disadvantaged areas. In response, governments should evaluate the

62 potential equity and social justice implications, including the beneficial and/or adverse impacts, of policies and

63 regulations involving such uses.

64

65 **I-101a Equity and social justice principles will be used by King County as an important**

66 **consideration in developing zoning and development regulations governing**

67 **public and private uses, in siting public facilities, and in evaluating land use**

68 **decisions. Results from the Equity Impact Review Tool will be used where**

69 **appropriate.**

70

71 King County wishes to create an equitable relationship with all its residents who own or control potential

72 development or redevelopment of property with critical or significant resource areas. King County provides

73 options that offer property-specific technical assistance and tailored applications of critical areas regulations

74 through Rural Stewardship, Forest Stewardship, and Farm Management Plans. By participating in these

75 programs, property owners may qualify for state tax programs that will reduce the assessed value of their

76 property. However, it is the property owner's choice to participate in these programs.

77

78 **I-102 King County property owners are entitled to have their property assessed at the**

79 **true and fair value of real property for taxation purposes so that those portions of**

80 **the property that are not developed or redeveloped due to physical or**

81 **environmental constraints shall be assessed to reflect the presence of such**

82 **constraints. Property appraisals shall be consistent with the King County**

83 **Comprehensive Plan, development regulations, zoning, and any other**

84 **governmental policies or practices in effect at the time of appraisal that affect the**

85 **use of property, as well as physical and environmental influences as required by**

86 **RCW 84.40.030.**

87

88 **II. Comprehensive Plan Amendments**

89 In the process of implementing the Comprehensive Plan, there may be a need for amendments to address
 90 emerging land use and regulatory issues. The county has established the Comprehensive Plan amendment
 91 process to enable individual residents, businesses, community groups, cities, county departments and others to
 92 propose changes to existing Comprehensive Plan policies and development regulations. This process provides
 93 for continuous and systematic review of Comprehensive Plan policies and development regulations in response
 94 to changing conditions and circumstances that could affect growth and development throughout King County.
 95

96 The Comprehensive Plan amendment process includes an annual cycle and a four-year cycle. The annual cycle
 97 generally is limited to those amendments that propose technical changes. The four-year cycle is designed to
 98 address amendments that propose substantive changes. This amendment process, based on a defined cycle,
 99 provides the measure of certainty and predictability necessary to allow for new land use initiatives to work. By
 100 allowing annual amendments, the process provides sufficient flexibility to account for technical adjustments or
 101 changed circumstances. The process requires early and continuous public involvement and necessitates
 102 meaningful public dialogue.
 103

104 King County has established a docket process to facilitate public involvement and participation in the
 105 Comprehensive Plan amendment process in accordance with RCW 36.70A.470. Parties interested in proposing
 106 changes to existing Comprehensive Plan policies, development regulations, land use designations, zoning, or
 107 other components of the Comprehensive Plan can obtain and complete a docket form outlining the proposed
 108 amendment. Docket forms are available via the King County website.
 109

110 **I-201 The amendment process shall provide continuing review and evaluation of**
 111 **Comprehensive Plan policies and development regulations.**
 112

113 **I-202 Through the amendment process, King County Comprehensive Plan policies and**
 114 **supporting development regulations shall be subject to review, evaluation, and**
 115 **amendment according to an annual cycle and a four-year cycle in accordance**
 116 **with RCW 36.70A.130 (1) and (2).**
 117

118 **I-203 Except as otherwise provided in this policy, the annual cycle shall not consider**
 119 **proposed amendments to the King County Comprehensive Plan that require**
 120 **substantive changes to Comprehensive Plan policies and development**
 121 **regulations or that alter the Urban Growth Area Boundary. Substantive**
 122 **amendments and changes to the Urban Growth Area Boundary may be**
 123 **considered in the annual amendment cycle only if the proposed amendments are**
 124 **necessary for the protection and recovery of threatened and endangered species,**
 125 **or to implement:**

- 126 **a. A proposal for a Four-to-One project; or**

127 b. An amendment regarding the provision of wastewater services to a Rural
128 Town. Such amendments shall be limited to policy amendments and
129 adjustments to the boundaries of the Rural Town as needed to implement a
130 preferred option identified in a Rural Town wastewater treatment study.

131
132 **I-204** The four-year cycle shall consider proposed amendments that could be
133 considered in the annual cycle and also those outside the scope of the annual
134 cycle, proposed amendments relating to substantive changes to Comprehensive
135 Plan policies and development regulations, and proposals to alter the Urban
136 Growth Area Boundary in accordance with applicable provisions of Countywide
137 Planning Policies.

138
139 **I-205** In accordance with RCW 36.70A.140 and the State Environmental Policy Act, as
140 applicable, King County shall ensure public participation in the amendment
141 process for Comprehensive Plan policies and development regulations. King
142 County shall disseminate information regarding public involvement in the
143 Comprehensive Plan amendment process, including, but not limited to, the
144 following: description of procedures and schedules for proposing amendments
145 to Comprehensive Plan policies and development regulations; guidelines for
146 participating in the docket process; public meetings to obtain comments from
147 the public or other agencies; provision of public review documents; and
148 dissemination of information relating to the Comprehensive Plan amendment
149 process on the Internet or through other methods.

150
151 The following policies guide the preparation of amendments and their review by King County.

152
153 **I-207** Proposed amendments to the King County Comprehensive Plan, including the
154 Land Use Map, shall be considered by the King County Council only once each
155 calendar year in accordance with the State Growth Management Act and so that
156 the cumulative effect of the proposals can be determined. All proposed
157 Comprehensive Plan amendments should include the following analysis:
158 a. **Rationale:** a detailed statement of what is proposed to be changed and
159 why;
160 b. **Effect:** a statement detailing the anticipated outcome of the change on
161 the: geographic area affected, populations affected, and environment;
162 c. **Compliance:** a statement confirming compliance with the:
163 1. **Growth Management Act, including statutory references where**
164 **applicable;**
165 2. **Countywide Planning Policies, including policy references where**
166 **applicable;**

167 **3. King County Strategic Plan, including policy, objective or strategy**
168 **references where applicable; and**

169 **d. Public Review: an indication that the proposed policy amendment was**
170 **included in the executive's public review draft or a statement of the**
171 **public review process used to solicit comments on the proposal.**

172
173 **I-208 Proposed amendments to the Comprehensive Plan policies should be**
174 **accompanied by any changes to development regulations, as well as**
175 **modifications to capital improvement programs, subarea, neighborhood, and**
176 **functional plans required for implementation so that regulations will be**
177 **consistent with the Comprehensive Plan.**
178

179 **III. Review and Evaluation**

180 In accordance with the Growth Management Act, King County and its cities will work together to employ an
181 established review and evaluation program through the King County Benchmark Program, as provided by the
182 King County Countywide Planning Policies. The purpose of the program is to determine whether the county
183 and its cities are achieving urban densities within urban growth areas by comparing growth and development
184 assumptions, targets, and objectives contained in the Countywide Planning Policies and the county and city
185 comprehensive plans with actual growth and development in the county and cities.

186
187 In partnership with the King County Growth Report, the King County Buildable Lands Report and
188 supplementary monitoring of the King County Comprehensive Plan, the King County Benchmark Program
189 collects and reviews information relating to and including, but not limited to, the following:

- 190 • Urban densities;
- 191 • Remaining land capacity;
- 192 • Growth and development assumptions, targets, and objectives;
- 193 • Residential, commercial, and industrial development;
- 194 • Transportation;
- 195 • Affordable housing;
- 196 • Economic development; and
- 197 • Environmental quality.

198
199 As outlined in the Workplan section of this chapter, in preparation for the 2020 Comprehensive Plan update,
200 King County intends to develop a new performance measures program to replace the current Benchmark
201 Program.

202

203 **Buildable Lands Program**

204 Section 36.70A.215 of the Growth Management Act, commonly called Buildable Lands, requires six western
 205 Washington counties including King, and their cities, to evaluate their capacity to accommodate forecasted
 206 growth of housing units and jobs. The purpose of the program is to determine whether the county and its cities
 207 are achieving urban densities within urban growth areas by comparing growth and development assumptions,
 208 targets, and objectives contained in the Countywide Planning Policies and the county and city comprehensive
 209 plans with actual growth and development in the county and cities.

210

211 Objectives relating to this review and evaluation include:

- 212 • Determining whether a county and its cities are achieving urban densities within urban growth
 213 areas by comparing growth and development assumptions, targets, and objectives contained in
 214 the Countywide Planning Policies and the county and city comprehensive plans with actual
 215 growth and development in the county and cities;
- 216 • Determining whether there is sufficient suitable land to accommodate applicable countywide
 217 population projections, including evaluation of impacts of approved actions to amend the
 218 Urban Growth Area;
- 219 • Determining the actual density of housing constructed within the Urban Growth Area since
 220 the adoption of, or since the most recent evaluation of, the Comprehensive Plan;
- 221 • Determining the actual amount of land developed for commercial and industrial uses within
 222 the Urban Growth Area since the adoption of, or since the most recent evaluation of, the
 223 Comprehensive Plan;
- 224 • Reviewing commercial, industrial, and housing needs by type and density range to determine
 225 the amount of land needed for commercial, industrial, and housing for the remaining portion
 226 of the 20-year planning period used in the 2012 adopted Comprehensive Plan; and
- 227 • Adopting and implementing measures intended to promote consistency between estimates of
 228 available land capacity, measures of actual development by type, and goals and objectives of
 229 city and county comprehensive plan policies, development regulations, and Countywide
 230 Planning Policies. Such measures include, but are not limited to, possible amendments to
 231 Countywide Planning Policies as determined necessary by the county and the cities.

232

233 In collaboration with its cities, King County prepared Buildable Lands Reports in 2002, 2007 and 2014, to
 234 implement this portion of the Growth Management Act.

235

236 **Conclusions of 2014 King County Buildable Lands Report**

237 The *King County Buildable Lands Report – 2014* reported on development densities and capacity as required by the
 238 Growth Management Act. The report concluded that King County does have sufficient capacity to
 239 accommodate forecasted housing-unit and job growth through 2031 and beyond. Under existing Comprehensive
 240 Plans and zoning, the county’s Urban Growth Area has a generous surplus of planned capacity: more than
 241 double the housing target through 2031 and 160% of the jobs target. Almost all of this development capacity is
 242 contained within the county’s 39 cities. Unincorporated King County within the Urban Growth Area has
 243 sufficient capacity for its residential target, but technically has a slight shortfall of capacity for job growth.

244
 245 Under the Growth Management Act, *VISION 2040* and the Countywide Planning Policies, cities are designated
 246 and intended to accommodate almost all employment growth. Prior to planning under the Growth
 247 Management Act, unincorporated King County absorbed a large share of the county’s residential and job
 248 growth. Since beginning to plan under the Growth Management Act, the county’s growth has shifted almost
 249 entirely into the cities. However, a commensurate share of urban unincorporated growth targets did not shift into
 250 cities. Annexations transferred more capacity than target into the annexing cities, leaving residual
 251 unincorporated targets that are out of balance with actual capacity. Bearing in mind that the Urban Growth
 252 Area as a whole does have sufficient capacity for commercial and industrial growth, the small shortfall in urban
 253 unincorporated King County is a technical issue that will be addressed as further annexations occur. No action
 254 need be taken now, as urban unincorporated areas undergo transition into cities.

255
 256 **I-301 Monitor and benchmark the progress of the Countywide Planning Policies and**
 257 **King County Comprehensive Plan toward achieving their objectives, inclusive of**
 258 **those relating to the environment, development patterns, housing, the economy,**
 259 **transportation, and the provision of public services. Use results of such**
 260 **monitoring to encourage implementation actions and inform policy revisions as**
 261 **appropriate to achieve the planning objectives found within the Countywide**
 262 **Planning Policies and King County Comprehensive Plan.**

263

264

265

266

IV. Land Use Designations and Zoning Classifications and Codes

267

268

269

270

271

The application of zoning classifications on specific properties is the first step towards implementing the land use designations of the Comprehensive Plan. Boundaries between different zone classifications may follow property lines, natural features or other dividing lines such as roads. A land use designation is implemented by one or more specific zone classification, as indicated on the table below:

Comprehensive Plan Land Uses	Zoning*
Unincorporated Activity Center : White Center	R-12, R-18, R-24, R-48, NB, CB, O, I
Community Business Center	NB, CB, O
Neighborhood Business Center	NB, O
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the Comprehensive Plan was adopted
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Urban Residential, High	R-18, R-24, R-48
Urban Residential, Medium	R-4, R-6, R-8, R-12
Urban Residential, Low	R-1
Urban Growth Areas for Cities in Rural Area	UR The following two zones were in place in the North Bend Urban Growth Area when the comprehensive plan was adopted in 1994: I, RB
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Rural Neighborhood Commercial Center	NB
Rural Area	RA-2.5, RA-5, RA-10, RA-20
Industrial	I
Forestry	F, M
Agriculture	A
Mining	M
Greenbelt/Urban Separator	R-1
King County Open Space System	All zones
Other Parks/Wilderness	All zones

* This is the range of zoning that may be allowed within each comprehensive plan land use designations subject to comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.

	Zoning Designations	
A	Agricultural (10 or 35 acre minimum lot area)	
F	Forest (80 acre minimum lot area)	
M	Mineral	
RA	Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)	
UR	Urban Reserve	
R	Urban Residential (base density in dwelling units per acre)	
NB	Neighborhood Business	
CB	Community Business	
RB	Regional Business	
O	Office	
I	Industrial	

272

273 The Zoning Code (Title 21A) establishes precise rules for each zoning classification such as permitted residential
274 densities and activities or allowed commercial and industrial development activities, and striving for separation
275 between incompatible uses. This code includes standards relative to bulk (i.e. lot size and coverage, building
276 heights and setbacks, landscape standards).

277

278 **I-401 The King County Zoning Code's zone classifications and development standards**
279 **and the official zoning maps shall be consistent with the Comprehensive Plan**
280 **and functional plans.**

281

282 **V. Other Implementing King County Codes**

283

284 In addition to the Zoning Code, King County regulates land development and construction based on the
285 Comprehensive Plan through a variety of technical code standards resulting in permits and approvals for specific
286 projects.

287

288 In terms of land use regulation, the most important of these other implementing codes are Land Segregation
289 (K.C.C. Title 19A) and Shoreline Management (K.C.C. Title 25). The Land Segregation code regulates division
290 of a parcel of land into smaller lots for transfer of ownership. The Shoreline Management code regulates the
291 issuance of substantial development permits for lands abutting waters governed by the Washington State
292 Shoreline Management Act.

293

294 Other development approvals include commercial or industrial construction permits. Review of land
295 segregation, substantial development permits and other development proposals are key parts of the development
296 process for making sure facilities and services to support potential development are adequate and for evaluating
297 environmental impacts.

298

299 **I-501 When needed infrastructure and facilities are not available in a timely manner,**
300 **development approvals shall either be denied or divided into phases, or the**
301 **project proponents should provide the needed facilities and infrastructure to**
302 **address impacts directly attributable to their project, or as may be provided by**
303 **the proponent on a voluntary basis.**

304

305 **I-502 King County's permitting systems should provide for expeditious review of**
306 **projects consistent with zoning and adopted policies.**

307

308 **I-503 Subdivision, short subdivision and other development approvals, including those**
309 **requiring detailed environmental review under the State Environmental Policy Act**
310 **shall be reviewed for consistency with the Comprehensive Plan, zoning,**
311 **community, subarea plans, functional plans and capital improvement programs.**

- 312
- 313 **I-504** King County shall enforce its land use and environmental regulations by
- 314 pursuing code enforcement complaints and by providing oversight during the
- 315 process of site development on all sites for which it issues permits.
- 316
- 317 **I-505** King County shall develop, as a part of the buildable lands analysis, a zoning
- 318 yield and housing production monitoring program to determine whether housing
- 319 capacity is being lost in the context of compliance with the Endangered Species
- 320 Act, and shall propose revisions to the Countywide Planning Policies to
- 321 implement such a program.
- 322

323 VI. 2016 Comprehensive Plan Workplan

324 A new feature of the 2016 Comprehensive Plan is this Workplan section. While Workplan tasks have

325 accompanied the Comprehensive Plan as part of the adoption process by the County Council, these tasks

326 were historically included with the Ordinance rather than inside of the Comprehensive Plan. In the 2016

327 Comprehensive Plan, these tasks will be included in the body of the document. Workplan tasks work in

328 conjunction with the other tools discussed in this chapter, such as regulations, incentive programs, and

329 other core regional planning and implementation activities. Each Workplan item includes a summary

330 description, general timeline and anticipated outcomes. When transmitting to the Council the required

331 report, study, ordinance, and/or motion in any of the items outlined below, the transmittal shall be in the

332 form of a paper original and an electronic copy filed with the clerk of the Council, who shall retain the

333 original and provide an electronic copy to all Councilmembers, the Council chief of staff, the policy staff

334 director and the lead staff for the transportation, economy and environment committee, or its successor.

335

336 **Action 1: Initiation of the Community Service Area Subarea Planning Program.** Under the direction of the

337 Department of Permitting and Environmental Review, King County is launching a new regular subarea planning

338 program. While this is described in greater detail in Chapter 11: Community Service Area Planning, launching

339 and implementing this effort will be a major activity following the adoption of the Comprehensive Plan.

- 340
- 341 • *Timeline:* Ongoing; the Executive will propose a subarea plan for each area approximately once every seven years based on planning schedule in Chapter 11.
 - 342 • *Outcomes:* A proposed subarea plan for each Community Service Area for Council consideration and possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form of an ordinance that adopts the subarea plan, no later than March 1 of the year following the Community Service Area’s planning period.
 - 343
 - 344
 - 345
 - 346 • *Lead:* Department of Permitting and Environmental Review. Executive staff shall update and
 - 347 coordinate with the Councilmember office(s) representing the applicable study area throughout the

348 community planning process.

349

350 **Action 2: Develop a Performance Measures Program for the Comprehensive Plan.** The purpose of the
 351 program is to develop longer-term indicators to provide insight into whether the goals of the Comprehensive
 352 Plan are being achieved or if revisions are needed. Given the longer-term nature of the issues addressed in the
 353 Comprehensive Plan, this program will be implemented on a four-year cycle. Reports are to be released in the
 354 year prior to the initiation of the four-year update in order to guide the scoping process for the update.
 355 Additionally, to the extent practicable for each dataset, indicators will be reported at the level most consistent
 356 with the major geographies in the Growth Management Act and Comprehensive Plan – incorporated cities,
 357 unincorporated urban areas, rural lands, and Natural Resource Lands.

358 • *Timeline:* The motion adopting the program framework shall be transmitted by June 1, 2017. A 2018
 359 Comprehensive Plan Performance Measures Report released by December 1, 2018, will inform the 2019
 360 Scope of Work for the 2020 Comprehensive Plan update.

361 • *Outcomes:* The 2017 framework for the program shall be transmitted by the Executive to the Council by
 362 June 1, 2017, in the form of a motion that adopts the framework. The 2018 Comprehensive Plan
 363 Performance Measures Report shall be completed as directed by the 2017 framework motion adopted
 364 by the Council. The Executive shall file with the Council the 2018 Comprehensive Plan Performance
 365 Measures Report. The 2019 Scope of Work for the 2020 Comprehensive Plan Update shall be informed
 366 by the 2018 Performance Measures Report. The Executive’s transmitted 2020 Comprehensive Plan
 367 shall include updated references to the new Performance Measures Program.

368 • *Lead:* Office of Performance Strategy and Budget. Executive staff shall work with the Council’s
 369 Comprehensive Plan lead staff in development of the 2017 framework for the program.
 370

371 **Action 3: Implement a Transfer of Development Rights Unincorporated Urban Receiving Area Amenity**
 372 **Funding Pilot Project.** The County’s Transfer of Development Rights Program has been very effective in
 373 implementing Growth Management Act goals to reduce sprawl and permanently protect open space. This
 374 Workplan item is to conduct a pilot project to determine the process for providing amenities to unincorporated
 375 urban Transfer of Development Rights receiving area communities. The focus of the pilot project will be the East
 376 Renton Plateau – an area of urban unincorporated King County that has received a substantial number of
 377 Transferrable of Development Rights. The East Renton Plateau Transfer of Development Rights Receiving Area
 378 Pilot Project will: develop a process for engaging the community to determine the type of amenities the
 379 community desires; assess the type and amounts of funding available for providing amenities; and establish an
 380 amount of amenity funding to be provided for each Transferrable of Development Rights (both past and future
 381 Transferrable of Development Rights).

382 • *Timeline:* 2017-2018; (18-month process). The Transfer of Development Rights Amenity Funding Pilot
 383 Project Report on the results of the pilot project shall be transmitted to the Council by June 1, 2018, so
 384 as to inform the King County 2019-2020 Biennial Budget.

385 • *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Amenity
386 Funding Pilot Project Report recommending process and funding levels relative to Transferrable of
387 Development Rights used in development projects. The report shall include identification of any
388 necessary recommended amendments to the Comprehensive Plan and King County Code. The
389 Executive shall transmit to the Council any recommended amendments to the Comprehensive Plan and
390 King County Code as part of the 2020 Comprehensive Plan update.

391 • *Leads:* Department of Natural Resources and Parks. Executive staff shall update and coordinate with
392 the Councilmember office(s) representing the pilot project community throughout the process.
393

394 **Action 4: Transfer of Development Rights Program Review.** The County’s Transfer of Development Rights
395 Program has been very successful in protecting rural and resource lands by transferring development potential
396 into cities and unincorporated urban areas. Typically the Transfer of Development Rights Program advances two
397 primary policy objectives: conserving rural and resource land as well as focusing new growth in urban areas.
398

399 This Workplan item will do the following:

400 A. Prepare a Transfer of Development Rights Program Review Study that addresses:

- 401 1) Tax revenue impacts of the Transfer of Development Rights Program for both sending and
402 receiving sites.
- 403 2) Analysis of potential Transfer of Development Rights Program changes that build on existing
404 program objectives while considering other policy objectives, such as making investments in
405 economically disadvantaged areas, promoting housing affordability, incentivizing green
406 building, and providing for Transit Oriented Development. The analysis should take into
407 consideration the economic feasibility of and market interest in these other policy objectives, as
408 well as opportunities for providing amenities to communities that receive Transfer of
409 Development Rights. This analysis will be achieved through implementation of a pilot project
410 that utilizes such incentives and provides amenities to the community receiving increased
411 density associated with the Transfer of Development Rights. If possible, the pilot project should
412 be undertaken in Skyway-West Hill and help implement the Skyway-West Hill Action Plan.

413 3) Consider possible performance criteria.

414 B. Produce an annual report to the Council on the Transfer of Development Rights Program and
415 associated bank activity.

416 • *Timeline:* The annual report to the Council shall commence with a report due on December 1, 2017. The
417 Transfer of Development Rights Program Review Study, and an ordinance making Comprehensive Plan
418 and/or King County Code changes if applicable, shall be filed with the Council by December 1, 2018.

419 • *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Program Review
420 Study and the annual report. The Study shall outline policy and implementation options, if applicable. If

421 Comprehensive Plan and/or King County Code changes are recommended, an ordinance implementing
 422 those changes shall also be transmitted to the Council with the Study.

- 423 • *Leads:* Department of Natural Resources and Parks, Office of Performance Strategy and Budget.
 424 Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot
 425 project community throughout the process.

426
 427 **Action 5: Review 2016 King County Comprehensive Plan Implementation Needs.** The 2016 Comprehensive
 428 Plan includes new policy direction that may need updates in the King County Code in order to be implemented
 429 before the 2020 Comprehensive Plan update. The County will utilize an interbranch team to review the 2016
 430 Comprehensive Plan and any necessary code updates. This analysis will result in a report that identifies the
 431 areas of the code in need of updating and subsequent legislation to address the areas of inconsistencies. The
 432 legislation will also include code changes to K.C.C. 16.82.150 and 16.82.152, and associated references, to
 433 reflect court rulings and current case law.

- 434 • *Timeline:* An Implementation Report shall be filed with the Council by July 31, 2017. The Report will
 435 inform a code update ordinance(s), which shall be transmitted to the Council no later than December 31,
 436 2019.

- 437 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the 2016
 438 Comprehensive Plan Implementation Report and the code update ordinance(s).

- 439 • *Leads:* Interbranch team comprised of staff from at least the: King County Council, Office of Performance
 440 Strategy and Budget, Department of Permitting and Environmental Review, and Prosecuting Attorney’s
 441 Office.

442
 443 **Action 6: Alternative Housing Demonstration Project.** There is considerable interest to explore temporary
 444 and permanent alternative housing models to address the issues of homelessness and affordable housing in the
 445 Puget Sound region. King County is currently exploring microhousing pilot projects across the region that can
 446 inform a larger demonstration project under King County Code on alternative housing models in unincorporated
 447 King County. Based on what the County learns from the experience of pilots across the region, the County
 448 should pursue a larger demonstration project that looks at a broader range of temporary and permanent
 449 alternative housing models under its land use authority.

450
 451 This work plan item will utilize an interbranch team to analyze the potential for a demonstration project under
 452 K.C.C. chapter 21A.55 for one or more temporary or permanent alternative housing projects, such as single
 453 and/or multi-family microhousing (i.e., very small units clustered around a shared kitchen and other similar
 454 models) or tiny houses, modular construction, live/work units, and co-housing projects. A demonstration
 455 project will allow the County to test development regulations and other regulatory barriers related to alternative
 456 housing models before adopting or amending permanent regulations. Such regulations could include
 457 amendments to or establishment of regulations related to permitted uses or temporary uses, building and fire

458 codes, water and sewer supply requirements, setbacks, landscaping screening, location requirements, light and
 459 glare requirements, public notice, and mitigation of impacts to the surrounding area. This work plan item should
 460 also analyze potential funding sources and funding barriers for projects that may or may not require public
 461 funding, including funds managed by the King County Housing and Community Development Division of the
 462 Department of Community and Human Services.

463 • *Timeline:* Two phases. Phase One – Issuance of a request for proposals to identify a project or projects in
 464 unincorporated King County that will participate in an Alternative Housing Demonstration Project.
 465 While a project or projects are being chosen, a Demonstration Project ordinance package that pilots
 466 necessary regulatory flexibilities will be developed for approval by the Council. Such a Demonstration
 467 Project shall be transmitted to Council by December 31, 2018. Phase II – An Alternative Housing
 468 Demonstration Project Report, including proposed regulations and/or amendments to implement the
 469 recommendations of the report shall be transmitted to the Council for consideration by December 31,
 470 2020.

471 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the
 472 Alternative Housing Demonstration Project Report, which shall include analysis of the issues learned in
 473 the Demonstration Project(s), and identification of recommended amendments to the Comprehensive
 474 Plan and King County Code. The Executive shall also file with the Council an ordinance adopting
 475 updates to the Comprehensive Plan and/or King County Code as recommended in the Report.

476 • *Leads:* The King County Council will convene an interbranch team comprised of staff from at least: King
 477 County Council, Department of Community and Human Services, Department of Permitting and
 478 Environmental Review, Public Health, and Office of Performance Strategy and Budget.
 479

480 **Action 7: Agricultural Related Uses Zoning Code Updates.** As part of the transmitted 2016 Comprehensive
 481 Plan, the Executive included recommended code changes related to agricultural uses in unincorporated King
 482 County. In order to give the Council additional time to consider these proposed changes and to address the
 483 identified policy issues, the transmitted code changes will not be adopted in 2016. Instead, the code changes will
 484 be further developed through this work plan item.

485
 486 The Council identified several policy issues through review of the code changes as part of the 2016
 487 Comprehensive Plan update. Through use of an interbranch team, this work plan item aims to resolve these
 488 policy issues, draft a new ordinance, and complete outreach to affected stakeholders such as the King County
 489 Agriculture Commission, ag-related business owners, and/or Community Service Areas. If the results of the
 490 winery study, currently being reviewed by the Executive, are not complete in time to incorporate into the 2016
 491 Comprehensive Plan, then this work plan item should also address the recommendations of that study.

492 • *Timeline:* Six to nine month process. An Agricultural Related Uses Zoning Code Updates Report and
 493 proposed regulations to implement the recommendations in report shall be transmitted to the Council for
 494 consideration by September 30, 2017.

- 495 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the
496 Agricultural Related Uses Zoning Code Updates Report, which shall include identification of
497 recommended amendments to the King County Code. The Executive shall also file with the Council an
498 ordinance adopting updates to the King County Code as recommended in the Report.
- 499 • *Leads:* The King County Council will convene an interbranch team comprised of at least King County
500 Council staff, the Department of Permitting and Environmental Review, the Department of Natural
501 Resources and Parks, and the Office of Performance Strategy and Budget.

502

503 **Action 8: Cottage Housing Regulations Review.** Cottage housing is a method of development that allows for
504 multiple detached single-family dwelling units to be located on a commonly owned parcel. In unincorporated
505 King County, cottage housing is currently only permitted in the R-4 through R-8 urban residential zones, subject
506 to certain conditions in the King County Code, such as in K.C.C. 21A.08.030 and 21A.12.030, which includes
507 being only allowed on lots one acre in size or smaller. This work plan item will review Comprehensive Plan
508 policies and development code regulations for the potential for expanded allowances for cottage housing in
509 unincorporated King County, including in rural areas, and recommend policy and code changes as appropriate.

- 510 • *Timeline:* A Cottage Housing Regulations Report and any proposed policy or code changes to implement
511 the recommendations in the report shall be transmitted to the Council for consideration by December 31,
512 2018.

- 513 • *Outcomes:* The Executive shall file with the Council the Cottage Housing Regulations Report, which shall
514 include identification of any recommended amendments to the King County Code and/or
515 Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting updates to the
516 King County Code and/or the Comprehensive Plan, if recommended in the Report.

- 517 • *Leads:* The Department of Permitting and Environmental Review and the Office of Performance Strategy
518 and Budget.

519

520 **Action 9: Carbon Neutral King County Plan.** The 2016 Comprehensive Plan includes a new policy F-215b
521 which directs the County to “strive to provide services and build and operate public buildings and infrastructure
522 that are carbon neutral.” To support implementation of this policy, this work plan item directs the Executive to
523 develop an Implementation Plan for making King County government carbon neutral. The Implementation
524 Plan shall address existing and new County buildings, as well as all County operations and services, and shall
525 identify the actions, costs and schedule for achieving carbon neutral status. This Implementation Plan will help
526 inform the 2020 update of the Strategic Climate Action Plan, through which existing county targets for carbon
527 neutrality and greenhouse gas emissions reduction will be updated consistent with the F-215b and the
528 Implementation Plan.

- 529 • *Timeline:* A Carbon Neutral King County Implementation Plan and a motion adopting the
530 Implementation Plan shall be transmitted to the Council for consideration by February 28, 2019. A
531 Progress Report on development of the Implementation Plan shall be transmitted to the Council by

532 December 31, 2017.

533 • *Outcomes:* The Executive shall file with the Council for review and potential approval the Carbon Neutral
534 King County Implementation Plan and a motion adopting the Implementation Plan.

535 • *Leads:* Department of Natural Resources and Parks.
536

537 **Action 10: Green Building Handbook Review.** The 2016 Comprehensive Plan includes policy direction in
538 Policies U-133, R-336a, F-215a, and ED-501a that encourages green building practices in private development.
539 To support these implementation of these policies, and consistent with direction in the 2015 Strategic Climate
540 Action Plan, the County will soon be in the process of reviewing potential green building code requirements
541 and/or encouraged standards for private development for possible adoption. In the meantime, the County
542 intends to continue to use the Department of Permitting and Environmental Review’s existing “Green Building
543 Handbook” to help encourage private green building development, which is referenced in the 2016
544 Comprehensive Plan. This work plan item directs the Executive to transmit to the Council the Green Building
545 Handbook for review and potential approval.

546 • *Timeline:* The Green Building Handbook and a motion approving the Handbook shall be transmitted to
547 the Council for consideration by March 1, 2017.

548 • *Outcomes:* The Executive shall file with the Council for review and potential approval the Green Building
549 Handbook and a motion adopting the Handbook.

550 • *Leads:* The Department of Permitting and Environmental Review.
551

552 **Action 11: Bicycle Network Planning Report.** The Puget Sound Regional Council has identified a regional
553 bicycle network, for both the existing network and the associated gaps and needs, in its Active Transportation
554 Plan, which is an element of *Transportation 2040*. King County also identifies local bicycle network needs
555 throughout its planning, such as in the Transportation Needs Report and the Regional Trail Needs Report.
556

557 This Workplan item directs the King County Department of Transportation, in coordination with the
558 Department of Natural Resources and Parks and the Department of Permitting and Environmental Review, to
559 evaluate and report on how to enhance the bicycle network within unincorporated King County and address
560 identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes, tracks and trails;
561 plans and financing for capital improvements; bicycle racks and parking; air filling stations; etc). This report will
562 include:

- 563 a. Evaluation of existing King County planning efforts and possible areas for improvement, such as
564 addressing bicycle facility provisions in:
- 565 o roadway designs and standards, including lighting standards,
 - 566 o plat approvals,
 - 567 o commercial developments,
 - 568 o parks & trails planning, and

- 569 o transit planning and access to transit.
- 570 b. Evaluation of bicycle and/or active transportation plan elements of other jurisdictions, including
- 571 the City of Seattle, for opportunities to connect to King County planning and active transportation
- 572 facilities.
- 573 c. Working with stakeholders for identification of needs and areas for possible improvements.
- 574 • *Timeline:* The Bicycle Network Planning Report and a motion approving the report shall be transmitted to
- 575 the Council for consideration by December 31, 2017.
- 576 • *Outcomes:* The Executive shall file with the Council for review and potential approval the Bicycle Network
- 577 Planning Report and a motion adopting the Report.
- 578
- 579 • *Lead:* Department of Transportation.

580

581 **Action 12: Update Plat Ingress/Egress Requirements.** State law gives King County the responsibility to

582 adopt regulations and procedures for approval of subdivisions and plats. The Department of Permitting and

583 Environmental Review reviews ingress and egress to subdivisions and plats during the preliminary subdivision

584 approval process using the Department of Transportation Roads Division’s “King County Road Design and

585 Construction Standards – 2007” (Roads Standards). In recent years, subdivision layouts have included one

586 entry/exit (or ingress/egress) point and a looped road network within the subdivision.

587

588 Utilizing one entry/exit point can cause access issues if the roadway were to be physically impeded (such as due

589 to: a fire, debris, flooding, ice, snow, etc.). This configuration may also cause traffic backups while waiting for

590 the ability to turn in to or out of the development. Sometimes, this one access point may also be located too

591 close to other intersecting roadways to the roadway that the development intersects; this can contribute to traffic

592 back-ups.

593

594 This Workplan item directs the Executive to transmit legislation to update the code, (such as K.C.C. Title 21A),

595 and the King County Department of Transportation Roads Standards to address these access issues. This code

596 update will include requiring two entry/exit points for plats and subdivisions over a certain size and increasing

597 the distance between adjacent intersecting streets. The transmittal letter for the ordinance(s) shall indicate the

598 rationale for the chosen size threshold for when the County will require two entry/exit points.

- 599 • *Timeline:* The proposed amendments to the King County Code and the King County Roads Standards
- 600 shall be transmitted to the Council for consideration by December 31, 2018.
- 601 • *Outcomes:* The Executive shall file with the Council an ordinance(s) adopting updates to the King County
- 602 Code and the King County Roads Standards.
- 603 • *Lead:* Department of Transportation and Department of Permitting and Environmental Review.
- 604

605 **Actions Related to the Growth Management Planning Council**

606 The Growth Management Planning Council (GMPC) is a separate formal body consisting of elected officials
 607 from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the
 608 Port of Seattle. The GMPC developed the Countywide Planning Policies, providing a countywide vision and
 609 serving as a framework for each jurisdiction to develop its own comprehensive plan, which must be consistent
 610 with the overall vision for the future of King County. The GMPC is chaired by the King County Executive; five
 611 King County Councilmembers serve as members. Recommendations from the GMPC are transmitted to the full
 612 King County Council for review and consideration.

613

614 The GMPC develops its own independent work program every year; this section of the 2016 Comprehensive
 615 Plan Workplan identifies issues the County will bring forward to the GMPC for review, consideration and
 616 recommendations. King County will submit these Workplan items to the GMPC for consideration at its first
 617 meeting of 2017, with a goal of completing the GMPC review and recommendations by December 31, 2018.

618

619 **Action 13. Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential Annexation**
 620 **Areas Toward Annexation.** The GMPC has authority to propose amendments to the Countywide Planning
 621 Policies, and a unique defined role related to recommending approval or denial of Urban Growth Area
 622 expansions. In order to move remaining unincorporated areas, which vary in size and complexity, towards
 623 annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning and
 624 Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how to
 625 address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where
 626 annexation does not appear feasible in the near future.

627

628 **Action 14: Review the Four-to-One Program.** The County's Four-to-One Program has been very effective in
 629 implementing Growth Management Act goals to reduce sprawl and encourage retention of open space. This is
 630 done through discretionary actions by the County Council, following a proposal being submitted by a
 631 landowner(s) to the County. Over time, there have been proposals that vary from the existing parameters of the
 632 program; these have included possible conversion of urban zoning for lands not contiguous to the original 1994
 633 Urban Growth Area, allowing the open space to be non-contiguous to the urban extension, use of transfer of
 634 development rights, providing increased open space credit for preserved lands with high ecological value (such as
 635 lands that could provide for high value floodplain restoration, riparian habitat, or working resource lands), and
 636 consideration of smaller parcels or parcels with multiple ownerships. Allowing these changes have the potential
 637 for increasing the use of the tool, with attendant risks and benefits. The Growth Management Planning Council
 638 would review the Four-to-One program and determine whether changes to the existing program should be
 639 implemented that will strengthen the program and improve implementation of the Comprehensive Plan,
 640 including evaluation of the proposals listed above.

641

642 **Action 15: Buildable Lands Program Methodology Review.** As required by the Growth Management Act,
 643 King County and the 39 cities participate in the Buildable Lands Program to evaluate their capacity to

644 accommodate forecasted growth of housing units and jobs. The program, administered by the Washington State
 645 Department of Commerce, requires certain counties to determine whether the county and its cities are achieving
 646 urban densities within urban growth areas by comparing assumptions and targets regarding growth and
 647 development with actual growth and development in the county and cities. Since issuance of the first Buildable
 648 Lands Report in 2002, jurisdictions and stakeholders have expressed the potential for possible refinements of the
 649 methodology used by King County and the cities. The Growth Management Planning Council would work with
 650 stakeholders to review the methodology, including testing the accuracy of the Buildable Lands Report model and
 651 results, for potential refinements.
 652

653 VII. Incentives

654 To ensure that the vision, goals, objectives, and policies of this Comprehensive Plan become a reality, it will
 655 require adjusting policy and budget priorities by King County government. It will require individuals to
 656 reconsider their daily decisions and choices relating to the management or development of their lands. The
 657 decisions and choices of large scale public/private partnerships during the development of major projects will be
 658 critical factors contributing to the effective implementation of this Comprehensive Plan. Incentives, like the
 659 Transfer of Development Rights Program, must encourage the types of growth and development patterns desired
 660 by King County and its residents.
 661

- 662 **I-601 King County should develop incentives for the Urban Growth Area that**
 663 **encourage the development industry to provide a broad range of housing and**
 664 **business space, including areas of the county with the most disparate outcomes**
 665 **in health, economic prosperity and housing conditions, where residents may be**
 666 **at high risk of displacement. Incentives could include:**
- 667 a. **Identification of geographic areas with infill opportunities, granting**
 668 **budget priority status and allowing more flexible development**
 669 **standards;**
 - 670 b. **Density bonuses for site designs which provide public benefits (for**
 671 **example, grid roads that connect with other developments and limit**
 672 **impacts on arterials);**
 - 673 c. **Incentives which lower financial development risk;**
 - 674 d. **Joint development opportunities at county-owned or operated facilities,**
 675 **utilization of air rights on county-owned or operated facilities, and the**
 676 **establishment of transit-supportive design guidelines; and**
 - 677 e. **County capital improvement funding for public urban amenities**
 678 **including transportation, parks, open space, cultural and other facilities**
 679 **for cities participating in the King County Transfer of Development**
 680 **Rights Program.**



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GLOSSARY & FREQUENTLY USED ACRONYMS

Active Recreation Site

Active recreation sites recognize a higher level of public use and will require developed areas for organized or intense recreation. An active recreation site includes both the active recreation uses and all necessary support services and facilities.

Adaptive management

Adaptive management is a systematic approach for continually improving management policies and practices by learning from the outcomes of operational programs.

Agricultural activities

Agricultural activities means agricultural uses and practices including, but not limited to: producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing

24 agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the
25 replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands
26 under production or cultivation.

27

28 **Agricultural Production Districts (APD)**

29 The Growth Management Act requires cities and counties to designate, where appropriate, agricultural lands
30 that are not characterized by urban growth and that have long-term significance for the commercial production
31 of food or other agricultural products. The comprehensive plan designates Agricultural Production Districts
32 where the principal land use should be agriculture. Lands within Agricultural Production Districts should
33 remain in parcels large enough for commercial agriculture. (See Chapter 3: Rural Areas and Natural Resource
34 Lands.)

35

36 **Agricultural products**

37 Agricultural products include, but are not limited to: horticultural, viticultural, floricultural, vegetable, fruit,
38 berry, grain, hops, hay, straw, turf, sod, seed, and apiary products; feed or forage for livestock; Christmas trees;
39 hybrid cottonwood and similar hardwood trees grown as crops and harvested within twenty years of planting;
40 and livestock, including both the animals themselves and animal products including, but not limited to, meat,
41 upland finfish, poultry and poultry products, and dairy products.

42

43 **Annexation**

44 Annexation is the process of adding or incorporating an area into a city's jurisdiction.

45

46 **Applicant**

47 An applicant is a property owner, a public agency or a public or private utility that owns a right-of-way or other
48 easement or has been adjudicated the right to such an easement under RCW 8.08.040, or any person or entity
49 designated or named in writing by the property or easement owner to be the applicant, in an application for a
50 development proposal, permit or approval.

51

52 **Arterial Functional Classification**

53 Arterial functional classification is the division of a road system into a number of categories according to the
54 function of each road. The degree to which the road serves movement of traffic or access to adjacent properties is
55 the basis for its classification. Principal arterials provide for movement across large areas, serving predominantly
56 “through traffic.” Minor arterials provide movement to abutting properties and to arterials within large areas
57 bound by principal arterials. Collector arterials serve smaller areas by “collecting” traffic to or from abutting
58 properties and funneling it to and from the transportation system.

59

60 **Biodiversity**

61 Biodiversity, or biological diversity, is the variety of living organisms considered at all levels, from genetic
62 diversity through species, to higher taxonomic levels, and includes the variety of habitats, ecosystems, and
63 landscapes in which the species are found.

64

65 **Brownfields**

66 Brownfields are defined as vacant or underdeveloped industrial/commercial sites with real or perceived
67 contamination.

68

69 **Buffer**

70 A buffer is a designated area contiguous to a steep slope or landslide hazard area intended to protect slope
71 stability, attenuation of surface water flows and landslide hazards, or a designated area contiguous to and
72 intended to protect and be an integral part of an aquatic area or wetland.

73

74 **Capital Improvement Program (CIP)**

75 The Adopted Capital Improvement Program budget allocates funds from various revenue sources to improve
76 cultural and recreational opportunities for King County residents, build needed transportation facilities, protect
77 the County's investment in existing buildings, protect the health of residents, enhance the management of natural
78 resources, and provide necessary capital resources for the law, safety, and justice system.

79

80 **Channel migration hazard area, moderate**

81 A portion of the channel migration zone, as shown on King County's Channel Migration Zone maps, which lies
82 between the severe channel migration hazard area and the outer boundaries of the channel migration zone.

83

84 **Channel migration hazard area, severe**

85 A portion of the channel migration zone, as shown on King County's Channel Migration Zone maps, which
86 includes the present channel. The total width of the severe channel migration hazard area equals one hundred
87 years times the average annual channel migration rate, plus the present channel width. The average annual
88 channel migration rate as determined in the technical report is the basis for each Channel Migration Zone map.

89

90 **Channel Migration Zone**

91 Channel migration zones are those areas along a river channel within which the channel(s) can be reasonably
92 predicted, based on best available science, to migrate over time as a result of natural and normally occurring
93 hydrological and related processes when considered with the characteristics of the river and its surroundings.

94

95 **Cities in the Rural Area**

96 King County's Cities in the Rural Area are incorporated areas within the Rural Area whose local governments
97 are involved in the region's planning processes on an equal legal basis with the suburban cities and Seattle. The

98 incorporated Cities in the Rural Area are Black Diamond, Carnation, Duvall, Enumclaw, North Bend,
99 Skykomish and Snoqualmie. (See Chapter 3: Rural Areas and Natural Resource Lands)

100

101 **Clearing**

102 Clearing includes cutting, killing, grubbing or removing vegetation or other organic plant material by physical,
103 mechanical, chemical or any other similar means. For the purpose of this definition of clearing, cutting means
104 the severing of the main trunk or stem of woody vegetation at any point.

105

106 **Clustering**

107 Clustering means developing a subdivision that reduces the individual lot areas to create permanent open space
108 or a reserve for future development while it maintains the zoned residential density.

109

110 **Community Business Centers**

111 These are primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. (See
112 Chapter 2: Urban Communities.)

113

114 **Community Service Areas (CSA)**

115 The CSA Program is housed in the Department of Natural Resources and Parks. This program promotes robust
116 public engagement that informs, involves, and empowers people and communities in unincorporated urban and
117 rural King County.

118

119 **Community Service Area Plan**

120 With King County's initiation of the subarea planning program, the new plans will be called Community Service
121 Area Plan. These will be a long-range, multi-discipline, integrated tools that apply the countywide goals of the
122 Comprehensive Plan to a smaller geographic area. Each one of King County's seven CSAs has or is scheduled to
123 have its own CSA Plan. CSA Plans are comprised of two primary components: a CSA Plan Profile and a CSA
124 Subarea Plan. A CSA Plan Profile applies to an entire CSA geography and includes broad goals and policies,
125 CSA demographics, major land uses and trends, and socioeconomic indicators. A CSA Subarea Plan is typically
126 prepared for a targeted area of a CSA such as a rural town center, urban neighborhood or corridor. They contain
127 a more detailed plan or analysis than a CSA Plan Profile and often address the intersection of land use,
128 transportation, housing, and/or the environment. These plans implement and are consistent with the
129 Comprehensive Plan's policies, development regulations, and Land Use Map.

130

131 **Comprehensive Plan**

132 The state of Washington's Growth Management Act requires certain cities and counties of the state to adopt
133 comprehensive land use plans. A comprehensive plan is a generalized, coordinated land use policy statement of
134 the governing body of a county or city that is adopted pursuant to the Growth Management Act. A
135 comprehensive plan consists of a map or maps; descriptive text covering objectives, principles, and standards
136 used to develop the comprehensive plan; and a plan, scheme or design for land use, housing, capital facilities,

137 utilities, rural areas, natural resource lands, and transportation. Optional components include elements relating
 138 to conservation, solar energy, recreation, and subarea plans.

139

140 **Concurrency Management System**

141 The Growth Management Act requires jurisdictions to adopt and enforce ordinances that prohibit development
 142 approval if the development causes the level of service on a transportation facility to decline below the standards
 143 adopted in the comprehensive plan, unless transportation improvements or strategies to accommodate the
 144 impacts of development are made “concurrent” with the development. Concurrent with development means
 145 that transportation improvements or strategies are in place at the time of development or that financial
 146 commitment is made to complete the improvements or strategies within six years. The Concurrency
 147 Management System of King County establishes a process to manage new development based on transportation
 148 impacts on levels of service and the concurrency of needed improvements or actions. (See Chapter 8:
 149 Transportation).

150

151 **Coordinated Water System Plans**

152 Four Critical Water Supply Service Areas have been designated in King County in accordance with the Public
 153 Water System Coordinated Act of 1977 (chapter 70.116 RCW): East King County, Skyway, South King
 154 County, and Vashon Island. The Coordinated Water System Plan for each area provides an assessment of water
 155 supply and a program to meet future demand. Planning areas, within which a water purveyor is obligated to
 156 provide service consistent with county land use plans and regulations, were assigned for major purveyors.

157

158 **Countywide Planning Policies (CPP)**

159 The Growth Management Act requires that counties, as regional governments within their boundaries, prepare
 160 countywide planning policies which establish a countywide framework from which county and city
 161 comprehensive plans are to be developed and adopted. This framework is to ensure that city and county
 162 comprehensive plans are consistent. The King County Countywide Planning Policies were developed and
 163 recommended by the Growth Management Planning Council and are to serve as a blueprint for how King
 164 County and its cities should grow over the next 20 years. The Metropolitan King County Council adopted these
 165 policies in 1992. Since this time, amendments called “Phase II Countywide Planning Policies” have been made
 166 to the sections pertaining to affordable housing, economic development and rural character. The County
 167 Council has adopted these Phase II amendments. (See Chapter 1: Regional Growth Management Planning.)

168

169 **Critical Areas**

170 The Growth Management Act requires cities and counties to designate, where appropriate, critical areas which
 171 include: 1) wetlands, 2) areas with a critical recharging effect on aquifers used for potable water, 3) fish and
 172 wildlife habitat conservation areas, 4) frequently flooded areas, and 5) geologically hazardous areas. (See
 173 Chapter 5: Environment, for King County’s designation of critical areas.)

174

175 **Critical Habitat**

176 Critical habitat includes specific areas that possess physical or biological features, which are essential to the
177 conservation of a listed species.

178

179 **Cultural Resources**

180 Cultural resources include performing and visual arts events, programs and facilities; public art; heritage events,
181 programs and facilities; and historic properties.

182

183 **Cumulative impacts**

184 Cumulative impacts are the sum total of the current, plus any reasonably foreseeable future disturbances to
185 ecological functions, which can be impacted by both development subject to shoreline permits and by
186 development that is not subject to permits.

187

188 **Deficiency**

189 Deficiency in a comprehensive plan or development regulation refers to the absence of required or potentially
190 desirable contents of a comprehensive plan or development regulation.

191

192 **Density**

193 Density is the quantity of structures or buildings per unit area. Density is typically expressed as housing units per
194 acre or square mile.

195

196 **Density Incentives/Bonuses**

197 Density incentives, or density bonuses, are programs that allow more dwelling units than the number permitted
198 on a site by zoning (sometimes referred to as "base density") in exchange for public benefits provided by the
199 developer. King County has incorporated use of density incentives with standard urban subdivision, mobile
200 home park, and multifamily development projects. (King County Code, Title 21A)

201

202 **Development**

203 For purposes of the shoreline master program, development means a use consisting of the construction or
204 exterior alteration of structures; dredging; drilling; dumping; filling; removing sand, gravel, or minerals;
205 bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which
206 interferes with the normal public use of the surface of the waters overlying lands subject to any state of water
207 level.

208

209 **Development regulations**

210 Development regulations means the controls placed on development or land uses by a county or city, including,
211 but not limited to: zoning ordinances, critical areas ordinances, all portions of a shoreline master program other
212 than goals and policies approved or adopted under chapter 90.58 RCW, planned unit development ordinances,
213 subdivision ordinances, and binding site plan ordinances together with any amendments thereto.

214

215 **Docket**

216 A list of suggested changes to a comprehensive plan or development regulations maintained by the department.

217

218 **Docket Process, The**

219 The docket process specifies that dockets are not just to note deficiencies, but also to suggest changes and make
220 written comments. These suggested changes are reviewed by the county and made available for review by the
221 public. Information provided to the public will include the county's response. An Internet docket process is
222 available and can be found at:

223 <http://www.kingcounty.gov/property/permits/codes/growth/CompPlan/amend/docket.aspx>.

224

225 **Docketing**

226 Docketing means compiling and maintaining a list of suggested changes to the comprehensive plan or
227 development regulations in a manner that will ensure such suggested changes will be considered by the county
228 and will be available for review by the public.

229

230 **Drainage Basin**

231 A drainage basin, like a watershed, is an area that drains to a common outlet or an identifiable water body such
232 as a river, stream, lake or wetland. In King County, 72 drainage basins are contained within six major
233 watersheds. These drainage basins in turn contain numerous individual water bodies with small drainages.

234

235 **Dredging**

236 Dredging is the removal, displacement, or disposal of unconsolidated earth material such as sand, silt, gravel, or
237 other submerged materials, from the bottom of water bodies, ditches, or natural wetlands. Maintenance
238 dredging and/or support activities are included in this definition.

239

240 **Dwelling unit**

241 A dwelling unit consists of one or more rooms designed for occupancy by a person or household for living and
242 sleeping purposes, containing kitchen facilities and rooms with internal accessibility, for use solely by the
243 dwelling's occupants. Dwelling units include but are not limited to efficiency and studio apartments,
244 factory-built housing and mobile homes.

245

246 **Ecological Function**

247 An ecological function refers to physical, chemical, and biological processes or attributes at some level of
248 biological organization. For example, the ecological functions of wetlands include food chain support, water
249 quality maintenance, flood storage, and wildlife habitat.

250

251 **Ecoregions**

252 Ecoregions are land areas that contain a geographically unique set of species, communities, and environmental
253 conditions.

254

255 **Ecosystem**

256 Ecosystem means the complex of a community of organisms and its environment functioning as an ecological
257 unit.

258

259 **Ecosystem-wide processes**

260 Ecosystem-wide processes means the suite of naturally occurring physical and geologic processes of erosion,
261 transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline
262 ecosystem and determine both the types of habitat and the associated ecological functions.

263

264 **Emissions Trading**

265 Emissions trading means the transfer in ownership of emission reductions. Emission trading occurs when a
266 source of air pollution reduces its emissions and then transfers ownership of the emission reduction to another
267 party. Markets for emission reductions can be created by regulation (the market for sulfur dioxide allowances for
268 example) or voluntarily (the current market for greenhouse gases).

269

270 **Endangered Species**

271 Endangered species means any species which is in danger of extinction throughout all or a significant portion of
272 its range and which has been designated as such in regulations issued by the U.S. Fish and Wildlife Service or
273 the state of Washington Department of Fish and Wildlife.

274

275 **Endangered Species Act (ESA)**

276 The Endangered Species Act is an act that was adopted by the U.S. Congress in 1973 to provide a means to
277 conserve ecosystems upon which endangered and threatened species depend and to provide a program for the
278 conservation for such endangered and threatened species.

279

280 **Endemic Species**

281 Endemic species (or habitats or ecosystems) are those that are native to, and occur only in, a particular area or
282 locale. Endemic species generally have very specific adaptive requirements that are linked to particular habitat or
283 ecosystems that are rare (e.g., Townsend's big-eared bats and caves). Even small changes in the ecosystem are
284 likely to cause localized extinctions of these species.

285

286 **Enhance**

287 Enhance means to increase or improve one or more of the functions, attributes, or values that an ecosystem or
288 environmental feature possesses. (See Chapter 5: Environment).

289

290 **Environmentally Sensitive Areas**

291 Environmentally sensitive areas include: coal mines; areas that are prone to erosion, floods, landslides, or
292 seismic activity; steep slopes; volcanic hazard areas; and streams, wetlands and protection buffers.

293

294 **Fair Housing Ordinance**

295 King County's Fair Housing Ordinance prohibits housing discrimination on the basis of race, color, religion,
296 national origin, age, sex, marital status, parental status, use of Section 8 subsidy, sexual orientation, disability or
297 the use of a trained guide dog.

298

299 **Family-Wage Jobs**

300 Family-wage jobs are jobs that pay more than the average annual wage for King County in a given year and
301 therefore enable a worker to support a family.

302

303 **Feasible**

304 Feasible means, for the purpose of this program, that an action, such as a development project, mitigation, or
305 preservation requirement, meets all of the following conditions:

306 (a) The action can be accomplished with technologies and methods that have been used in the past in
307 similar circumstances, or studies or tests have demonstrated in similar circumstances that such
308 approaches are currently available and likely to achieve the intended results;

309 (b) The action provides a reasonable likelihood of achieving its intended purpose; and

310 (c) The action does not physically preclude achieving the project's primary intended legal use.

311 In cases where these guidelines require certain actions unless they are infeasible, the burden of proving
312 infeasibility is on the applicant. In determining an action's infeasibility, the reviewing agency may weigh the
313 action's relative public costs and public benefits, considered in the short- and long-term time frames.

314

315 **FEMA floodway**

316 A FEMA (Federal Emergency Management Agency) floodway is the channel of the stream and that portion of
317 the adjoining floodplain that is necessary to contain and discharge the 100-year flood flow without increasing the
318 base flood elevation more than one foot.

319

320 **Fill**

321 Fill means the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area
322 waterward of the ordinary high water mark (OHWM), in wetlands, or on shorelands in a manner that raises the
323 elevation or creates dry land.

324

325 **Flood Hazard Management Plan**

326 The King County Flood Hazard Management Plan contains policies and program and project recommendations
327 that guide floodplain use and development throughout King County.

328

329 **Floodplain**

330 Floodplain is the total area subject to inundation by the 100-year flood.

331

332 **Floodway, zero-rise**

333 Floodway zero-rise is the channel of a stream and that portion of the adjoining floodplain that is necessary to
334 contain and discharge the base flood flow without any measurable increase in base flood elevation.

335 A. For the purpose of this definition, measurable increase in base flood elevation means a calculated
336 upward rise in the base flood elevation, equal to or greater than 0.01 foot, resulting from a comparison
337 of existing conditions and changed conditions directly attributable to alterations of the topography or
338 any other flow obstructions in the floodplain. Zero-rise floodway is broader than that of the FEMA
339 floodway but always includes the FEMA floodway.

340 B. Zero-rise floodway includes the entire floodplain unless a critical areas report demonstrates otherwise.

341

342 **Food Innovation District**

343 A district of food-related activities supportive of healthy, affordable local food. Food innovation districts may
344 encompass food retail, anchor food businesses, small food business incubation, food industry education and
345 training, markets and food hubs, urban agriculture, food programs and partnerships with urban and rural food
346 growers and cooperatives, and food aggregation and processing.

347

348 **Forest practice**

349 Forest practice is any forest practice as defined in RCW 76.09.020.

350

351 **Forest Production Districts (FPD)**

352 The Growth Management Act requires cities and counties to designate, where appropriate, forest lands that are
353 not characterized by urban growth and that have long-term significance for the commercial production of timber.

354 The Comprehensive Plan designates Forest Production Districts where the primary use should be commercial
355 forestry. Lands within the Forest Production District shall remain in large parcels and in ownership conducive
356 to forestry. (See Chapter 3: Rural Areas and Natural Resource Lands).

357

358 **Fully Contained Community (FCC)**

359 A fully contained community is a site-specific development project consisting of conceptual site plan(s),
360 development standards, processing and other elements. It is also consistent with the criteria provided in RCW
361 36.70A.350 which states that Fully Contained Communities should be located outside of the initially designated
362 Urban Growth Area.

363

364 **Functional Classification**

365 See "Arterial Functional Classification"

366

367 **Functional Planning**

368 Functional plans are detailed plans for facilities and services and action plans and programs for other
369 governmental activities. Some functional plans are operational or programmatic, which means they guide daily
370 management decisions. Others include specific details of facility design and location and must be consistent with
371 the Comprehensive Plan and development regulations. Functional plans are prepared by King County,
372 independent special purpose districts or other public and private agencies. (See Chapter 12: Implementation,
373 Amendments and Evaluation)

374

375 **Geotechnical report or geotechnical analysis**

376 Geotechnical report or geotechnical analysis means a scientific study or evaluation conducted by a qualified
377 expert that includes: a description of the ground and surface hydrology and geology; the affected land form and
378 its susceptibility to mass wasting, erosion, and other geologic hazards or processes; conclusions and
379 recommendations regarding the effect of the proposed development on geologic conditions; the adequacy of the
380 site to be developed; the impacts of the proposed development; alternative approaches to the proposed
381 development; and measures to mitigate potential site-specific and cumulative geological and hydrological
382 impacts of the proposed development, including the potential adverse impacts to adjacent and down-current
383 properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by
384 qualified professional engineers or geologists who have professional expertise about the regional and local
385 shoreline geology and processes.

386

387 **Global Warming**

388 Global warming is an increase in worldwide atmospheric temperature and resulting alterations in climate.

389

390 **Grading**

391 Grading is any excavation, filling, or removal of the duff layer or any combination thereof.

392

393 **Groundwater Management Plans**

394 King County has five Groundwater Management Areas (GWMA) for which residents and technical experts are
395 addressing groundwater issues. For each GWMA, a Groundwater Management Plan (GWMP) has been
396 developed per chapter 173-100 WAC (chapter 90.44 RCW). Each GWMP describes the area's groundwater
397 resource, contains a detailed exploration of groundwater protection issues, and proposes solutions to perceived
398 threats. These plans identify Sensitive Aquifer Areas to receive a special level of protection.

399

400 **Growth Management Act (GMA)**

401 In 1990 and 1991, the Washington State Legislature passed the Growth Management Act. The Growth
402 Management Act calls for urban counties and cities in the state to develop comprehensive plans to guide growth
403 management decisions. Amendments to the Act in 1991 require that counties, working with the cities within
404 their boundaries, develop Countywide Planning Policies to provide a common vision of the future to serve as the

405 framework for all comprehensive plans throughout the county. (See Chapter 1: Regional Growth Management
406 Planning)

407

408 **Growth Management Planning Council (GMPC)**

409 The Growth Management Planning Council, which was established by an interlocal agreement, is a council of
410 elected officials from Seattle, Bellevue, suburban cities, special purpose districts, the Port of Seattle, and King
411 County. The Growth Management Planning Council is responsible for the preparation and recommendation of
412 the Countywide Planning Policies to the Metropolitan King County Council, which then adopts the policies and
413 sends them to the cities for ratification.

414

415 **Habitat**

416 Habitat is the area where wildlife normally lives and grows. Habitat components include food, water, cover
417 (security, breeding, thermal) and space.

418

419 **Habitat Network**

420 Habitat network is a system of fish and wildlife habitat where connections between large habitat blocks and open
421 spaces are necessary for the support of fish and wildlife through their life cycles.

422

423 **Healthy Community**

424 Healthy community (communities) means a community that makes it easier for people to live healthy lives by:
425 encouraging mixed land use and greater land density to shorten distances between housing, workplaces, schools
426 and recreation so people can walk or bike more easily to them; incorporating good pedestrian and bicycle
427 infrastructure, including sidewalks and bike paths that are safely removed from automobile traffic; providing
428 opportunities for people to be physically active and socially engaged as part of their daily routine; including
429 access to open space and parks; allowing people, if they choose, to age in place and remain in their community
430 as their lifestyle changes or they face changing physical capabilities; and ensuring access to affordable and
431 healthy food, especially fruits and vegetables.

432

433 **Healthy Housing**

434 Healthy housing means housing that protects all residents from exposure to harmful substances and
435 environments, reduces the risk of injury, provides opportunities for safe and convenient daily physical activity,
436 and assures access to healthy food and social connectivity.

437

438 **High Capacity Transit Facilities**

439 These include all of the elements of a system, including the rails, stations, vehicle infrastructure and associated
440 supportive facilities.

441

442 **Historic Properties**

443 Historic properties include historic buildings, sites, objects, districts and landscapes, prehistoric and historic
444 archaeological resources, and traditional cultural places.

445

446 **Historic Property, Significant**

447 Significant historic properties are those properties that meet the criteria for designation as County landmarks
448 and/or listing in the National Register of Historic Places.

449

450 **Impervious surface**

451 An impervious surface is a surface that prevents, retards, or otherwise alters the entry of water into the soil
452 mantle as compared to natural conditions prior to development; and/or a hard surface area that causes water to
453 run off the surface in greater quantities or at an increased rate of flow from the flow present under natural
454 conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops,
455 walkways, patios, driveways, parking lots and gravel roads.

456

457 **Incorporated Areas**

458 Incorporated areas are those areas within a city or a city's jurisdiction. King County contains the entirety of 39
459 incorporated cities and parts of two others.

460

461 **Infill**

462 Infill means development or redevelopment on small properties or groups of properties within existing built-up
463 areas.

464

465 **Initial Project Needs**

466 Initial project needs are road improvement projects needed to address the impacts of a specific development.
467 The projects must be concurrent with the development.

468

469 **Keystone Species**

470 Keystone species are those that exert a significant effect on the structure of the biological community of which
471 they are a part. These species often prevent dominance by a single species and thereby maintain diversity in the
472 community.

473 **Landfill**

474 Landfill is a disposal site or part of a site at which refuse is deposited.

475

476 **Landslide Hazard Areas**

477 An area subject to severe risk of landslide, such as:

478 A. An area with a combination of:

479 1. Slopes steeper than fifteen percent of inclination;

- 480 2. Impermeable soils, such as silt and clay, frequently interbedded with granular soils, such as sand
481 and gravel; and
- 482 3. Springs or ground water seepage;
- 483 B. An area that has shown movement during the Holocene epoch, which is from ten thousand years ago to the
484 present, or that is underlain by mass wastage debris from that epoch;
- 485 C. Any area potentially unstable as a result of rapid stream incision, stream bank erosion or undercutting by
486 wave action;
- 487 D. An area that shows evidence of or is at risk from snow avalanches; or
- 488 E. An area located on an alluvial fan, presently or potentially subject to inundation by debris flows or deposition
489 of stream-transported sediments.

490

491 **Land Use Map**

492 The land use map for the Comprehensive Plan designates the general location and extent of the uses of land for
493 agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public
494 facilities, and other land uses as required by the Growth Management Act. The Land Use Map is not included
495 in the Plan because it is very large; however a smaller representation of it is reproduced at the end of Chapter 1:
496 Regional Growth Management Planning. The full size map is available for review at the Department of
497 Permitting and Environmental Review and at the Clerk of the King County Council.

498

499 **Level of Service – Transportation (LOS)**

500 Transportation LOS is a qualitative measure describing the operational conditions of the transportation system
501 as experienced by travelers.

502

503 **Locally Significant Resource Areas (LSRAs)**

504 LSRAs contribute to the aquatic resources within a specific basin, when compared to aquatic and terrestrial
505 systems of similar size and structure elsewhere in the basin. They also provide wetland and stream habitat that is
506 important for wildlife and salmonid diversity and abundance within the basin. (See Chapter 5: Environment)

507

508 **Long term commercial significance**

509 Long-term commercial significance is defined in WAC 365-190-030(11) to include the growing capacity,
510 productivity, and soil composition of the land for long-term commercial production, in consideration with the
511 land's proximity to population areas, and the possibility of more intense uses of land. Long-term commercial
512 significance means the land is capable of producing the specified natural resources at commercially sustainable
513 levels for at least a twenty-year planning period, if adequately conserved. Designated mineral resource lands of
514 long-term commercial significance may have alternative post-mining land uses, as provided by the Surface
515 Mining Reclamation Act, comprehensive plan and development regulations, or other laws.

516

517 **Low Impact Development (LID)**

518 LID is an approach to land development that works to match a site's natural hydrologic function by protecting
519 native vegetation and soils, reducing impervious surface and managing stormwater at the source.

520

521 **Master Planned Resorts**

522 RCW 36.70A.360 defines a Master Planned Resort as a self-contained and fully integrated planned unit
523 development, in a setting of significant natural amenities, with primary focus on destination resort facilities
524 consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor
525 recreation facilities. A master planned resort may include other residential uses within its boundaries, but only if
526 the residential uses are integrated into and support the on-site recreational nature of the resort.

527

528 **May**

529 See definition for “shall”

530

531 **Median Household Income**

532 The median household income is the income level at which half of all households has higher income and the
533 other half has lower income.

534

535 **Mineral Resource Sites**

536 The Growth Management Act requires cities and counties to designate, where appropriate, mineral resource
537 lands that are not already characterized by urban growth and that have long-term significance for the extraction
538 of minerals. The comprehensive plan designates as Mineral Resource Sites existing, approved mining sites, and
539 also designates as Potential Mineral Resource Sites properties on which King County expects some future mines
540 may be located. (See Chapter 3: Rural Areas and Natural Resource Lands)

541

542 **Mitigation Bank**

543 A mitigation bank is a property approved by the appropriate county, state and federal agencies for restoration,
544 creation, or enhancement to compensate for adverse impacts to wetlands caused by the development of public
545 agency facilities and utility facilities.

546

547 **Mitigation Payment System**

548 This impact fee system establishes a requirement that new growth and development pay a proportionate share of
549 the cost of needed transportation improvements. The mitigation payment system is authorized by state growth
550 management legislation. (See Chapter 8: Transportation)

551

552 **Mixed Use**

553 Mixed use refers to a development with combined commercial and residential uses.

554

555 **Mode Split**

556 Mode split is the percentage of a specific mode’s use from among all modes of travel. For example, if 25 trips
557 out of 100 total trips are made by bus, the bus mode split is 25 percent. Modes of travel include single-occupant
558 vehicles, transit, carpooling, bicycling, walking, and other modes.

559

560 **Multifamily Housing**

561 Multifamily housing structures are those with more than one unit. Multifamily housing includes duplexes,
562 apartments and condominiums.

563

564 **Must**

565 See definition for “shall”

566

567 **Natural Area**

568 Natural areas are those properties in the county’s natural lands inventory whose primary purpose is to conserve
569 and restore ecological value. They may not be completely natural and undisturbed but may be important in
570 preserving rare or vanishing flora, fauna, geological sites or features of scientific, traditional, cultural, or
571 educational value. These sites may allow public use that does not harm the ecological resources of the site. Also
572 referred to as Ecological Lands or Ecological sites.

573

574 **Neighborhood Business Centers**

575 Neighborhood Business Centers are shopping areas that offer convenience goods and services to local residents.
576 They primarily contain retail stores and offices. (See Chapter 2: Urban Communities)

577

578 **New Growth**

579 New growth is growth that occurs subsequent to pipeline development for which no application is currently
580 pending review/approval in the King County permitting process, but which is forecasted to occur over the next
581 20 years in this comprehensive plan.

582

583 **Nondegradation**

584 Nondegradation means to prevent the decline to a lower state, to keep from reducing the complexity, functions,
585 or integrity of ecological processes or values.

586

587 **Nonmotorized Transportation**

588 Nonmotorized transportation refers to pedestrian, bicycle, and equestrian travel, and the facilities needed to
589 support such travel. For purposes of this Comprehensive Plan, wheelchairs, personal assistive mobility devices
590 or scooters powered by electricity and used by physically impaired persons shall be considered nonmotorized
591 transportation. Any motorized foot scooter, motor-driven cycle, moped, motor-powered bicycle, a motorcycle
592 or, except as provided above, personal assistive mobility device shall be considered motorized transportation.

593

594 **Non-point Pollution**

595 Non-point pollution is pollution that enters any waters of the state from any dispersed land-based or water-based
596 activities, including but not limited to atmosphere disposition, surface water runoff from agricultural lands,
597 urban areas, or forest lands, subsurface or underground sources, or discharges from boats or marine vessels.

598

599 **Open Space System, King County**

600 King County’s Open Space System is a regional system of *county-owned* parks, trails, natural areas, working
601 agricultural and forest resource lands, and flood hazard management lands. This regional network of open
602 spaces provides benefits to county residents including recreation, conservation of natural and working lands,
603 flood hazard management, wildlife habitat, and connection of critical areas. (See Chapter 7: Parks, Open Space
604 and Cultural Resources)

605

606 **Opportunity Mapping**

607 Opportunity mapping assesses the conditions present in neighborhoods across a region by examining indicators
608 of opportunity in areas such as education, economy, transportation, housing, environment, and health.
609 Opportunity mapping provides a comprehensive analytical framework to measure opportunity in the region and
610 to determine who has access to opportunity-rich areas. Analysis of opportunity mapping can provide valuable
611 information about where more affordable housing needs to be located, and what needs to be remedied in areas
612 where these types of opportunities are currently very limited.

613

614 **Particulate Matter**

615 Particulate matter is solid or aerosol particles dispersed in the air including dust, soot, and oil. The major
616 sources are industrial activities, fugitive road dust, motor vehicle emissions, and wood smoke.

617

618 **Passive Recreation Site**

619 Passive recreation sites require a lower level of development and provide areas for informal, self-directed
620 activities for individuals and groups.

621

622 **Pervious surface**

623 A pervious surface is an area that allows the entry of water into the soil mantle, as under natural conditions prior
624 to development.

625

626 **Pipeline Development**

627 Pipeline Development is comprised of land use development applications, whether vested or unvested, that were
628 submitted prior to adoption of the King County Comprehensive Plan and are pending review/approval in the
629 permitting process.

630

631 **Pipeline transportation needs**

632 Pipeline transportation needs are associated with growth that is pending through the county’s development
633 review process.

634

635 **Point Pollution**

636 Point pollution is pollution that enters any waters of the state from an identifiable source such as a pipe.

637

638 **Potential Annexation Area (PAA)**

639 A Potential Annexation Area is an area in unincorporated King County adjacent to a city that is expected to
640 annex to the city and to which that city will be expected to provide services and utilities within the next two
641 decades. (See Chapter 2: Urban Communities)

642

643 **Precautionary Action**

644 Precautionary action, also referred to as the "no risk approach," means in such instances where an absence of
645 valid scientific information or incomplete scientific information relating to the county's critical areas, leading to
646 uncertainty about whether development and land uses could lead to harm of critical areas or uncertainty about
647 the risk to critical area function, such development and land use activities are strictly limited until the uncertainty
648 is sufficiently resolved.

649

650 **Preserve/Preservation**

651 Preserve/preservation, as used in Chapter 2: Urban Communities, and Chapter 9: Services, Facilities and
652 Utilities, regarding affordable housing, means the process of protecting the availability of affordable housing,
653 especially publicly-assisted affordable housing, for low and moderate income households when transitions from
654 current assistance programs or affordable housing uses are planned. Preservation may occur through acquisition
655 of the housing by a non-profit or public agency or through funding mechanisms that include a covenant or
656 similar legal agreement requiring that the units in the property remain affordable to a designated household
657 income-level for an extended period of time, such as 15 years, 30 years or 50 years. (See “Rehabilitate”)

658

659 **Priority habitat**

660 Priority habitat means a habitat type with unique or significant value to one or more species. An area classified
661 and mapped as priority habitat must have one or more of the following attributes:

- 662 • Comparatively high fish or wildlife density;
- 663 • Comparatively high fish or wildlife species diversity;
- 664 • Fish spawning habitat;
- 665 • Important wildlife habitat;
- 666 • Important fish or wildlife seasonal range;
- 667 • Important fish or wildlife movement corridor;
- 668 • Rearing and foraging habitat;
- 669 • Important marine mammal haul-out;

- 670 • Refugia habitat;
- 671 • Limited availability;
- 672 • High vulnerability to habitat alteration;
- 673 • Unique or dependent species; or
- 674 • Shellfish bed.

675

676 A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary
 677 importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be
 678 described by a successional stage (such as old growth and mature forests). Alternatively, a priority habitat may
 679 consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves,
 680 snags) of key value to fish and wildlife. A priority habitat may contain priority and/or nonpriority fish and
 681 wildlife. [WAC 173-26-020 (24)]

682

683 **Priority Species**

684 Priority species means species requiring protective measures and/or management guidelines to ensure their
 685 persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed
 686 below.

- 687 (a) Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife
 688 species legally designated as endangered (WAC 232-12-014), threatened (WAC 232-12-011), or
 689 sensitive (WAC 232-12-011). State proposed species are those fish and wildlife species that will be
 690 reviewed by the department of fish and wildlife (POL-M-6001) for possible listing as endangered,
 691 threatened, or sensitive according to the process and criteria defined in WAC 232-12-297.
- 692 (b) Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of
 693 animals susceptible to significant population declines, within a specific area or statewide, by virtue of
 694 their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine
 695 mammal congregations.
- 696 (c) Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish,
 697 shellfish, and wildlife species of recreational or commercial importance and recognized species used for
 698 tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.
- 699 (d) Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or
 700 endangered.

701

702 **Protect**

703 Protect means to keep from harm, attack, injury, or destruction; to maintain the integrity of, especially through
 704 environmental care.

705

706 **Public Benefit Rating System (PBRs)**

707 The Public Benefit Rating System (PBRs) is a current use taxation program whereby property taxes are reduced
708 by an amount determined by a scoring system related to the numbers and quality of open space resources located
709 on all or portions of the property.

710

711 **Puget Sound**

712 Puget Sound is an estuary—a semi-enclosed, glacial fjord where salt water from the ocean is mixed with fresh
713 water. Puget Sound is bordered by about 1,300 miles of shoreline with a mix of beaches, bluffs, deltas, mudflats,
714 kelp forests and eelgrass meadows. Approximately 100 miles of this saltwater shoreline lie within King County.
715 King County's immediate responsibilities include those portions of Puget Sound which lie within the county,
716 roughly between Point Wells to the north and Dumas Bay to the south. King County shares responsibility for
717 the health of the main basin of Puget Sound with its neighbors—Pierce County, Kitsap County, and Snohomish
718 County.

719

720 **Puget Sound Regional Council (PSRC)**

721 The PSRC is the designated metropolitan planning organization for the four-county region that includes King,
722 Pierce, Snohomish and Kitsap counties, and is responsible for regional growth management and transportation
723 planning. The PSRC's General Assembly includes mayors, county executives, and council commission
724 members from the four counties, as well as representatives from local tribes, ports, transit agencies, the State
725 Department of Transportation and Transportation Commission. The PSRC prepared Multi-county Planning
726 Policies for the four-county region.

727

728 **Rare Species**

729 Rare species, habitats, and ecosystems are those that are few in number or are poorly represented in an area.
730 Rare species often lack the capability to resist changes in environmental conditions or lack the resilience to
731 recover after a change. Species, habitats, and ecosystems may be rare because of the following reasons: changing
732 natural conditions have reduced their range, abundance, or distribution; they depend on specific environmental
733 conditions that are not commonly represented in this area (species or habitats at the edge of their range or
734 occurring as relicts); and anthropogenic (human-related) actions have caused habitat loss or severe decreases in
735 range or abundance.

736

737 **Recycled Water (also, referred to as Reclaimed Water)**

738 Recycled water means effluent from a wastewater treatment system that has been adequately and reliably
739 treated, so that as a result of that treatment it is suitable for a beneficial use or a controlled use that would not
740 otherwise occur, and is no longer considered wastewater. Recycled is also referred to as Reclaimed Water under
741 Washington State law. Recycled water may be used for beneficial purposes such as landscape and agricultural
742 irrigation, heating and cooling, industrial processing, and environmental enhancement or restoration of streams,
743 wetlands, and aquifers.

744

745 **Regionally Significant Resource Area (RSRA)**

746 RSRA's are those portions of watersheds that contribute to the resource base of the entire Puget Sound region by
 747 virtue of exceptional species and habitat diversity and abundance when compared to aquatic and terrestrial
 748 systems of similar size and structure elsewhere in the region. RSRA's may also support rare, threatened or
 749 endangered species or communities. (See Chapter 5: Environment)

750

751 **Regional Wastewater Services Plan (RWSP)**

752 King County adopted the Regional Wastewater Service Plan (RWSP) in 1999. The RWSP outlines a number of
 753 important projects, programs, and policies for King County to implement through 2030 to continue to protect
 754 public health and water quality and ensure sufficient wastewater capacity to meet future growth needs. RWSP
 755 policies guide the phasing and size of treatment facilities and improvements to the conveyance system, as well as
 756 improvements to control combined sewer overflows. The RWSP also includes policies that guide the production
 757 and use of biosolids and recycled water.

758

759 **Rehabilitate/Rehabilitation**

760 Rehabilitate or rehabilitation, as used in Chapter 2: Urban Communities, and Chapter 9: Services, Facilities and
 761 Utilities, regarding affordable housing, means as repairs, improvements, replacements, alterations, and additions
 762 to existing properties that bring them into full compliance with existing building and health codes.

763 Rehabilitation may be minor, moderate, or substantial; or it may involve adaptive reuse from nonresidential to
 764 residential uses. Rehabilitation of housing is undertaken to improve and revitalize housing stock that is aging or
 765 in poor condition. When public funding is used for rehabilitation it is usual to require a covenant or other legal
 766 mechanism to preserve the affordability of the rehabilitated property. (See "Preserve")

767

768 **Resource Lands, designated**

769 The Growth Management Act requires cities and counties to designate natural resource lands which include the
 770 following: 1) agricultural lands that have long-term significance for the commercial production of food or other
 771 agricultural products; 2) forest lands that have long-term significance for the commercial production of timber;
 772 and 3) mineral resource lands that have long-term significance for the extraction of minerals. The
 773 Comprehensive Plan designates Agricultural Production Districts, Forest Production Districts, and Mineral
 774 Resource Sites. (See Chapter 3: Rural Areas and Natural Resource Lands)

775

776 **Restore**

777 Restore means to return land and water resources from a disturbed or altered condition to an approximation of
 778 their condition prior to disturbance or alteration. Restoration projects are conducted by public agencies through
 779 capital improvement projects and by developers as a means to mitigate adverse impacts of their proposals.

780 (Restoration of land is not required of developers when they protect land and water resources according to King
 781 County regulation.) (See Chapter 5: Environment)

782

783 **Rezoning**

784 Rezoning is the term that refers to the process of individual requests and applications to change the zoning
785 classification of land.

786

787 **Riparian**

788 Pertains to the banks of rivers and streams, and also sometimes wetlands, tidewater and lakes.

789

790 **Rural Area (See also Rural Zoning)**

791 The Growth Management Act requires that counties designate a Rural Area in order to conserve the rural
792 character and quality of the existing rural lands in Washington. King County's Rural Area refers collectively to
793 the geography that contains the following land use categories – Rural Towns, Rural Neighborhood Commercial
794 Centers, Rural Area 2.5, Rural Area 5, Rural Area 10 and Rural Area 20) in unincorporated King County. The
795 Rural Area does not include Natural Resource Lands, although resource activities occur on them. The Rural
796 Area contains very low-density residential development, commercial and industrial development, farms, forests,
797 watersheds crucial for both fisheries and flood hazard management, mining areas and towns, historic sites and
798 buildings, archaeological sites and regionally important recreation areas. (See Chapter 3: Rural Areas and
799 Natural Resource Lands)

800

801 **Rural Character**

802 Rural character refers to the pattern of land use and development established by a county in the rural element of
803 its comprehensive plan:

- 804 (a) In which open space, the natural landscape, and vegetation predominate over the built environment;
- 805 (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in
806 Rural Areas;
- 807 (c) That provide visual landscapes that are traditionally found in Rural Areas and communities;
- 808 (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- 809 (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density
810 development;
- 811 (f) That generally do not require the extension of urban governmental services; and
- 812 (g) That are consistent with the protection of natural surface water flows and groundwater and surface
813 water recharge and discharge areas

814

815 **Rural Growth**

816 Rural Growth refers to residential, commercial, and industrial growth that is scaled to be compatible with, and
817 maintains the traditional character of the Rural Area. Rural growth typically does not require urban
818 governmental services except in the case of some Rural Towns to protect the environment as provided in this
819 Comprehensive Plan. The basic elements of “Rural Character,” as defined by the King County Countywide
820 Planning Policies, are natural features, resource-based industries, rural towns, rural neighborhoods, rural
821 infrastructure and services, open space system, rural housing, rural economy, and Cities in the Rural Area.

822

823 **Rural Neighborhood Commercial Centers**

824 Rural Neighborhood Commercial Centers (a specific land use category within the larger geography of Rural
825 Areas) are small commercial developments, or in some cases, historic towns or buildings, that are too small to
826 provide more than convenience shopping and services to surrounding residents. They generally do not have
827 services such as water supply or sewage disposal systems any different from those serving surrounding rural
828 residential development. (See Chapter 3: Rural Areas and Natural Resource Lands)

829

830 **Rural Towns**

831 Rural towns (a specific land use category within the larger geography of Rural Areas) are unincorporated towns
832 governed directly by King County. They provide a focal point for community groups such as chambers of
833 commerce or community councils to participate in public affairs. The purposes of Rural Town designations
834 within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity
835 in Rural Areas and to allow modest growth of residential and economic uses to keep them economically viable
836 into the future. (See Chapter 3: Rural Areas and Natural Resource Lands)

837

838 **Rural Zoning**

839 The rural zone refers to the zoning categories allowed in the Rural Area geography, which include Rural Area
840 2.5, Rural Area 5, Rural Area 10 and Rural Area 20, Rural Towns and Rural Neighborhood Commercial
841 Centers. This zoning is meant to provide an area-wide, long-term, rural character and to minimize land use
842 conflicts with nearby agricultural, forest or mineral extraction production districts. These purposes are
843 accomplished by: 1) limiting residential densities and permitted uses to those that are compatible with rural
844 character and nearby resource production districts and are able to be adequately supported by rural service levels;
845 2) allowing small scale farming and forestry activities and tourism and recreation uses which can be supported by
846 rural service levels and which are compatible with rural character; and 3) increasing required setbacks to
847 minimize conflicts with adjacent agriculture, forest or mineral zones.

848

849 **Salmonid**

850 A member of the fish family Salmonidae. In King County, salmonid species include Chinook, Coho, chum,
851 sockeye, and pink salmon; cutthroat, rainbow, and brown trout and steelhead; Dolly Varden, brook trout, char,
852 kokanee, and whitefish.

853

854 **Satellite System Management**

855 When large water utilities oversee the operations of smaller water systems, not connected to their own system, it
856 is called satellite system management. The satellite system manager is hired by the smaller system to operate and
857 maintain the system in accordance with local, state and federal health regulations.

858

859 **Sediment Transport**

860 Sediment transport is the process of taking soil from one place and depositing it in another via the flow of water.
861 Deposition of the soil occurs when sediment in the water flow is more than the flow can transport.

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Sensitive Areas Map Folio

The folio displays the location of environmentally sensitive areas in unincorporated King County. It identifies sensitive areas for wetlands, streams, flood hazards, erosion hazards, landslide hazards, seismic hazards, and coal mine hazards.

Sensitive Species

Sensitive species means any species that is likely to become an endangered species within the foreseeable future throughout all or significant portion of its range and which has been designated as such in regulations issued by the U.S. Fish and Wildlife Service or the Washington State Department of Fish and Wildlife.

Sewer Availability

Sewer availability means the presence of sewers now or within six years through extensions included in adopted sewer comprehensive plans. In the case of Urban Planned Development, 1) the capacity to intercept and treat waste water as evidenced by a King County approved sewer system plan or a Metro utility plans, 2) a firm commitment to serve an area with sewer as evidenced by either a sewer availability certificate, utility extension agreement, or an approved sewer system plan and 3) a firm financial commitment to provide sewer, as evidenced by either a capital improvement program or utility extension agreement.

Sewer Tightline

Tightlining of sewers means that a sewer line is designed and sized to only serve a particular structure.

Shall

To guide King County, the use of the terms “shall,” “will,” “should,” and “may” in policies determine the level of discretion the county can exercise in making future and specific land use, budget, development regulation and other decisions. “Shall” and “will” in a policy mean that it is mandatory for the county to carry out the policy, even if a timeframe is not included. “Shall” and “will” are imperative and nondiscretionary—the county must make decisions based on what the policy says to do. “May” in a policy means that it is in the county’s interest to carry out the policy, but the county has total discretion in making decisions. “Must” in a policy means a mandate; the action is required. “Should” in a policy means: noncompulsory guidance, in which cost, availability of funding, and public benefit associated with the policy’s purpose are considered as part of the implementation decision; establishes that the county has discretion in making decisions.

Shoreline Environment

Shoreline environment or master program environment means the categories of shorelines of the state established by the King County shoreline management master program to differentiate between areas whose features imply differing objectives regarding their use and future development.

900 **Shoreline Master Program**

901 The Shoreline Master Program is the comprehensive use plan for a described area, and the use regulations
902 together with maps, diagrams, charts, or other descriptive material and text, a statement of desired goals, and
903 standards developed in accordance with the policies enunciated in RCW 90.58.020.

904

905 **Should**

906 See definition for “shall”.

907

908 **Significant Adverse Environmental Impact**

909 Significant as used in State Environmental Policy Act means a reasonable likelihood of more than a moderate
910 adverse impact on the environment. Significance involves context and intensity and does not lend itself to a
911 formula or quantifiable text. The context may vary with the physical setting. Intensity depends on the
912 magnitude and duration of an impact. The severity of an impact should be weighed along with the likelihood of
913 its occurrence. An impact may be significant if its chance of occurrence is not great, but the resulting
914 environmental impact would be severe if it occurred.

915

916 **Significant vegetation removal**

917 Significant vegetation removal means the removal or alteration of trees, shrubs, and/or ground cover by clearing,
918 grading, cutting, burning, chemical means, or other activity that causes significant ecological impacts to
919 functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant
920 vegetation removal. Tree pruning, not including tree topping, where it does not affect ecological functions, does
921 not constitute significant vegetation removal.

922

923 **Single-Family Housing**

924 Single-family housing units are individual structures including conventional houses and mobile homes.

925

926 **Species of Local Importance**

927 Species of local importance include priority species as identified by the state of Washington Department of Fish
928 and Wildlife; bird species whose populations in King County are known to have declined significantly over the
929 past 150 years; anadromous salmonids; and aquatic species whose populations are particularly vulnerable to
930 changes in water quality and water quantity.

931

932 **Subarea Planning**

933 This level of planning brings the policy direction of the comprehensive plan to a smaller geographic area.
934 Subarea plans are meant to provide detailed land use plans for local geographic areas. These plans are meant to
935 implement the King County Comprehensive Plan and be consistent with the County's Comprehensive Plan's
936 policies, development regulations, and Land Use Map.

937

938 **Subdivision**

939 A subdivision is land that has been divided into legal lots, or is the process of dividing land into lots.

940

941 **Sustainable economic development**

942 Sustainable economic development means economic development that does not exceed the ability of the natural
943 or built environments to remain healthy while sustaining growth over the long term.

944

945 **Substantially degrade**

946 Substantially degrade means to cause significant ecological impact.

947

948 **Totalizing source meter**

949 A totalizing source meter is a device that will measure the volume of water withdrawn from a well over time and
950 provide a sum total of the water extracted. This type of meter is different than a meter that would measure just
951 the instantaneous volume of water being withdrawn.

952

953 **Traditional Rural Development**

954 In King County, traditional rural land uses could include, but are not limited to: low density residential uses;
955 small scale farming, forestry and mineral extraction; small, neighborhood churches; feed and grain stores; the
956 keeping of horses and livestock; cottage industries, crafts and trades that support the residents of the (~~rural~~
957 area) Rural Area and/or the needs of the natural resource production areas; and public and private facilities
958 necessary to serve rural homes such as utility installations or public schools. In general, the rural development
959 pattern in King County has historically been comprised of houses, barns, fences and cultivated fields, but natural
960 features and open spaces are the predominant visual image.

961

962 **Transfer of Development Rights (TDR)**

963 Transfer of development rights means the ability to transfer allowable density, in the form of permitted building
964 lots or structures, from one property (the "sending site") to another (the "receiving site") in conjunction with
965 conservation of all or part of the sending site as open space or working farm or forest. King County allows
966 transfers of development rights as part of standard subdivision, mobile home park and multifamily project review
967 processes through its TDR Program. (King County Code, Title 21A)

968

969 **Transit Oriented Development (TOD)**

970 A private or public/private real estate development project that creates, expands, maintains or preserves a
971 mixed-use community or neighborhood within walking distance of a transit center, or stop, that is designed to
972 encourage transit use and pedestrian activity. Transit Oriented Development projects support transit by
973 increasing the density of residents, shoppers, visitors or employees per acre. New Transit Oriented Development
974 projects are often coupled with an increase in transit service to the area.

975

976 **Transportation Demand Management (TDM)**

977 Transportation Demand Management is a strategy to reduce the number of automobile trips, particularly trips
978 taken in single-occupant vehicles. Transportation Demand Management encourages public transportation over
979 automobile use and specifically refers to policies, programs and actions implemented to increase the use of
980 high-occupancy vehicles (public transit, car-pooling and van-pooling) and spread travel to less congested time
981 periods through alternative work hour programs (See Chapter 8: Transportation).

982

983 **Transportation Facilities and Services**

984 Transportation facilities and services are the physical assets of the transportation system that are used to provide
985 mobility. They include roads, sidewalks, bike lanes and other facilities supporting nonmotorized travel, transit,
986 bridges, traffic signals, ramps, buses, bus garages, park and ride lots and passenger shelters.

987

988 **Transportation needs for new growth**

989 Transportation needs for new growth are associated with growth that has been planned for 2012 in this
990 comprehensive plan.

991

992 **Transportation Needs Report (TNR)**

993 The TNR is a comprehensive list of recommended county transportation needs through the year 2022 needed to
994 implement the land use element. It includes transportation needs for unincorporated King County, and some
995 city, state, and adjacent county projects. It does not include transit service or capital needs. (See Chapter 8:
996 Transportation)

997

998 **Unemployment Rate**

999 The unemployment rate is the percentage of the civilian labor force that is unemployed and actively seeking
1000 work.

1001

1002 **Unincorporated Activity Centers**

1003 Unincorporated Activity Centers are the primary locations for commercial and industrial development in urban
1004 unincorporated King County. Currently, White Center is the only designated Unincorporated Activity Center,
1005 as other such centers are now parts of cities. (See Chapter 2: Urban Communities)

1006

1007 **Unincorporated Areas**

1008 Unincorporated areas are those areas outside any city and under King County's jurisdiction.

1009

1010 **Unique Wetland**

1011 The term unique wetland refers to bogs and fens, which have unusual and sensitive water chemistries.

1012

1013 **Universal Design**

1014 Universal design as used in Chapter 2: Urban Communities, means the design of products, buildings, and
1015 environments to be usable by all people, to the greatest extent possible, and which allows people to age in place
1016 in their home without the need for adaptation or specialized design.

1017

1018 **Urban Centers**

1019 Urban Centers are centers of concentrated employment and housing located within the Urban Growth Area
1020 designated by the Phase II Countywide Planning Policies. Urban Centers are to be serviced directly by
1021 high-capacity transit and are to contain a wide variety of land uses, including retail, recreational, cultural and
1022 public facilities, parks and open spaces. Unincorporated Urban Centers are represented on Urban Centers Map
1023 included at the end of Chapter 2: Urban Communities.

1024

1025 **Urban Growth**

1026 Urban growth refers to residential, commercial and industrial growth that makes intensive use of land for the
1027 location of buildings, structures and impermeable surfaces to such a degree as to be incompatible with the
1028 primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of
1029 mineral resources. Urban growth typically requires urban governmental services. "Characterized by urban
1030 growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban
1031 growth.

1032

1033 **Urban Growth Area**

1034 The Growth Management Act requires King County's Comprehensive Plan to designate an Urban Growth Area,
1035 where most future urban growth and development is to occur to limit urban sprawl, enhance open space, protect
1036 Rural Areas and Natural Resource Lands, and more efficiently use human services, transportation and utilities.

1037 The Comprehensive Plan designates an Urban Growth Area which includes areas and densities sufficient to
1038 permit the urban growth that is projected to occur in the county for the succeeding 20-year period. (See Chapter
1039 1: Regional Growth Management Planning, and Chapter 2: Urban Communities)

1040

1041 **Urban Growth Target**

1042 The Growth Management Act and the Countywide Planning Policies require King County and its cities to plan
1043 for a 20-year population and employment growth target for each jurisdiction, based on designation of the Urban
1044 Growth Area, Urban Centers and the criteria of the Countywide Planning Policies. (See Chapter 2: Urban
1045 Communities)

1046

1047 **Urban Planned Developments (UPD)**

1048 Urban Plan Developments are site specific projects consisting of conceptual site plans, development stands,
1049 processing and other elements.

1050

1051 **Urban Separator**

1052 Urban separators are areas planned for permanent low-residential density within the Urban Growth Area.
1053 Urban separators protect adjacent resource land, environmentally sensitive areas, or Rural Areas and create open
1054 space corridors within and between urban areas which provide environmental, visual, recreations and wildlife
1055 benefits.

1056

1057 **Utilities Technical Review Committee (UTRC)**

1058 The Utilities Technical Review Committee (UTRC) is an interdepartmental committee with responsibility for
1059 ensuring that water and sewer plans comply with county and state health requirements and county land use
1060 policies. The committee reviews the plans of all water and sewer utilities that operate in unincorporated King
1061 County and then recommends the plans to King County Executive and the Metropolitan King County Council
1062 for approval.

1063

1064 **Variable Tolling**

1065 Variable tolling or pricing is any form of collecting a direct user fee on a roadway.

1066

1067 **Water Availability**

1068 Water availability means the presence of a water source of sufficient quantity and quality with applicable water
1069 rights that can serve the projected demand for the planning horizon, as shown in water comprehensive plans
1070 approved by King County. In the case of Urban Planned Developments, water availability is defined as: 1)
1071 presence of a water source with water rights that can serve the projected average daily demand; 2) a firm
1072 commitment to serve an area with water, as evidenced by either a water availability certificate, utility extension
1073 agreement or a King County approved water system plan; and 3) a firm financial commitment to provide water,
1074 as evidenced by either a capital improvement plan or utility extension agreement.

1075

1076 **Water Quality**

1077 Water quality means the physical characteristics of water within shoreline jurisdiction, including water quantity,
1078 hydrological, physical, chemical, aesthetic, recreation-related and biological characteristics. Where used in this
1079 plan, the term water quantity refers only to development and uses regulated under this plan and affecting water
1080 quantity, such as pollution generating surfaces and storm water handling practices. Water quantity, for purposes
1081 of this comprehensive plan, does not mean the withdrawal of ground water or diversion of surface water
1082 pursuant to RCW 90.03.250 through 90.03.340.

1083

1084 **Water Reuse**

1085 Water reuse refers to the use of recycled water or the reuse of other non-potable water, such as greywater,
1086 stormwater, or collected rainwater, as allowed under relevant state or local standards.

1087

1088 **Water Supply Availability**

1089 Water supply availability is the presence of a water source of sufficient quantity and quality with applicable
1090 water rights that can serve the projected demand through the planning horizon shown in adopted water
1091 comprehensive plans.

1092

1093 **Water System Classifications**

1094 Water System Classifications define the level of service for different water systems. A public water system is
1095 defined as any system that has more than one connection. A well serving one house is a private system. Group
1096 A water systems have fifteen or more service connections. Group B water systems have two through fourteen
1097 service connections.

1098

1099 **Water System Plan**

1100 Water system plans are planning documents that include water system plans as referred to in Chapter 43.20
1101 RCW, comprehensive plans of water supply systems (including combined water and sewer plans) as referred to
1102 in RCW 57.16.010, water system plans and coordinated water system plans as referred to in RCW 70.116.050,
1103 and all other water system plans, comprehensive plans and plan elements that may be required under KCC 13.24
1104 and this King County Comprehensive Plan for any special district or any other public or private entities that
1105 distribute or obtain water in unincorporated King County.

1106

1107 **Watershed**

1108 A watershed, like a drainage basin, is an area that drains to a common outlet or an identifiable water body such
1109 as a river, stream, lake or wetland. The six major watersheds in King County are Cedar River, Green River,
1110 Skykomish River, Snoqualmie River and White River and the Puget Sound. These watersheds contain a total of
1111 72 individual drainage basins. (See Chapter 5: Environment)

1112

1113 **Well Head Protection**

1114 Well head protection is another way that King County can protect its groundwater resource. This program
1115 directs purveyors to identify 1, 5, and 10-year time of travel to their well(s) to identify contamination sources,
1116 and to propose methods to reduce or eliminate contamination sources.

1117

1118 **Wetland**

1119 The term wetland means those areas that are inundated or saturated by surface or ground water at a frequency
1120 and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation
1121 typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and
1122 similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites,
1123 including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities,
1124 wastewater treatment facilities, farm ponds, landscape amenities, or those wetlands created after July 1, 1990
1125 that were unintentionally created as a result of the construction of a road, street or highway. Wetlands shall
1126 include those artificial wetlands intentionally created from nonwetland areas to mitigate conversion of wetlands.

1127

1128 **Wetland Banking**

1129 Wetland banking is a process that allows certain wetlands to be developed if the development is accompanied by
1130 the restoration or creation of wetlands in other areas. (See Chapter 5: Environment)

1131

1132 **Wetland Functions**

1133 Functions refer to the ecological (physical, chemical and biological) workings or attributes of a wetland
1134 regardless of their importance to society. Food chain support or the transport and transformation of chemicals in
1135 ecosystems are examples of wetland functions. Water quality maintenance, flood storage, and wildlife habitat
1136 are examples of ecological functions to which society attributes a value. (See Chapter 5: Environment)

1137

1138 **Wetland Values**

1139 Values are estimates, usually subjective, of the worth, merit, quality, or importance of wetland attributes that are
1140 valuable and beneficial to society. Values vary by watershed or human community. Education, research,
1141 aesthetics, and recreation are examples of other wetland attributes that may be considered values in that they are
1142 beneficial to society.

1143

1144 **Will**

1145 See definition for “shall”.

1146

1147

1148 **Frequently Used Acronyms**

1149	APD	Agricultural Production District
1150	CIP	Capital Improvement Program
1151	CPP	Countywide Planning Policy
1152	CSA	Community Service Area
1153	ESA	Endangered Species Act
1154	FCC	Fully Contained Community
1155	FPD	Forest Production District
1156	GMA	Growth Management Act
1157	GMPC	Growth Management Planning Council
1158	HOT	High Occupancy Toll
1159	HOV	High Occupancy Vehicle
1160	ITS	Intelligent Transportation Systems
1161	KCCP	King County Comprehensive Plan
1162	KCSP	King County Strategic Plan
1163	LID	Low Impact Development
1164	LOS	Level of Service

1165	LSRA	Locally Significant Resource Area
1166	MPP	Multi-county Planning Policies
1167	MPS	Mitigation Payment System
1168	PAA	Potential Annexation Area
1169	PBRs	Public Benefit Rating System
1170	PSRC	Puget Sound Regional Council
1171	RSRA	Regionally Significant Resource Area
1172	RWSP	Regional Wastewater Services Plan
1173	SCAP	Strategic Climate Action Plan
1174	SPPT	Strategic Plan for Public Transportation
1175	SPRS	Strategic Plan for Road Services
1176	SEPA	State Environmental Policy Act
1177	TAM	Transportation Adequacy Measure
1178	TDR	Transfer of Development Rights
1179	TDM	Transportation Demand Management
1180	TNR	Transportation Needs Report
1181	TOD	Transit Oriented Development
1182	UGA	Urban Growth Area
1183	UGB	Urban Growth Boundary
1184	UPD	Urban Planned Development
1185	UTRC	Utilities Technical Review Committee
1186		
1187		



King County

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