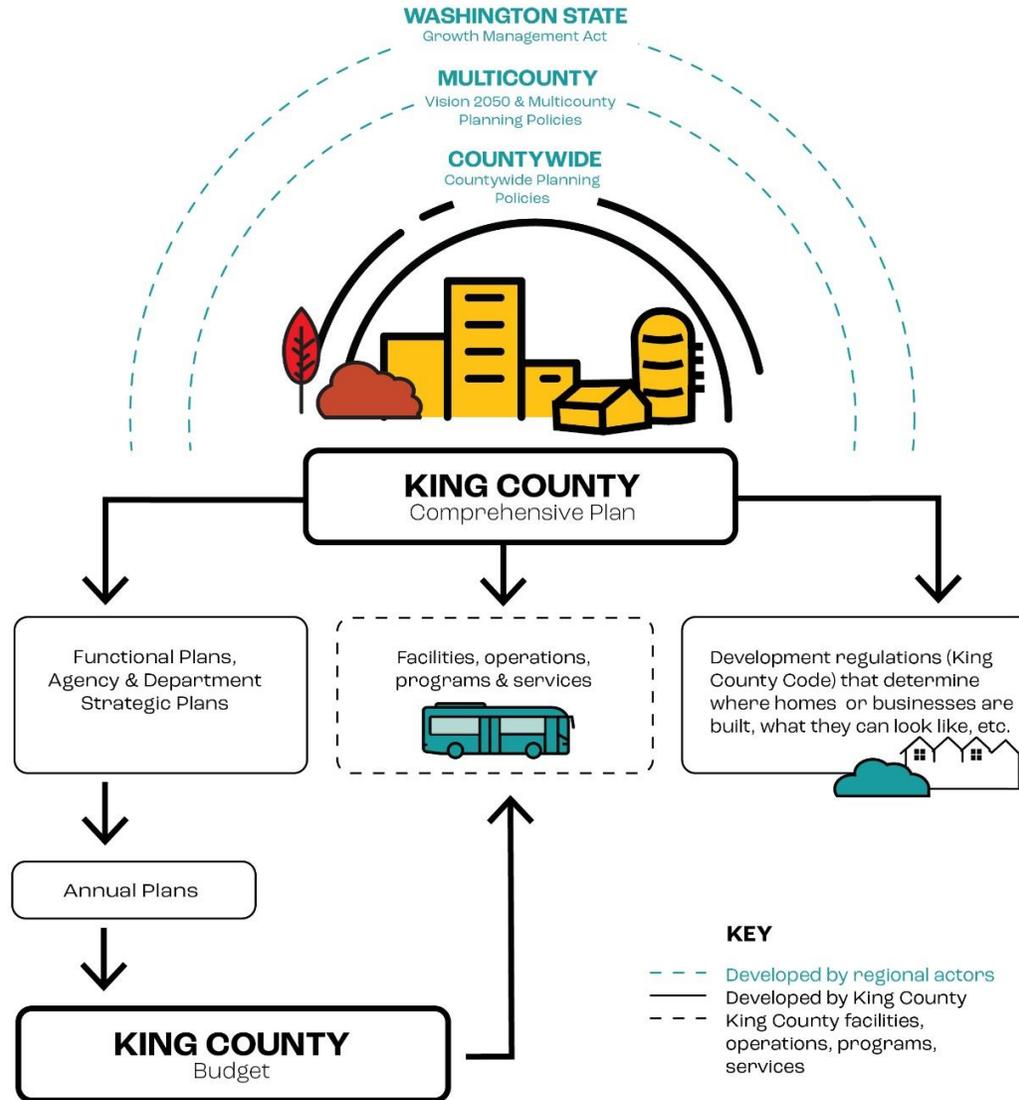


2024 King County Comprehensive Plan

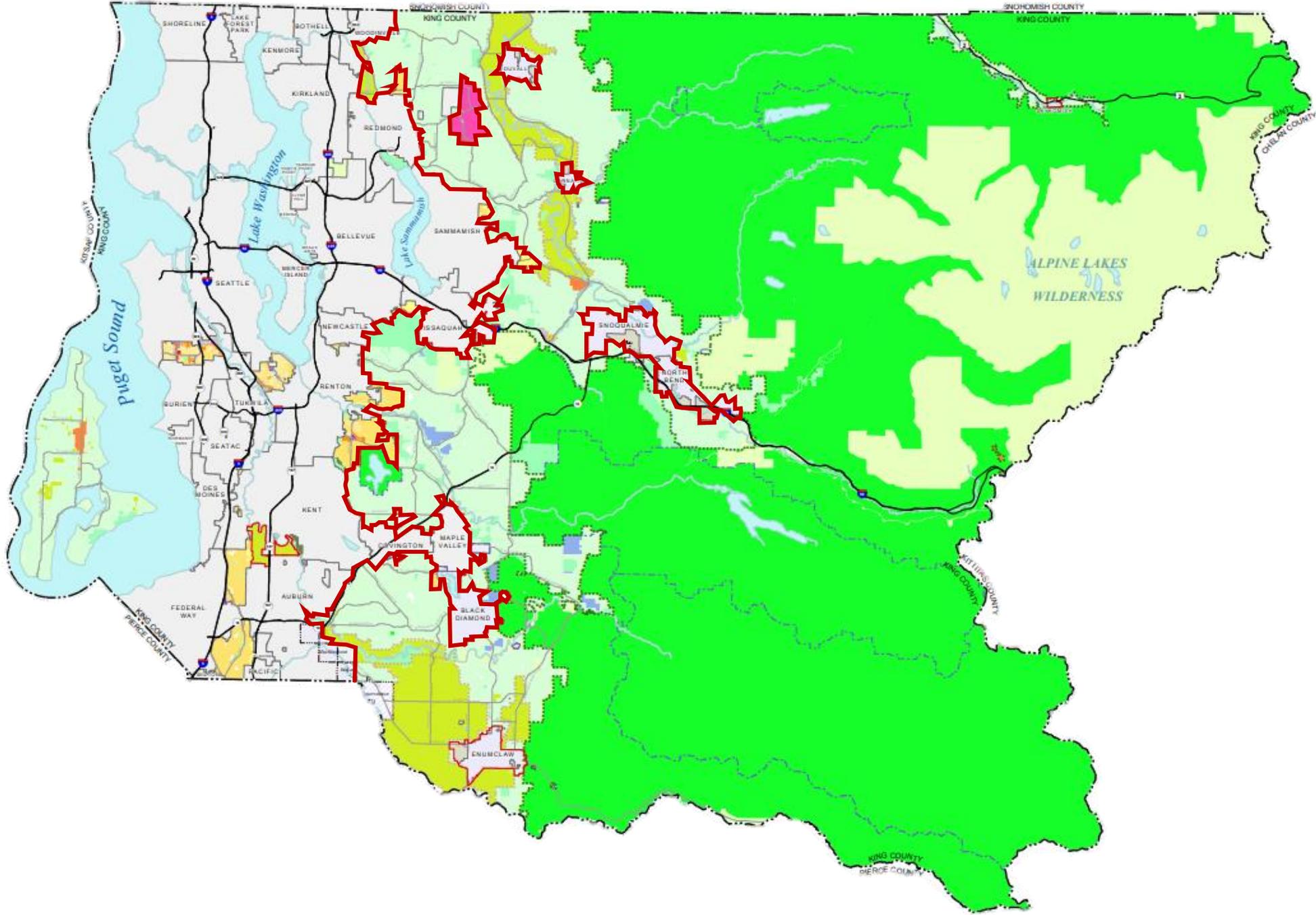
King County Council Local Services and Land Use Committee

March 20, 2024

Hierarchy of Planning



King County's Urban Growth Boundary



2024 Comprehensive Plan

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

2024 Plan - Council Schedule



2024 Plan - Council Schedule (cont)

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

King County Council
2024 Comprehensive Plan

March 20, 2024 Briefing

- Chapter 3, Rural Areas and Natural Resource Lands

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Types of changes

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

Chapter 3 Policy Changes

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

Chapter 3 Policy Changes

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

Chapter 3 Policy Changes

11

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

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

Chapter 3 Policy Changes

12

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

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

Chapter 3 Policy Changes

13

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

Chapter 3 Policy Changes

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

Chapter 3 Policy Changes

15

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

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

Chapter 3 Policy Changes

16

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

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

Chapter 3 Policy Changes

17

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

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

Chapter 3 Policy Changes

18

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

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

Chapter 3 Policy Changes

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

Chapter 3 Policy Changes

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

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

Chapter 3 Policy Changes

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

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

Chapter 3 Policy Changes

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

Chapter 3 Policy Changes

23

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

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

Chapter 3 Policy Changes

24

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

Chapter 3 Policy Changes

25

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

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

Chapter 3 Policy Changes

26

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

Chapter 3 Policy Changes

27

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

Chapter 3 Policy Changes

28

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

Chapter 3 Policy Changes

29

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

Chapter 3 Policy Changes

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

Chapter 3 Policy Changes

31

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

Chapter 3 Policy Changes

32

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

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

Chapter 3 Policy Changes

33

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

Chapter 3 Policy Changes

34

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

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

Chapter 3 Policy Changes

35

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

Chapter 3 Policy Changes

36

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

Chapter 3 Policy Changes

37

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

Chapter 3 Policy Changes

38

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

Chapter 3 Policy Changes

39

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

Chapter 3 Policy Changes

40

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

Chapter 3 Policy Changes

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

Chapter 3 Policy Changes

42

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

Chapter 3 Policy Changes

43

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

Chapter 3 Policy Changes

44

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

Chapter 3 Policy Changes

45

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

Chapter 3 Policy Changes

46

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

Chapter 3 Policy Changes

47

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

Chapter 3 Policy Changes

48

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

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

Chapter 3 Policy Changes

49

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

Chapter 3 Policy Changes

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

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

Chapter 3 Policy Changes

51

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

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

(R-650 continued on next slide)

Chapter 3 Policy Changes

(R-650 continued)

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

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

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

Chapter 3 Policy Changes

53

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

Chapter 3 Policy Changes

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

Chapter 3 Policy Changes

55

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

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

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

Chapter 3 Policy Changes

56

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

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

Chapter 3 Policy Changes

57

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

Chapter 3 Policy Changes

58

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

Chapter 3 Policy Changes

59

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

Chapter 3 Policy Changes

60

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

Chapter 3 Policy Changes

61

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

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

Chapter 3 Policy Changes

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

Chapter 3 Policy Changes

63

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

Chapter 3 Policy Changes

64

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

Logistics

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