ORDINANCE NO. 15028
ATTACHMENT A

# 2004 King County Comprehensive Plan

## Metropolitan King County Council

**Adopted**
**September 27, 2004**

# Introduction

# King County Comprehensive Plan 2004

## A. About King County

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 King County Comprehensive Plan 2004 establishes a vision that preserves this incredible diversity while continuing to acknowledge that citizens want options as to where they live, work and play. The plan guides growth and development throughout the unincorporated areas of the county and establishes King County's position on major issues such as annexations, regional water supply and environmental protection.

### King County Geography

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

The north-south trending shapes of the lakes and hills make east-west travel more difficult than north-south travel. Four major river basins with salmon-bearing streams are separated by step-sided plateaus whose slopes are subject to landslides and erosion.

### King County Jurisdictions

As of 2004, there are 39 cities ranging in size from Seattle with 572,000 people to Skykomish and Beaux Arts with less than 350 each. Since December 1994, five new cities have incorporated, shifting 120,000 people into city limits. King County's 39 cities cover 383 square miles, or 18% of the county's total land area. The incorporated population has increased by a total of 327,000 since 1994, primarily due to new cities and large annexations as well as growth within existing boundaries.

Unincorporated King County, the territory outside any city, now has about 352,000 people or 20% of the county's population, on 82% of its land area. The unincorporated population has decreased by 148,000 since the 1994 Comprehensive Plan was initially adopted, chiefly through the incorporation of new cities.

### King County Demographics

In 2004, with more than 1,779,000 people, King County is the largest county in Washington State and the 13th largest in the nation. As a populous large county with a major central city, King County constitutes the majority of the "Seattle-Bellevue-Everett" metropolitan area of nearly 2.5 million persons. King County exhibits growing diversity: 73% of the population is non-Hispanic white, 11% Asian or Pacific Islander, 5% African-American, 1% Native American and ((4%))5.5% Latino (2000 census).

King County's population has grown by 11% since 1994, a modest rate compared with Sunbelt metro areas and nearby Puget Sound counties. However, given the large population already here, the growth numbers are significant. The population increase since 1994 equals the total existing population of the cities of Bellevue and Renton. King County is forecasted to grow by an additional 270,000 persons (15%) to about 2,049,000 by 2022.

The number of housing units in King County is growing at about the same rate as its population. Now estimated at 775,000 houses, apartment and condominium units and mobile homes, housing has increased by 83,000 units (12%) since 1994. Household size has stabilized after declining in the 1970s and 1980s, and is now estimated at 2.39 persons per household. A slight decline in household size is anticipated in coming years, to about 2.30 in 2022.

### King County Economy

More than 1.1 million workers are employed within the borders of King County, at nearly 84,000 business establishments. With more than 40% of Washington state's jobs and payroll, the county is truly the economic engine of Washington and the Pacific Northwest. With a 2002 payroll exceeding $52 billion, the King County economy is larger than that of several U.S. states.

King County has a cyclical economy, with booms and recessions typically on a ten-year cycle. During the 1990s, the number of jobs grew by 26% to almost 1.2 million, then edged downward after 2001. Manufacturing employment remains important, but aerospace, the largest sector, has lost 12,000 jobs since 2001. The economy has diversified from the traditional aerospace and resource bases to high tech, services and trade, both local and international. Unemployment has recently increased after several years of historic lows. However, long-term prospects are favorable for a return to healthy economic growth and further increases in jobs.

## B. Planning in King County

King County's comprehensive land use planning dates back to 1964. Its first comprehensive plan under the State Growth Management Act (GMA) was adopted in 1994. The GMA, passed by the Washington State Legislature in 1990, seeks to further protect the quality of life in the Pacific Northwest. The GMA directs the state's most populous and fastest growing counties and their cities to prepare comprehensive land use plans that anticipate growth for a 20-year horizon. Comprehensive plans adopted in accordance with GMA must manage growth so that development is directed to designated urban areas and away from rural areas. The GMA also requires jurisdictions to designate and protect critical areas and commercially significant forestry, agriculture, and mining areas. The GMA requires each comprehensive plan to adhere to a set of thirteen goals and to include the following elements: land use, housing, capital facilities, utilities, rural, and transportation. The King County Comprehensive Plan 2000 represented the first major review and the first set of substantive changes since the county's current comprehensive plan was initially adopted in 1994. The 2004 update is the second major review. The 2004 update also satisfies a state requirement that the county's urban growth area be reviewed every ten years.

The King Countywide Planning Policies (CPPs) set the framework for the county's and cities' comprehensive plans. The CPPs, adopted by the county and cities in 1992, establish an Urban

Growth Area (UGA) within the western one-third of King County where most growth and development is targeted. The goals of the policies include: reducing urban sprawl, protecting rural areas, providing affordable housing throughout the county and coordinating protection of environmentally sensitive areas.

## C. Summary of the King County Comprehensive Plan

### How the Plan is Used

The King County Comprehensive Plan provides a legal framework for 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.

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

The GMA allows local comprehensive plan amendments to be considered once each year. In King County, those annual amendments allow technical changes only, except for once every four years. Then, during the "Four-Year Cycle review process," substantive changes to policies, land use designations and the Urban Growth Area boundary can be proposed and adopted.

Following is a summary, by chapter, of the plan:

### Chapter One: Regional Planning

The vision and goals of this plan are based on the 13 planning goals specified in the Washington State Growth Management Act, the Countywide Planning Policies and the values voiced by the citizens of King County. The official King County Land Use is included in this chapter. This chapter also describes the county's process for amending the Comprehensive Plan and outlines and distinguishes the annual cycle and the four-year-cycle amendments.

### Chapter Two: Urban Communities

The Urban Communities chapter brings together several of the major elements necessary to make a community whole: housing, business centers, economic development and human services. By merging these elements into one chapter, King County emphasizes the importance each plays as a part of a livable community. A major tenet of the GMA is to target growth in the urban areas, so the policies in this chapter better facilitate urban development where infrastructure and facilities exist or can be readily provided.

### Chapter Three: Rural Legacy

Protecting a rural way-of-life in King County is a major thrust of the plan. Conserving King County's rural and natural resource lands integral to providing diversity in lifestyle choices, continuing farming and forestry economies, protecting environmental quality and wildlife habitat, and maintaining a link to King County's resource-based heritage.

### Chapter Four: Environment

With Chinook salmon and Puget Sound and Coastal Bull trout now listed as threatened species under the Endangered Species Act, and other species about to join the list, protecting the environment is a priority. King County's programs for protecting the environment are some of the most advanced in the country. Protecting and restoring air quality, water resources, soils, and plant, fish and animal habitats are among King County's primary goals. This chapter establishes policies to protect the environment and enhance the region's high quality of life.

**Chapter Five: Parks, Open Space and Cultural Resources**

Protecting and enhancing King County's communities through public funding while encouraging continued stewardship for county parks, open spaces, recreation, and cultural resources is the central focus of Chapter Five.

**Chapter Six: Transportation**

King County will continue to promote a transportation system that provides residents with a range of transportation choices that respond to both community needs and environmental concerns.

**Chapter Seven: Service, 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. This chapter guides service provision.

**Chapter Eight: Community Planning**

King County's community plans (except for the Vashon Town Plan, West Hill, and White Center) are no longer in effect as separately adopted plans. In many cases, however, the plans contain valuable historical information about King County's communities and often provide background for the land uses in effect today. Policies from the community plans were retained as part of the comprehensive plan to recognize the unique characteristics of each community.

**Chapter Nine: Implementation**

The comprehensive plan policies, development regulations and countywide planning policy framework have been adopted to achieve the growth management objectives. This chapter explains the relationship between planning and zoning.

## D. Technical Appendices

Integral to the vision and goals of the comprehensive plan are the detailed inventories, forecasts, finance plans and Urban Growth Area analysis required by the Growth Management Act. ((~~Three~~))Four technical appendices (Volume 1) are adopted as part of the plan to implement these Growth Management Act requirements (RCW 36.70A.070, 36.70A.110), *36.70A130). These appendices were updated in 2004. Beginning with 2004, Technical Appendix D was moved to Volume 1.*

**Volume 1**

Technical Appendix A. Facilities and Services *
Technical Appendix B. Housing
Technical Appendix C. Transportation *

Technical Appendix D. Growth Targets and the Urban Growth Area 2004

Additional important information also supports the plan vision and goals. Nine technical appendices (Volume II) were prepared to provide supporting documentation to the 1994 plan:

**Volume 2**

Technical Appendix D. Growth Targets and the Urban Growth Area
Technical Appendix E. Washington State Laws
Technical Appendix F. History of Planning in King County
Technical Appendix G. Economic Development
Technical Appendix H. Natural Resource Lands
Technical Appendix I. Natural Environment
Technical Appendix J. Potential Annexation Areas
Technical Appendix K. King County Functional and Community Plans
Technical Appendix L. Public Involvement Summary

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

**Volume 3**

Technical Appendix M. Public Participation Summary 2000 *

**Volume 4**

Technical Appendix N. Public Participation Summary 2004

## E. The Regulations

The King County Comprehensive Plan is implemented through the adopted regulations. These include the King County Zoning Code and other code titles such as Water and Sewer Systems, Roads and Bridges, and Land Segregation. All development proposals in King County must meet the requirements of the code.

## F. For More Information

Copies of the plan are available in all King County libraries. Please visit the website of the King County Department of Development and Environmental Services at http://www.metrokc.gov/ddes/compplan for current information on planning in King County and to view electronic versions of the plan and related documents.

As required by the GMA, King County maintains a docket for recording comments on the King County Comprehensive Plan and associated development regulations. Comments logged on the docket are reviewed by the county and made available for review by the public. The docket is available on the King County Website at http://www.metrokc.gov/ddes/compplan.

# Chapter One

# Regional Planning

Passage of the Growth Management Act (GMA) in 1990 by the State Legislature was the first critical step in the development of rational policies to sustain growth in Washington. For the first time in the state's history, all urban counties and their cities were required to develop and adopt comprehensive plans and regulations to implement these plans. To ensure comparable planning efforts, the Growth Management Act requires that comprehensive plans address specific issues including, but not limited to: land use, transportation, housing, facilities and services, utilities, natural environment, and economic development.

To achieve coordinated planning efforts, the Growth Management Act further requires that counties and cities develop a set of framework policies to guide development of each jurisdiction's comprehensive plan. In order to implement the Growth Management Act, King County conducts planning on five different levels. These levels of planning encompass land areas ranging in size from small neighborhoods to multiple counties.

**Five Levels of Planning for King County**

| Level | Purpose | Examples |
|---|---|---|
| Multi-county | Most frequently, multi-county planning is conducted by the Puget Sound Regional Council and includes King, Pierce, Snohomish, and Kitsap Counties. This level of planning is needed to address issues that affect the entire Central Puget Sound region. | • Metropolitan Transportation Plan<br>• Regional Benchmarks<br>• Multi-county Economic Development Strategy<br>• Multi-county Planning Policies |
| Countywide | This level of planning is conducted by King County in cooperation with the cities to address a wide range of issues that affect the entire county. | • Countywide Planning Policies<br>• King County Comprehensive Plan<br>• Action Plan for Affordable Housing |
| Subarea | This level of planning, previously called community plans and basin plans, brings the policy direction of the comprehensive plan to a smaller geographic scale. | • Duwamish Coalition Project<br>• Fall City Subarea Plan |
| Functional | This level of planning is conducted by King County, special purpose districts or other agencies. Some plans cover the entire county, while others pertain to specific areas. Functional plans focus on the delivery of services or facilities. | • Parks, Recreation and Open Space Plan<br>• Regional Wastewater Services Plan<br>• Six-Year Transit Development Plan |
| Neighborhood | These local plans address issues of concern to individual communities. | • White Center Action Plan<br>• Vashon Town Plan<br>• Aurora Corridor Study |

The Growth Management Act also provides for re-evaluation of the comprehensive plan to address emerging land use and regulatory issues. The act also calls for jurisdictions to evaluate progress towards the implementation of respective comprehensive plans and countywide planning policies.

# I. Defining Regional Objectives

Prompted by citizens, King County adopted its first comprehensive plan to manage growth in 1964. Two decades later, the 1985 Comprehensive Plan identified an urban growth boundary line to limit urban growth to areas with the infrastructure needed for facilities and services. It also established policies to preserve rural areas, conserve the natural environment and designate resource lands for long-term agriculture and forest production.

King County played a key role in the development of *Vision 2020*, a long-range growth management, economic and transportation strategy for the central Puget Sound region. *Vision 2020*, developed by the Puget Sound Regional Council (PSRC), outlines a growth management and transportation strategy under state and federal laws. Member counties and cities of the PSRC adopted *Vision 2020* in 1990.

The Growth Management Act (GMA), adopted by the state legislature in 1990, requires urban counties to develop comprehensive land use plans addressing growth. The GMA also requires counties and cities to work together to develop framework policies to guide the comprehensive plan development. These Countywide Planning Policies (CPP), first adopted in 1992, establish a vision for the future of King County – its cities, unincorporated urban areas, rural areas, and farms and forests. Under the CPP vision for the year 2022, King County will boast a diversified sound regional economy and high quality of life with a defined rural area, busy urban centers linked by a high capacity transit system and preservation of many natural areas.

King County's comprehensive plan builds on this vision for the unincorporated part of the county. The county's first comprehensive plan under the GMA was adopted in 1994. The 2004 update continues to be based on not only the mandates of the law, but also the goals voiced by citizens during the 1994 plan process and repeated during the plan update process.

The policies in this plan support the following objectives, which reflect the GMA goals, the CPP and public opinion:

- ***Preserve the high quality of life*** by balancing infrastructure needs with social, cultural, educational, recreational, civic, health and safety needs.
- ***Spend money wisely and deliver services efficiently by:***
  - Concentrating infrastructure investments and service delivery to support the regional development pattern near cities where a full range of local services are located or can be made available;
  - Solving service deficiencies within the county to meet existing service needs and phasing service improvements for the needs of future growth;
  - Looking to King County to provide countywide facilities and services; and
  - Relying primarily upon cities and special purpose districts as the providers of local facilities and services appropriate to serve those local needs, except where the county is the local service provider (e.g., rural area).
- ***Continue our economic prosperity*** by promoting a strong and diverse economy for King County residents through policies and programs that encourage new business opportunities, increase family wage jobs and create a predictable regulatory environment for businesses and citizens.
- ***Increase the housing choices for all residents*** by permitting a wide variety of home styles and by increasing the housing opportunities for all residents in locations closer to jobs.
- ***Ensure that necessary transportation facilities and services are available to serve development at the time of occupancy and use*** by targeting road and transit investments where growth is desired and for equitable contributions to the transportation system by new development.

- ***Balance urban uses and environmental protection*** through careful site planning that maximizes developable land while respecting natural systems.
- ***Preserve rural, resource and ecologically fragile areas for future generations*** by maintaining low residential densities in the rural areas and in areas containing regionally and nationally important ecosystems for fish and wildlife and by recognizing that resource lands, such as farms and forests, provide economic, social and environmental benefits.

To help achieve these goals, this King County Comprehensive Plan 2004 Update:
- Includes strategies to address the problems of growth;
- Renews emphasis on environmental protection in light of listings of Chinook salmon and bull trout as threatened species under the federal Endangered Species Act;
- Calls for the county to continue to work with its citizens and other jurisdictions to tackle issues and develop solutions consistent with community values; and
- Brings together the elements needed to guide growth and development in unincorporated King County toward the goal of a thriving, healthy and environmentally sound county.

The general policies in this section call on King County to strive to provide a high quality of life, actively solicit citizen participation, and use its planning processes to strengthen communities.

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| **RP-101** | **King County shall strive to provide a high quality of life for its residents by working with cities, special purpose districts and residents to develop attractive, safe and accessible urban communities, retain rural character and rural neighborhoods, support economic development, maintain resource lands and preserve the natural environment.** |
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| **RP-102** | **King County shall actively solicit citizen participation from individuals and organized groups, including Unincorporated Area Councils, in the development and implementation of its plans.** |
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| **RP-103** | **King County shall seek comment during its planning processes from federally-recognized tribes.** |
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| **RP-104** | **King County's planning should strengthen communities by addressing all the issues, resources and needs that make a community whole, including land use, transit, health, human services, natural environment and the provision of infrastructure and other services.** |
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| **RP-105** | **King County shall integrate responses to the listings under the Endangered Species Act into future planning and economic development efforts and resource management programs to achieve a balance between environmental, social and economic goals and objectives.** |

**RP-106** **The Urban Growth Area line is considered long-term and can only be amended consistent with Countywide Planning Policy FW-1, and comprehensive plan policies contained in this plan.**

**RP-107** **The Comprehensive Plan Land Use Map is adopted as part of this plan. It depicts the Urban Growth Area, rural area, natural resource lands and other land uses. The Land Use Map at the end of this chapter generally represents the official Comprehensive Plan Land Use Map.**

# II. Planning Framework

There is a hierarchy of planning in the county with consistency between the levels. Some issues, such as the establishment of the Urban Growth Area (UGA), are best decided at the countywide level, while others, such as the amount of commercial space needed in a neighborhood, are best determined at the subarea plan level. The county will move over time to become both a regional and a rural government, without responsibility for land use planning on a local level with the UGA. This transition will be gradual, depending on the desires of local communities and the ability of cities to provide services to newly annexed areas.

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| **RP-201** | **King County's planning should include multi-county, countywide, subarea and neighborhood levels of planning. Working with citizens, special purpose districts and cities as planning partners, the county shall strive to balance the differing needs identified across or within plans at these geographic levels.** |

## A. Multi-County Planning

The Growth Management Act states that multi-county planning must be done for the four-county region encompassing King, Pierce, Snohomish, and Kitsap Counties. This requirement was fulfilled by the Puget Sound Regional Council (PSRC) through the creation of the Multi-county Planning Policies. Multi-county planning will continue to be conducted under the auspices of the Puget Sound Regional Council with participation by the four counties. Other examples of multi-county planning include the Regional Transportation Plan, Regional Benchmarks and the Multi-county Economic Development Strategy.

## B. Countywide Planning

Countywide planning is conducted by King County in cooperation with the cities to address a wide range of issues that affect the entire county. State law requires that planning be coordinated on a countywide level, and that the county itself adopt a comprehensive plan to regulate those areas it has director responsibility for. The Countywide Planning Policies, adopted by the Metropolitan King County Council and ratified by the cities within the county in 1992, are revised on an ongoing basis to implement the Growth Management Act and to meet the state requirement for countywide planning.

The Countywide Planning Policies describe an overall vision for the cities and unincorporated portions of King County, and provide general strategies and approaches to be used by local jurisdictions, acting individually and cooperatively, to achieve that vision. The Countywide Planning Policies were developed by a formal body, the Growth Management Planning Council (GMPC) which consists of elected officials from Seattle, the suburban cities and King County with ex-officio members from the special purpose districts from the Port of Seattle. The GMPC meets regularly to review issues of countywide significance and propose amendments to the Countywide Planning Policies.

King County, the City of Seattle, Bellevue, and the other cities and towns of King County are responsible for ensuring that their respective comprehensive plans are consistent with and implement the Countywide Planning Policies. As the regional government, King County provides leadership on issues of countywide importance. The county should continue to emphasize implementation of the Countywide Planning Policies when engaged in planning and negotiating activities with cities and other service providers. Examples of such opportunities include Potential Annexation Area, preannexation, and other interlocal agreements.

The King County Comprehensive Plan provides policy guidance for unincorporated King County. The comprehensive plan addresses all of the mandatory and several of the optional elements of the State Growth Management Act. The plan serves as a vital guide to the future and provides a framework for managing change.

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| **RP-202** | **King County shall implement the Countywide Planning Policies through its comprehensive plan and through Potential Annexation Area, preannexation and other interlocal agreements with the cities.** |

## C. Subarea Planning

Subarea planning, previously called community planning and basin planning, focuses the policy direction of the comprehensive plan to a smaller geographic area. Examples include the Fall City Subarea Plan, and planning efforts within a watershed or basin. Development of subarea plans are guided by the following policy as well as other applicable policies of the comprehensive plan.

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| **RP-203** | **Subarea plans provide detailed land use plans for local geographic areas. Subarea plans implement and shall be elements of the King County Comprehensive Plan and shall be consistent with the plan's policies, development regulations and Land Use Map. The subarea plans should be consistent with functional plans' facility and service standards. The subarea plans may include, but are not limited to:** | |
| | **a.** | **Identification of policies in the comprehensive plan that apply to the subarea;** |
| | **b.** | **Review and update of applicable community plan policies;** |
| | **c.** | **Specific land uses and implementing zoning, consistent with the comprehensive plan;** |
| | **d.** | **Identification of the boundaries of Unincorporated Activity Centers and Rural Towns;** |
| | **e.** | **Recommendations for the establishment of new Unincorporated Activity Centers, Community and Neighborhood Business Centers, if appropriate;** |
| | **f.** | **Recommendations for additional Open Space designations and park sites;** |
| | **g.** | **Recommendations for capital improvements, the means and schedule for providing them and amendments to functional plans to support planned land uses;** |
| | **h.** | **Resolution of land use and service issues in Potential Annexation Areas;** |
| | **i.** | **Identification of new issues that need resolution at a countywide level; and,** |
| | **j.** | **Identification of all necessary implementing measures needed to carry out the plan.** |

## D. Functional Planning

Functional plans are detailed plans for facilities and services and also include action plans and programs for other governmental activities. Some functional plans are operational or programmatic and guide daily management decisions. Others include specific details of facility design and location. _Plans that guide specific siting of facilities must be consistent with the comprehensive plan. Functional plans are prepared by King County, independent special purpose districts or other public and private agencies. The Regional Wastewater Services Plan, which plans for conveyance, treatment and disposal of sewage, is an example of a functional plan. The Six-Year Transit Development Plan, which guides transit service throughout King County, is another example of a functional plan.

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

**RP-204** **Functional plans for facilities and services should:**

a. **Be consistent with the comprehensive plan and subarea and neighborhood plans;**
b. **Define required service levels for the Urban Growth Area, Rural Area and Natural Resource Lands;**
c. **Provide standards for location, design and operation of public facilities and services;**
d. **Specify adequate, stable and equitable methods of pay for public facilities and services;**
e. **Be the basis for scheduling needed facilities and services through capital improvement programs; and**
f. **Plan for maintenance of existing facilities.**

**RP-205** **Existing functional plans which have not been adopted as part of this comprehensive plan shall remain in effect and continue as official county policy until reviewed and revised to be consistent with the comprehensive plan, or until repealed or replaced. In case of conflict or inconsistency between applicable policies in existing community and functional plans and the comprehensive plan, the comprehensive plan shall govern.**

**RP-206** **King County shall prepare functional plans to identify countywide facility and service needs and define ways to fund these consistent with the King County Comprehensive Plan. Independent special purpose districts and other public agencies also prepare functional plans which should be considered by King County.**

## E. Neighborhood Planning

Neighborhood planning is intended to address issues of concerns to individual communities. They will frequently address highly detailed planning issues, such as overlay district conditions, local improvement districts or business improvement areas. Examples of neighborhood planning include the White Center Action Plan, Westhill Plan, the Preston Village Plan and the Vashon Town Plan. Development of neighborhood plans is guided by the following policy and other applicable policies of this comprehensive plan. Reference to subarea plans at other places in this document could be considered to be subarea plans or neighborhood plans.

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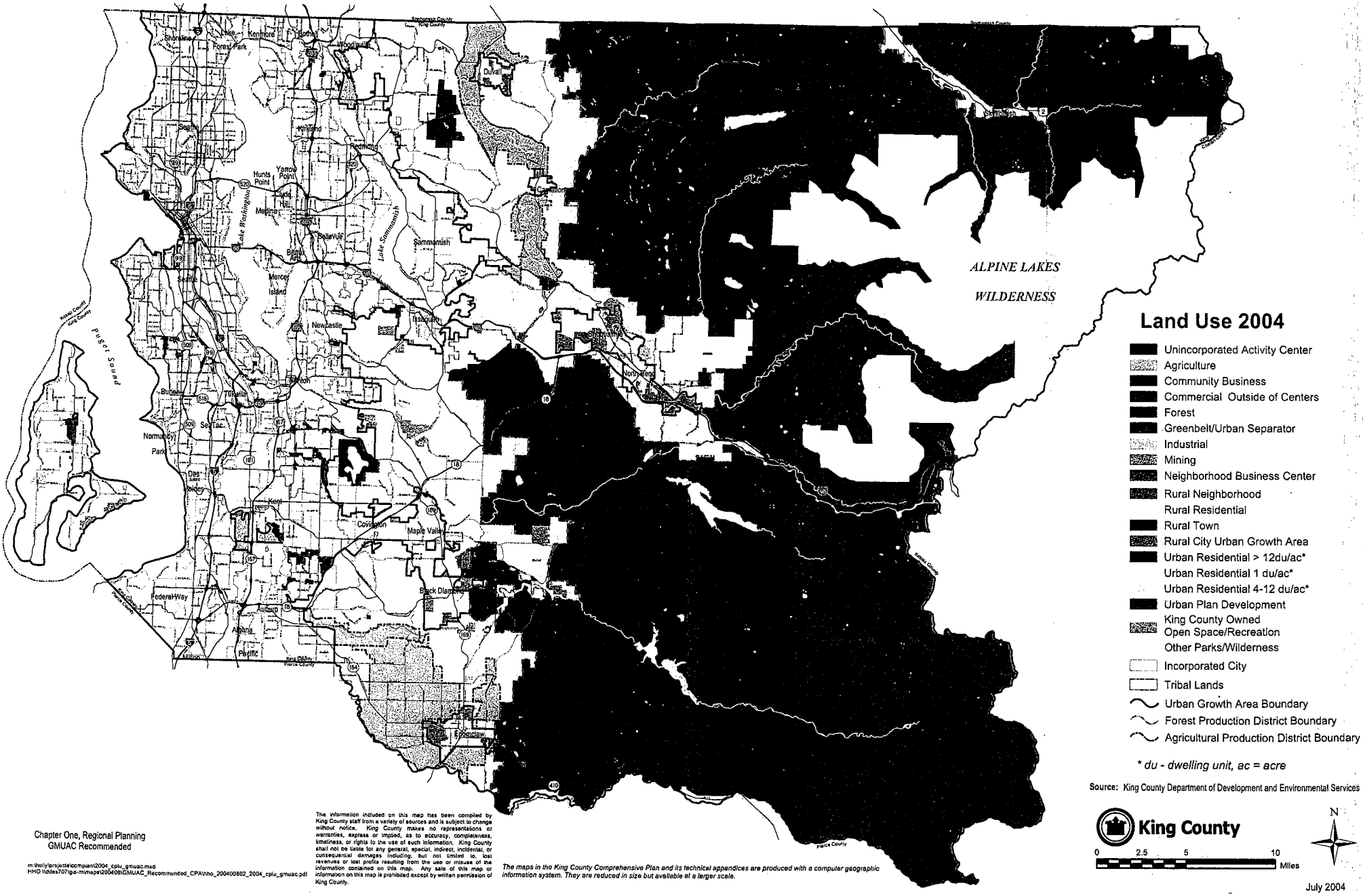
| **RP-207** | **Neighborhood plans should provide detailed land use, infrastructure, and development plans for neighborhoods which are generally less than two square miles in size. These plans shall be elements of and consistent with the comprehensive plan. These plans should also be consistent with functional plans' facility and service standards. Neighborhood plans may include, but are not limited to:** | |
| | **a.** | **Identification of policies in the comprehensive plan and applicable Community Plan that apply to the neighborhood;** |
| | **b.** | **Specific land uses and implementing zoning, consistent with the comprehensive plan;** |
| | **c.** | **Identification of locations and conditions for special overlay districts;** |
| | **d.** | **Recommendations for additional open space designations and park sites;** |
| | **e.** | **Recommendations for capital improvements, the means and schedule for providing them and amendments to functional plans to support planned land uses;** |
| | **f.** | **Identification of new issues that need resolution at a countywide level; and** |
| | **g.** | **Identification of all necessary implementing measures needed to carry out the plan.** |
| | **h.** | **Specific land uses and zoning that encourage healthy, livable communities by promoting physical activity of walking and bicycling.** |




Chapter One, Regional Planning
GMUAC Recommended

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# III. Comprehensive Plan Amendments

In the process of implementing the comprehensive plan, there may be a need for amendments to address emerging land use and regulatory issues. The county has established the comprehensive plan amendment process to enable individual citizens, businesses, community groups, cities, county departments and others to propose changes to existing comprehensive plan policies and development regulations. This process provides for continuous and systematic review of comprehensive plan policies and development regulations in response to changing conditions and circumstances impacting growth and development throughout King County.

The comprehensive plan amendment process includes and annual cycle and a four-year cycle. The annual cycle generally is limited to those amendments that propose technical changes. The four-year cycle is designed to address amendments that propose substantive changes. This amendment process, based on a defined cycle, provides the measure of certainty and predictability necessary to allow for new land use initiatives to work. By allowing annual amendments, the process provides sufficient flexibility to account for technical adjustments or changed circumstances. The process requires early and continuous public involvement and necessitates meaningful public dialogue.

King County has established a docket process to facilitate public involvement and participation in the comprehensive plan amendment process in accordance with RCW 36.70A.470. Parties interested in proposing changes to existing comprehensive plan policies, development regulations, land use designations, zoning, or other components of the plan can obtain and complete a docket form outlining the proposed amendment. Docket forms are available via the King County Web site at: http://www.metrokc.gov/ddes/compplan/.

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| **RP-301** | **The amendment process shall provide continuing review and evaluation of comprehensive plan policies and development regulations.** |
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| **RP-302** | **Through the amendment process, King County Comprehensive Plan policies and supporting development regulations shall be subject to review, evaluation, and amendment according to an annual cycle and a four-year cycle in accordance with RCW 36.70A.130 (1) and (2).** |
| | |

**RP-303** **The annual cycle shall consider proposed amendments which do not require substantive changes to comprehensive plan policies and development regulations, or which do not alter the Urban Growth Area (UGA) Boundary. If the proposed amendments are necessary for the protection and recovery of threatened and endangered species, then subarea plans and proposals for a 4 to 1 project can be considered as part of the annual cycle.**

**RP-304** **The four-year cycle shall consider proposed amendments that could be considered in the annual cycle and also those outside the scope of the annual cycle, proposed amendments relating to substantive changes to comprehensive plan policies and development regulations, and proposals to alter the Urban Growth Area Boundary in accordance with applicable provisions of Countywide Planning Policy FW-1.**

**RP-305** **In accordance with RCW 36.70A.140 and the State Environmental Policy Act, as applicable, King County shall ensure public participation in the amendment process for comprehensive plan policies and development regulations. King County shall disseminate information regarding public involvement in the comprehensive plan amendment process, including, but not limited to, the following: description of**

**procedures and schedules for proposing amendments to comprehensive plan policies and development regulations; guidelines for participating in the docket process; public meetings to obtain comments from the public or other agencies; provision of public review documents; and dissemination of information relating to the comprehensive plan amendment process on the Internet or through other methods.**

The following policies guide the preparation of amendments and their review by King County.

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| **RP-306** | **Amendments to the Comprehensive Plan Land Use Map are subject to the requirements listed in policies RP-307 and RP-308.** | |
| | | |
| **RP-307** | **Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined. All proposed Comprehensive Plan amendments should include the following elements:** | |
| | **a.** | **A detailed statement of what is proposed to be changed and why;** |
| | **b.** | **A statement of anticipated impacts of the change, including geographic area affected and issues presented;** |
| | **c.** | **A demonstration of why existing comprehensive plan guidance should not continue in effect or why existing criteria no longer apply;** |
| | **d.** | **A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;** |
| | **e.** | **A statement of how the amendment complies with the Countywide Planning Policies;** |
| | **f.** | **A statement of how functional plans and capital improvement programs support the change; and** |
| | **g.** | **Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.** |
| | | |
| **RP-308** | **Proposed amendments to the comprehensive plan policies should be accompanied by any changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the plan.** | |

A financial analysis is critical to all subarea, functional and neighborhood plans in order to evaluate the resources required and the time frame necessary for full implementation. Plan alternatives and costs should be clearly understood and plans should be financially achievable.

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| **RP-309** | **King County should identify the financial costs and public benefits of proposed subarea, functional and neighborhood plans prior to adoption to ensure that implementation can be appropriately prioritized.** |

# IV. Review and Evaluation

In accordance with the Growth Management Act (GMA), King County and its cities have developed a Review and Evaluation Program in order to collect and review information relating to a variety of critical land use planning issues. The purpose of the Review and Evaluation Program is to provide policy makers, business leaders, cities, other agencies, and the public with information to evaluate the progress made by jurisdictions on the implementation of the respective comprehensive plan and Countywide Planning Policies.

The Review and Evaluation Program involves a combination of implementation, monitoring, and reporting or information relating to critical countywide measures and indicators. This information is furnished through annual publications such as *The King County Annual Growth Report* and *The King County Benchmark Report*. King County collects and reviews information relating to and including, but not limited to, the following:

- Urban densities;
- Remaining land capacity (buildable lands);
- Growth and development assumptions, targets, and objectives;
- Residential, commercial, and industrial development;
- Transportation;
- Affordable housing;
- Economic development; and
- Environmental quality.

Working in cooperation with the Growth Management Planning Council and the cities, King County evaluates data collected countywide and publishes the King County Annual Growth Report and the King County Benchmark Report. In addition, on an on-going basis, King County prepares and transmits progress reports to the Washington State Department of Community, Trade and Economic Development.

Some of the objectives of the Review and Evaluation Program include:

- Determining whether a county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the Countywide Planning Policies and the county and city comprehensive plans with actual growth and development in the county and cities.
- Determining whether there is sufficient suitable land to accommodate applicable county-wide population projections;
- Determining the actual density of housing constructed within the UGA since the adoption of, or since the most recent evaluation of the comprehensive plan;
- Determining the actual amount of land developed for commercial and industrial uses within the UGA since the adoption of, or since the most recent evaluation of the comprehensive plan;
- Reviewing commercial, industrial, and housing needs by type and density range to determine the amount of land needed for commercial, industrial, and housing for the remaining portion of the twenty-year planning period used in the most recently adopted comprehensive plan; and
- Adopting and implementing measures intended to promote consistency between estimates of available land capacity, measures of actual development by type, and goals and objectives of city and county comprehensive plan policies, development regulations, and Countywide Planning Policies. Such measures include, but are not limited to possible amendments to Countywide Planning Policies as determined necessary by the county and the cities.

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| **RP-401** | **King County shall, in conjunction with the cities in accordance with the Countywide Planning Policies, conduct a Review and Evaluation Program to determine whether it is achieving needed urban densities within the Urban Growth Area. If necessary, the evaluation should also identify measures, other than adjusting the UGA, that can be taken to comply with the GMA.** |

# Chapter Two

# Urban Communities

The Urban Communities chapter brings together the major elements that combine to make a community whole: housing, business centers, economic development and human services. By merging these elements into one chapter, King County emphasizes the importance each plays as part of a livable community.

The chapter first defines the Urban Growth Area, where most growth will occur, and major land uses within it. The chapter than 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.

# I. Urban Land Use

## A. Urban Communities

The challenge for King County and its residents is to create urban communities which provide the places and choices for people and how they want to live, as well as respond to the cultural and economic diversity of our communities. Urban areas need more than physical infrastructure. They also need a broad range of amenities and human services that make them attractive and safe places to work and live, while protecting our physical environment and maintaining the quality of life we all value.

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| **U-101** | **Development within the Urban Growth Area should create and maintain safe, healthy and diverse communities. These communities should contain a range of affordable housing and employment opportunities, school and recreational facilities and should be designed to protect the natural environment and significant cultural resources.** |

### 1. The Urban Growth Area

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

- Limit sprawling development;
- Reduce costs by encouraging concentrated development;
- Improve the efficiency of human services, utilities and transportation;
- Protect rural areas and resource lands; and
- Enhance open space.

The Urban Growth Area (UGA) for King County is designated on the official Land Use Map adopted with this plan. The Countywide Planning Policies (CPP) provide the framework which the Metropolitan King County Council used when adopting the UGA as part of the 1994 Comprehensive Plan.

The UGA includes all cities within the county including the cities in the Rural Area, the cities' annexation areas, and land within the unincorporated part of the county characterized by urban-type growth. The UGA also includes the Bear Creek Urban Planned Developments east of Redmond. See Chapter 3, Rural Legacy and Natural Resource Lands, for additional policy guidance on growth within the rural cities annexation areas.

King County's total UGA covers 460 square miles, less than one-quarter of the county's total area of 2,134 square miles. Cities comprise most of the land mass of the UGA, at 383 square miles; the unincorporated portion of the UGA is now about 77 square miles, according to the *2003 King County Annual Growth Report.*

**U-102** **The Urban Growth Area designations shown on the official Land Use Map includes enough land to provide the capacity to accommodate growth expected over the period 2001-2022. These lands should include only those lands that meet the following criteria.**

**a. Are characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;**

**b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;**
**c. Respect topographical features which form a natural edge such as rivers and ridge lines;**
**d. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;**
**e. Are included within the Bear Creek Urban Planned Development (UPD) sites; and**
**f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.**

**U-103** **Parcels which are split by the Urban Growth Area boundary line should be redesignated to either all urban or all rural unless the parcel is split to recognize environmentally sensitive features, or the requirements of interlocal agreements or King County plans.**

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

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

**U-105** **Except for the Blakely Ridge and Redmond Ridge Fully Contained Communities designations, no new Fully Contained Communities shall be approved in King County.**

## 2. Growth in Cities and Urban Centers and the Promotion of Public Health

The King County Comprehensive Plan directly affects land use planning decisions only in unincorporated King County. The cities, however, contain most of the county's economic base and much of its urban population and provide urban services to adjacent unincorporated areas. In addition, many public services vital to urban growth are provided to unincorporated areas by independent special purpose districts. The Countywide Planning Policies guide the development of urban centers, which are located in cities and should accommodate concentrations of housing and employment. The significant role of the cities and districts therefore must be recognized in county decision-making and through future planning efforts.

Focusing development in urban areas can have a positive effect on public health. The percentage of King County residents who are overweight or obese has risen rapidly since the late 1980s. With obesity comes increased risk for diabetes, hypertension and heart disease. Evidence suggests one major reason for rising obesity is the lack of physical activity. Growth patterns in suburban areas, which discourage walking and promote a reliance on private auto use, have contributed to this public health problem.

Communities that feature many land uses, higher housing density, sidewalks and street connections and nearby services encourage physical activity such as walking and bicycling.

**U-106** **Most population and employment growth should locate in the contiguous Urban Growth Area in western King County, especially in cities and their Potential Annexation Areas.**

**U-107** **King County supports land use and zoning actions that promote public health by increasing opportunities for every resident to be more physically active. Land use and zoning actions include: concentrating growth into the Urban Area, promoting urban centers, allowing mixed-use developments, and adding pedestrian linkages.**

**U-108** **King County supports the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation and to promote health. Strategies may include exploring opportunities for Joint Development or Transit Oriented Development, siting civic uses in mixed-use areas, and leveraging or utilizing existing county assets in urban centers.**

**U-109** **King County should concentrate facilities and services within the Urban Growth Area to make it a desirable place to live and work, to increase the opportunities for walking and biking within the community, to more efficiently use existing infrastructure capacity and to reduce the long-term costs of infrastructure maintenance.**

**U-110** **King County shall work with cities, especially those designated as urban centers, in collaborative efforts that result in transfers of density from the Rural Area.**

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

### 3. Urban Growth Area Targets

The Countywide Planning Policies (CPPs) require the county and its cities to plan for future household and employment growth target ranges for each jurisdiction. In 1994, the Growth Management Planning Council adopted household and job targets for each jurisdiction to distribute the expected growth.

Growth target ranges represent jurisdictions' policy choices regarding the amount of growth they intend to accommodate. King County and its cities have also developed targets for employment to foster a local balance between population and employment. The countywide and unincorporated King County's household growth target and employment targets are contained in the CPPs.

In November 2002, a new set of household and job growth targets were established to guide growth for the period 2001-2022. Each urban jurisdiction including unincorporated King County was assigned a growth target based on land capacity and other factors. The complete table of city growth targets, "Adopted 22-Year Household Growth Targets," is included in this chapter to provide the regional context for the unincorporated area targets.

**U-112** **Land use policies and regulations shall accommodate a growth target of approximately 13,400 households and approximately 7,900 jobs by 2022, established in the Countywide Planning Policies for the unincorporated portion of the Urban Growth Area.**

**U-113** **King County shall provide adequate land capacity for residential, commercial and industrial growth in the urban unincorporated area. This land capacity shall include both redevelopment opportunities as well as opportunities for development on vacant lands.**

**U-114** **King County shall use household and employment targets to implement the comprehensive plan in urban communities. The targets allocated to subareas of unincorporated King County will be monitored and may be refined through future planning that includes communities, affected cities and service providers.**

The following table, "Household Growth Targets by Sub-region" establishes a breakdown by subarea of the new unincorporated King County household targets for the Urban Growth Area. The targets in this table reflect annexations and incorporations that have occurred since the adoption of this plan in 1994. The table further provides guidance for transfer of portions of growth targets into cities when annexation takes place in the future. Although they may be refined through future planning with affected communities and adjacent cities, these ranges are intended to be used as a guide for future planning of land uses and decisions on services and infrastructure.

**HOUSEHOLD GROWTH TARGETS BY SUB-REGION**
Unincorporated King County, 2001-2022

Adopted Household Growth Target 2001-2022

| Sub-Region | Unincorporated King County **Total** | In designated Potential Annexation Areas | Outside PAAs | Cities' Targets | Sub-Region Totals |
|---|---|---|---|---|---|
| East King County | **6,801** | 2,702 | 4,099 * | 40,844 | 47,645 |
| South King County | **4,935** | 4,343 | 592 | 37,420 | 42,355 |
| Sea-Shore (North Highline) | **1,670** | 0 | 1,670 | 54,699 | 56,369 |
| Rural Cities ** (Expansion area) | **0** | 0 | 0 ** | 5,563 | 5,563 |
| **Urban Area Total** | **13,406** | 7,045 | 6,361 | 138,526 | 151,932 |
| Rural Area Total | 6,000 | *** | | 0 | 6,000 |
| King County Total | 19,406 | | | 138,526 | 157,932 |

**NOTES:**
* The 4, 099 target outside East County PAAs consists of the Bear Creek UPD/FCC.
** Rural-city target numbers include their unincorporated expansion areas.
*** Targets apply to Urban areas only. The rural area does not have a growth target.
Growth in rural areas is forecast to be 6,000 households or 4% of countywide total growth.

Source: Growth Management Planning Council Motion 02-2, November 2002

**Adopted 22-year Household Growth Targets**
**King County and its Cities, 2001 - 2022**
**Household Growth Target to be accommodated by local jurisdiction plans and regulations**
***Between January 2001 and 2022***

| | A | B | C | D | E |
|---|---|---|---|---|---|
| **Jurisdiction** | **1990 Households** | **Original 1992-2012 Growth Target** | **2000 Households** | **Adopted H'hold Target 2001-2022** | **PAA H'hold Target** |
| **Algona** | 587 | 404 | 845 | **298** | |
| **Auburn** | 13,357 | 8,088 | 16,108 | **6,003** | *815* |
| **Beaux Arts** | 119 | 0 | 121 | **3** | |
| **Bellevue** | 35,756 | 8,727 | 45,836 | **10,117** | *178* |
| **Black Diamond** | 541 | 1,624 | 1,456 | **1,099** | |
| **Bothell** | 4,807 | 1,951 | 6,401 | **1,751** | *584* |
| **Burien** | 12,000 | 1,796 | 13,399 | **1,552** | |
| **Carnation *** | 439 | 404 | 636 | **246** | |
| **Clyde Hill** | 1,063 | 12 | 1,054 | **21** | |
| **Covington** | 3,400 | 1,493 | 4,398 | **1,373** | |
| **Des Moines** | 7,054 | 2,154 | 11,337 | **1,576** | *2* |
| **Duvall *** | 946 | 1,661 | 1,596 | **1,037** | |
| **Enumclaw *** | 2,936 | 2,425 | 4,317 | **1,927** | |
| **Federal Way** | 25,705 | 15,239 | 31,437 | **6,188** | *1,161* |
| **Hunts Point** | 187 | 4 | 165 | **1** | |
| **Issaquah** | 3,170 | 3,380 | 4,840 | **3,993** | *802* |
| **Kenmore** | n.a. | n.a. | 7,307 | **2,325** | |
| **Kent** | 16,246 | 9,075 | 31,113 | **4,284** | *546* |
| **Kirkland** | 17,211 | 5,837 | 20,736 | **5,480** | *747* |
| **Lake Forest Park** | 1,488 | 451 | 5,029 | **538** | |
| **Maple Valley** | 2,250 | 1,539 | 4,809 | **300** | |
| **Medina** | 1,129 | 17 | 1,111 | **31** | |
| **Mercer Island** | 8,007 | 1,122 | 8,437 | **1,437** | |
| **Milton** | 266 | 29 | 339 | **50** | *33* |
| **Newcastle** | 2,000 | 833 | 3,028 | **863** | *1* |
| **Normandy Park** | 2,570 | 135 | 2,609 | **100** | |
| **North Bend *** | 1,044 | 1,527 | 1,841 | **636** | |
| **Pacific** | 1,707 | 1,212 | 1,992 | **721** | *39* |
| **Redmond** | 14,153 | 11,617 | 19,102 | **9,083** | *390* |
| **Renton** | 18,219 | 8,960 | 21,708 | **6,198** | *1,739* |
| **Sammamish** | n.a. | n.a. | 11,131 | **3,842** | |
| **Seattle** | 236,702 | 53,877 | 258,499 | **51,510** | |
| **SeaTac** | 9,611 | 5,525 | 9,708 | **4,478** | *0* |
| **Shoreline** | n.a. | 2,559 | 20,716 | **2,651** | |
| **Skykomish** | 103 | 27 | 104 | **20** | |
| **Snoqualmie *** | 611 | 2,784 | 632 | **1,697** | |
| **Tukwila** | 5,639 | 5,388 | 7,186 | **3,200** | *8* |
| **Woodinville** | 3,000 | 1,797 | 3,512 | **1,869** | |
| **Yarrow Point** | 371 | 18 | 379 | **28** | |
| **City Total:** | 454,400 | 163,683 | 584,974 | **138,526** | *7,045* |
| **Unincorp. KC:** | 123,400 | 33,501 | 125,942 | **19,406** | *6,361* |
| **- urban** | 123,400 | 26,501 | 79,042 | **13,406** | *6,361* |
| **- rural **** | 38,000 | 7,000 | 46,900 | **6,000** | *n.a.* |
| **Urban Area Total:** | 577,800 | 190,184 | 664,016 | **151,932** | *n.a.* |
| **King County Total** | 615,800 | 197,184 | 710,916 | **157,932** | *n.a.* |

**NOTES: Column D** indicates the approximate number of households each jurisdiction is expected to accommodate during the 22-year period 2001-2022. These growth targets were adopted by the King County Growth Management Planning Council in 2002, and amended in 2004. The targets replace the earlier 1992-2012 numbers which are shown as Column B. Column E shows the unincorporated household targets associated with designated Potential Annexation Areas (PAAs) of selected cities. * *Targets of five rural cities include surrounding growth areas.* ** *Rural-designated areas do not have a target. They are expected to grow by no more than 6,000 households during the 22-year period.*

## B. Residential Land Use

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

| | |
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| **U-115** | **New residential development in the Urban Growth Area should occur where facilities and services can be provided at the lowest public cost and in a timely fashion. The Urban Growth Area should have a variety of housing types and prices, including mobile home parks multifamily development, townhouses and small-lot, single-family development.** |

### 1. Residential Densities

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

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| **U-116** | | **King County shall seek to achieve through future planning efforts over the next twenty years, an average zoning density of at least seven to eight homes per acre in the Urban Growth Area through a mix of densities and housing types. A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment.** |
| | | |
| **U-117** | | **King County should apply the urban residential, low land use designation: to protect floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and link these environmental features into a network of open space, fish and wildlife habitat and urban separators. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre.** |
| | | |
| **U-118** | | **Multifamily housing in the Urban Growth Area should be sited as follows:** |
| | **a.** | **In or next to unincorporated activity centers or next to community or neighborhood business centers;** |
| | **b.** | **In mixed-use developments in centers and activity areas; and** |
| | **c.** | **On small, scattered parcels integrated into existing urban residential areas. New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density that supports transit and allows for a range of housing choices. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on larger sites.** |
| | | |
| **U-119** | | **Land zoned for multifamily uses should be converted to nonresidential zone categories only after new multifamily sites are identified and rezoned to replace the multifamily housing capacity lost due to the conversion.** |

### 2. Minimum Density

In accordance with Countywide Planning Policy LU-66(b), King County has included a minimum density requirement in its zoning regulations for all new urban residential development with a zoned density of four or more homes per acre.

| | | |
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| **U-120** | **King County should apply minimum density requirements to all urban residential zones of four or more homes per acre, except under limited circumstances such as the:** | |
| | **a.** | **Presence of significant physical constraints, or** |
| | **b.** | **Implementation of standards applied to a property through a property-specific development condition, special district overlay, or subarea plan.** |

### 3. Increases of Zoning Density

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

| | | |
|---|---|---|
| **U-121** | **Requests for increases in density of urban residential property zoned for one dwelling unit per acre must include a demonstration that the property does not meet the criteria of Policy U-117.** | |
| | | |
| **U-122** | **King County shall not approve proposed zoning changes to increase density within the Urban Area unless:** | |
| | **a.** | **The development will be compatible with the character and scale of the surrounding neighborhood;** |
| | **b.** | **Urban public facilities and services are adequate, consistent with adopted levels of service and meet GMA concurrency requirements, including King County transportation concurrency standards;** |
| | **c.** | **The proposed density change will not increase unmitigated adverse impacts on environmentally sensitive areas, either on site or in the vicinity of the proposed development;** |
| | **d.** | **The proposed density increase will be consistent with or contribute to achieving the goals and policies of this comprehensive plan, and subarea plan, if applicable; and** |
| | **e.** | **The proposal is consistent with the adopted city comprehensive plan for the Potential Annexation Area where the rezone is located if the proposed density exceeds eight dwelling units per acre. If the city is not planning for urban densities and efficient land use patterns consistent with the Countywide Planning Policies, then this paragraph shall not apply.** |
| | | |
| **U-123** | **King County, when evaluating rezone requests for increases in density, shall notify adjacent cities, special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.** | |
| | | |
| **U-124** | **King County supports increases in urban residential density through a rezone or a proposal to increase density through the density transfer or density incentive programs when the proposal will help resolve traffic, sewer, water, parks or open space deficiencies in the immediate neighborhood or will help promote physical activity by providing trail linkages and connections to services.** | |
| | | |
| **U-125** | **King County shall not support requests for residential density increases on lands located within the outer boundaries of the Noise Remedy Area as identified by Seattle-Tacoma International Airport.** | |

Development in the Urban Growth Area at a higher density than normally permitted by zoning will be allowed in exchange or public amenities such as low-income housing, preservation or designated historic

features or extra energy conservation measures, or through the transfer of density credits from other parts of the county.

| | |
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| **U-126** | **Density incentives should encourage private developers to provide innovative affordable housing, significant open space, trails and parks; to locate close to transit; to participate in historic preservation; and to include energy conservation measures exceeding state requirements.** |

### 4. Mixed-Used Development

Mixed-use development combines higher density residential units with retail or office uses in the same building or within an integrated development on the same lot. Quality mixed-use developments can provide convenient shopping and services to both residents of the development and those who live near by. They can help to build a sense of community, as neighboring merchants and residents get to know each other. Mixed use is traditional in older downtowns and commercial areas, where offices and retail typically occupy the first floor and residences are upstairs. Mixed-use developments can promote public health by providing opportunities for people to walk or bicycle to retail and public services. People are more likely to walk to their destination if the distance is less than one-half mile or to bike if the distance is less than two miles.

| | | |
|---|---|---|
| **U-127** | **King County supports mixed-use developments in community and neighborhood business centers, the White Center Unincorporated Activity Center, and in areas designated commercial outside of centers.** | |
| | | |
| **U-128** | **Design features of mixed-use developments should include the following:** | |
| | **a.** | **Integration of the retail and/or office uses and residential units within the same building or on the same parcel;** |
| | **b.** | **Ground level spaces built to accommodate retail and office uses;** |
| | **c.** | **Off-street parking behind or to the side of the buildings, or enclosed within buildings; and** |
| | **d.** | **Opportunities to have safe, accessible pedestrian connections and bicycle facilities within the development and to adjacent residential developments.** |
| | | |
| **U-129** | **In a mixed-use development where residential and nonresidential uses are proposed in separate structures and the residential uses are proposed to be constructed prior to the nonresidential uses, the initial review of the development should be through a process that ensures an integrated design.** | |
| | | |
| **U-130** | **In a mixed-use development, incentives such as increases in residential density or floor area ratio should be used to encourage the inclusion of public gathering spaces in the site design.** | |

### 5. Urban Residential Neighborhood Design and Infill/Redevelopment

King County residents can enjoy their urban neighborhoods both for their unique character and for the amenities they provide. Outdoor spaces need to be usable, attractive, comfortable, and enjoyable. The design of urban streets, including features such as parking strips, street trees, alleys and off-street parking all contribute to the character of urban neighborhoods. Careful site planning can incorporate neighborhood features, contribute to aesthetic value, minimize site disturbance, conserve energy and, in some cases, reduce development costs. Neighborhood shopping, libraries, larger parks, high schools and public golf courses are examples of uses that provide amenities for nearby residents. Small retail establishments integrated into residential development (e.g., a laundromat or video rental store) can provide convenient services and help residents reduce automobile trips. Urban areas that are interesting and safe for pedestrians and bicyclists, and that provide many necessary services close to residential

developments, can promote public health by increasing opportunities for physical activity during a normal day's activities.

| | | |
|---|---|---|
| **U-131** | **King County encourages innovative, quality infill development and redevelopment in existing urban areas. A variety of regulatory, incentive and program strategies could be considered, including:** | |
| | **a.** | **Special development standards for infill sites;** |
| | **b.** | **Assembly and resale of sites to providers of affordable housing;** |
| | **c.** | **Impact mitigation fee structures that favor infill developments;** |
| | **d.** | **Greater regulatory flexibility in allowing standards to be met using innovative techniques; and** |
| | **e.** | **Joint public/private loan guarantee pools.** |
| | | |
| **U-132** | **Single-family detached homes, townhomes, duplexes and apartments shall be allowed in all urban residential zones, provided that:** | |
| | **a.** | **Apartments shall not be allowed in the R-1 zone unless fifty percent or more of the site is environmentally constrained; and** |
| | **b.** | **Apartments in R-1, R-4, R-6 and R-8 shall not be developed at densities in excess of 18 units per acre in the net buildable area.** |
| | | |
| **U-133** | **Urban residential neighborhood design should preserve historic and natural characteristics and neighborhood identity, while providing privacy, community space, and safety and mobility for pedestrians and bicyclists.** | |
| | | |
| **U-134** | **Site planning tools, such as clustering, shall be permitted in order to allow preservation or utilization of unique natural features within a development.** | |
| | | |
| **U-135** | **New urban residential developments should provide recreation space, community facilities and neighborhood circulation for pedestrians and bicyclists to increase opportunities for physical activity.** | |
| | | |
| **U-136** | **Residential developments should provide a variety of housing types and lot patterns through lot clustering, flexible setback requirements and mixed attached and detached housing.** | |
| | | |
| **U-137** | **Nonresidential uses, such as schools, religious facilities, libraries and small-scale retail and personal services should be integrated into urban residential neighborhoods to create viable neighborhoods with reduced dependence on the automobile. These uses should be sited, designed and scaled to be compatible with existing residential character and should provide convenient walking and bicycling connections to neighboring residences.** | |

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

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| **U-138** | **Multifamily residential development should provide common and private open space, variation in facades and other building design features which may include varying window treatments, building colors and materials, and light fixtures that will give a residential scale and identity to multifamily development.** |

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

As larger vacant lots become increasingly scares, attention will turn more and more towards smaller vacant lots often located within built neighborhoods (i.e., infill) and to redevelopment. Residential

development proposals on small lots and redevelopment often can be an unobtrusive and desirable means of increasing density within existing neighborhoods. Infill development and redevelopment are necessary to achieve growth management objectives such as maximizing the efficient use of land and increasing the variety of housing choices and prices.

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| **U-139** | **King County should support infill and redevelopment proposals that serve to improve the overall character of existing communities or neighborhoods.** |

### 6. Residential Site Improvement Standards and Public Services

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

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| **U-140** | **Residential developments within the Urban Growth Area, including mobile home parks, shall provide the following improvements:** | |
| | **a.** | **Paved streets (and alleys if appropriate), curbs and sidewalks, and internal walkways when appropriate;** |
| | **b.** | **Adequate parking and consideration of access to bus service and passenger facilities;** |
| | **c.** | **Street lighting and street trees;** |
| | **d.** | **Stormwater control;** |
| | **e.** | **Public water supply;** |
| | **f.** | **Public sewers; and** |
| | **g.** | **Landscaping around the perimeter and parking areas of multifamily developments.** |
| | | |
| **U-141** | **Common facilities such as recreation space, internal walkways that provide inter- and intra-connectivity, roads, parking, solid waste and recycling areas should be included in multifamily developments.** | |

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

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| **U-142** | **Recreation space based on the size of the developments shall be provided on site, except that in limited cases, fee payments for local level park and outdoor recreation needs may be accepted by King County.** |
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| **U-143** | **Recreation spaces located within a residential development, except those for elderly or other special needs populations, shall include a child's play area.** |
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| **U-144** | **Recreation spaces located in residential developments in the Urban Area should include amenities such as play equipment, open grassy areas, barbecues, benches, trails and picnic tables.** |

## C. Commercial Land Use

The Countywide Planning Policies call for a significant share of new jobs and housing to occur within cities and in urban centers, which are areas of concentrated employment and housing. The designated urban centers are to accommodate 15,000 jobs within a one-half-mile radius of a major transit stop, an average employment density of 50 jobs per gross acre and an average of 15 housing units per gross acre. All of the urban centers are in cities.

In addition to the urban centers, cities and unincorporated urban King County have existing intensive industrial, commercial and residential areas that will continue to grow and provide employment, services, shopping and housing opportunities, but not at the same level as urban centers. Three categories of centers are established for urban unincorporated areas of King County. Higher density, more-concentrated developed industrial and commercial areas are classified as unincorporated activity centers. Midrange centers are called community business centers and smaller, local centers are called neighborhood business centers. The locations of these centers are shown on the Urban Centers map at the end of this chapter. This plan also recognizes existing commercial and industrial development that is outside of unincorporated activity centers, community business centers and neighborhood business centers.

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| **U-145** | **Business/office park developments should be located in or adjacent to an unincorporated activity center. They may serve as a transition between office/retail areas and residential areas. They should be designed to take advantage of on-site or nearby structured parking and/or bus service and passenger facilities should be compatible with the objective of higher employment densities.** |
| | |
| **U-146** | **New commercial and office development shall locate in designated unincorporated activity centers, community and neighborhood business centers, and in areas designated commercial outside of centers.** |

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

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| **U-147** | **New facilities and businesses that draw from throughout the region, such as large retail uses, large public assembly facilities and institution of higher education should locate in the Urban Area.** |

### 1. Unincorporated Activity Centers

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

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| **U-148** | **Unincorporated activity centers in urban areas should provide employment, housing, shopping, services and leisure-time amenities to meet the needs of the regional economy. The mix of uses may include:** | |
| | **a.** | **Health, human service and public safety facilities;** |
| | **b.** | **Retail stores and services;** |
| | **c.** | **Professional offices;** |
| | **d.** | **Business/office parks;** |
| | **e.** | **Multifamily housing and mixed-use developments;** |
| | **f.** | **Heavy commercial and industrial uses, when there is direct freeway or rail access;** |
| | **g.** | **Light manufacturing; and** |
| | **h.** | **Parks and open space.** |
| | | |
| **U-149** | **Within unincorporated activity centers, the following zoning is appropriate: Urban Residential with a density of twelve to forty-eight dwelling units per acre; Regional Business; Community Business; Neighborhood Business; Office and Industrial.** | |
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| U-150 | King County may designate new unincorporated activity centers or expand existing unincorporated activity centers only through a subarea planning process which should address: | |
| | a. | The relationship of the entire center to its surrounding uses; |
| | b. | Availability of supporting public services; |
| | c. | The function of the center to other centers in the sub-region; |
| | d. | The need for additional commercial and industrial development; |
| | e. | The size and boundaries of the center; and |
| | f. | Zoning. |
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| U-151 | The size, uses and boundaries of unincorporated activity centers should be consistent with the following criteria: | |
| | a. | More than forty acres in size, excluding land needed for surface water management or protection of environmentally sensitive areas; |
| | b. | Retail space based on the amount of residential development planned for the surrounding area to provide for community and regional shopping needs; and |
| | c. | Retail space should not exceed sixty acres and 600,000 square feet unless it is served by direct freeway access by a principal or minor arterial and is well served by transit. |

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| U-152 | Design features of unincorporated activity centers should include the following: | |
| | a. | Safe and attractive walkways and bicycle lanes with access to each major destination including schools, community centers and commercial areas; |
| | b. | Buildings close to sidewalks to promote walking and access to transit; |
| | c. | Compact design with close grouping of compatible uses; |
| | d. | Off-street parking in multistory structures located to the side or rear of buildings or underground; |
| | e. | Public art; |
| | f. | Public spaces, such as plazas and building atriums; |
| | g. | Retention of attractive natural features, historic buildings and established character; |
| | h. | Aesthetic design and compatibility with adjacent uses through setbacks, building orientation, landscaping and traffic control; |
| | i. | Screening of unsightly views, such as heavy machinery, outdoor storage areas, loading docks and parking areas from the view of adjacent uses and from arterials; and |
| | j. | Signs should be regulated to reduce glare and other adverse visual impacts on nearby residences, without limiting their potential contribution to the color and character of the center. |
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| U-153 | Development within the designated White Center Unincorporated Activity Center, as shown on the Comprehensive Plan Land Use Map, shall be in accordance with the White Center Community Action Plan. | |
| | | |
| U-154 | The White Center Community Action Plan establishes the following zoning as appropriate within the White Center Unincorporated Activity Center: Urban Residential with a density of twelve to forty-eight dwelling units per acre, Neighborhood Business, Community Business, Office and Industrial. | |
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| U-155 | In the White Center Unincorporated Activity Center, existing Industrial uses should be zoned and regulated to preserve their use into the future. Conversion of industrial properties to other uses shall be strictly limited. | |

White Center was selected as one of three case study areas for further study as part of the King County Land Use Transportation Air Quality and Health project. Information from the study will show which types

of changes in the urban form of the area or in the transportation system will lead to an increase in public health. These results should be used to guide development in the White Center area and to prioritize capital expenditures. Additionally, the redevelopment of Park Lake Homes was selected as a demonstration project for low-impact development in the county.

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| **U-156** | **In the White Center Unincorporated Activity Center, new major residential developments should include low-impact design features and should promote public health by increasing opportunities for physical activity in daily life. The development should include: safe walkways and bicycle lanes with access to commercial areas, schools, and community facilities; trails; and pocket parks.** |

## 2. Community Business Centers

Community business centers are primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. Community business centers should be sited so they do not adversely affect other centers and are easily accessible by automobile or public transportation. Community business centers should be designed to be compatible with adjacent residential uses, and should promote pedestrian and bicycle access.

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| **U-157** | **Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded. Community business centers should include the following mix of uses:** | |
| | **a.** | **Retail stores and services;** |
| | **b.** | **Professional offices;** |
| | **c.** | **Community and human services; and** |
| | **d.** | **Multifamily housing as part of a mixed-use development, with residential densities of 12 to 48 units per acre when well served by transit.** |
| | | |
| **U-158** | **Designated community business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new community business centers shall be permitted only through a subarea planning process. Redevelopment of existing community business centers is encouraged.** | |
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| **U-159** | **Within community business centers, the following zoning is appropriate: Neighborhood Business, Community Business and Office.** | |
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| **U-160** | **The specific size and boundaries of community business centers should be consistent with the criteria listed below.** | |
| | **a.** | **More than ten acres and up to 40 acres in size, excluding land needed for surface water management or protection of environmentally sensitive areas;** |
| | **b.** | **Designed to provide shopping and services for a market population of 15,000 to 40,000 people;** |
| | **c.** | **Located one to three miles from an unincorporated activity center or from another community business center. May be located less than two miles from a neighborhood business center when it is demonstrated the neighborhood business center will not be adversely affected; and** |
| | **d.** | **Must be located at the intersection of two principal or minor arterials.** |
| | | |
| **U-161** | **Design features of community business centers should include the following:** | |
| | **a.** | **Safe and attractive walkways and bicycle lanes;** |
| | **b.** | **Close grouping of stores;** |
| | **c.** | **Off-street parking behind or to the side of buildings, or enclosed within buildings;** |
| | **d.** | **Public art; and** |

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| | e. | **Retention of attractive natural features, historic buildings and established character.** |

### 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.

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| **U-162** | **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; and** |
| | **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 of 12 to 18 units per acre are appropriate when the center is convenient to a principal arterial.** |
| | | |
| **U-163** | **Designated neighborhood business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or the designation of new neighborhood business centers shall only be permitted through a subarea planning process. Redevelopment of existing Neighborhood neighborhood business centers is encouraged.** | |
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| **U-164** | **Within neighborhood business centers, the following zoning is appropriate: Neighborhood Business and Office.** | |
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| **U-165** | **The specific size and boundaries of neighborhood business centers should be consistent with the criteria listed below.** | |
| | **a.** | **Ten acres or less in size, excluding land needed for surface water management or protection of environmentally sensitive features;** |
| | **b.** | **Designed to provide convenience shopping for a market population of 8,000 to 15,000 people;** |
| | **c.** | **Located on a minor arterial with adequate traffic capacity;** |
| | **d.** | **Serviced by intersections free of traffic congestion caused by topography or poor road design; and** |
| | **e.** | **Located one to three miles from another neighborhood business center.** |
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| **U-166** | **Design features of neighborhood business centers should include the following:** | |
| | **a.** | **Safe and attractive walkways and bicycle lanes;** |
| | **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 or established character;** |
| | **f.** | **Landscaping, which may include planters and street trees;** |
| | **g.** | **Appropriate signage;** |
| | **h.** | **Public seating areas; and** |
| | **i.** | **Architectural features which provide variation between buildings or contiguous storefronts.** |

### 4. Commercial Development Outside of Centers

The Commercial Outside of center (CO) Land Use designation recognizes commercial uses predating this plan that were located outside a designated center. The CO designation is also appropriate as a transitional designation within certain potential annexation areas. In these areas, the county will utilize the memorandum of understanding and applicable comprehensive plan policies to determine the appropriate zoning to implement this transitional designation.

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| **U-167** | **Stand-alone commercial developments legally established outside designated centers in the Urban Growth Area may be recognized with the CO designation and appropriate commercial zoning. When more detailed subarea plans are prepared, these developments may be designated as centers and allowed to grow if appropriate, or may be encouraged to redevelop consistent with the residential density and design policies of the comprehensive plan.** |
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| **U-168** | **The CO designation may be applied as a transitional designation in Potential Annexation Areas identified in a signed memorandum of understanding between a city and the county for areas with a mix of urban uses and zoning in order to facilitate the joint planning effort directed by the memorandum of understanding. Zoning to implement this transitional designation should recognize the mix of existing and planned uses. No zone changes to these properties to allow other nonresidential uses, or zone changes to allow expansion of existing nonresidential uses onto other properties, should occur unless or until a subarea planning process with the city is completed.** |

### 5. Commercial Site Improvement Standards and Public Services

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

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| **U-169** | **Commercial, retail and industrial developments should foster community, create enjoyable outdoor areas and balance needs of automobile movement with pedestrian and bicycle mobility and comfort. Commercial and industrial developments shall provide the following improvements:** | |
| | **a.** | **Paved streets;** |
| | **b.** | **Sidewalks and bicycle lanes in commercial and retail areas;** |
| | **c.** | **Adequate parking for employees and business users;** |
| | **d.** | **Landscaping along or within streets, sidewalks and parking areas to provide an attractive appearance;** |
| | **e.** | **Adequate stormwater control, including curbs, gutters and stormwater retention facilities;** |
| | **f.** | **Public water supply;** |
| | **g.** | **Public sewers; and** |
| | **h.** | **Controlled traffic access to arterials and intersections.** |

### 6. Industrial Development

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

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| **U-170** | **Within the UGA but outside unincorporated activity centers, properties with existing industrial uses shall be protected. The county may use tools such as special district** |

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| | **overlays to identify them for property owners and residents of surrounding neighborhoods.** |
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| **U-171** | **Industrial development should have direct access from arterials or freeways. Access points should be combined and limited in number to allow smooth traffic flow on arterials. Access through residential areas should be avoided.** |
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**U-172** **Small amounts of retail and service uses in industrial areas may be allowed for convenience to employees and users.**

**U-173** **King County, in collaboration with cities and the development community, should create and fund a process to clean up and reclaim polluted industrial areas in order to expand the land available for industrial development.**

## D. Urban Planned Developments (UPDs) and Fully Contained Communities (FCCs)

Within the designated UGA, development of large land ownerships may offer the public and the property owner opportunities to realize mutual benefits when such development is coordinated through the review process as an Urban Planned Development (UPD). Possible public benefits include greater preservation of public open space, proponent contributions to major capital improvement needs, diversity in housing types and affordability, and the establishment of the specific range and intensity of uses for the entire Urban Planned Development. A property owner and the public could benefit from the efficiency of combined hearings and land use decisionmaking, as well as the establishment of comprehensive and consistently applied project-wide mitigations guiding the review of subsequent land use approvals.

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| **U-174** | **Sites for potential Urban Planned Developments (UPDs) may be designated within the established Urban Growth Area to realize mutual benefits for the public and the property owner. Two UPD areas have been designated by the county: the Bear Creek UPD area, comprised of Redmond Ridge (formerly known as Northridge) UPD, Trilogy at Redmond Ridge (formerly known as Blakely Ridge) UPD, and the proposed Redmond Ridge East UPD; and Cougar Mountain Village UPD. Future UPD sites in the Urban Growth Area shall be designated through a subarea planning process, or through a comprehensive plan amendment initiated by the property owner.** | |
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| **U-175** | **The creation of Urban Planned Developments (UPDs) is intended to serve as a model for achieving a mix of uses, appropriate development patterns, and high quality design as well as providing for public benefits which shall include:** | |
| | **a.** | **Open space and critical areas protection;** |
| | **b.** | **Diversity in housing types and affordability;** |
| | **c.** | **Quality site design; and** |
| | **d.** | **Transit and nonmotorized transportation opportunities.** |

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

Through the adoption of the King County Comprehensive Plan 2000 Update, King County reaffirmed its urban designation of the Bear Creek UPD area. In addition to the reasons that led the county (and the region) to originally include this area within the county's UGA, when the county adopted the 2000 update,

it noted that: two sites within this area had been approved for urban development after the adoption of the original GMA comprehensive plan; significant infrastructure improvements had been made at these sites; and the ultimate development of these sites was proceeding in accordance with issued permit approvals. The existence of these urban improvements further supported a conclusion that this area is characterized by urban growth within the meaning of the GMA and was therefore appropriately included within the county's UGA.

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

The urban designation of the Bear Creek area includes one portion of the original urban area that has not yet been approved for development. However, this area, now referred to as Redmond Ridge East, is the subject of pending applications for approval of a UPD permit and an FCC permit. Those permits would authorize the urban development of Redmond Ridge East. Redmond Ridge East would be served by the urban infrastructure that has already been constructed to serve the Redmond Ridge and Trilogy UPD sites. The county reaffirms its urban designation of the Redmond Ridge East for the following reasons: this site has always been treated by King County as part of the Bear Creek UPD urban area; this site is adjacent to the urban development that has already occurred and that will continue to occur at Trilogy and Redmond Ridge; this site is located in relationship to the rest of the Bear Creek UPD area so as to be appropriate for urban growth; and this site is an area that will be served by existing urban public facilities and services that have been provided in accordance with Trilogy and Redmond Ridge UPD permit requirements.

The Growth Management Act allows counties to establish a process, as part of the UGA designation, for reviewing proposals to authorize new Fully Contained Communities (FCC). Criteria for approval of FCCs are contained in RCW 36.70A.350. If a county establishes in its comprehensive plan a process for authorizing FCCs, it must adopt procedures for approving FCCs in its development regulations. King County has established a new fully contained community, consisting of the Bear Creek UPD area.

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| **U-176** | **King County has established a new Fully Contained Community. One area is designated through this plan shown on the Land Use Map as a Fully Contained Community: the Bear Creek UPD area comprised of Trilogy at Redmond Ridge, Redmond Ridge, and Redmond Ridge East Urban Planned Development sites. Nothing in these policies shall affect the continued validity of the approved Urban Planned Development permits for either of these sites. This FCC designation may be implemented by separate or coordinated FCC permits.** |
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| **U-177** | **The population, household, and employment growth targets and allocations for the county's UGA in this plan include the Bear Creek UPD area. Accordingly, the requirements in RCW 36.70A.350(2) that the county reserve a portion of the 20-year population projection for allocation to new Fully Contained Communities has been satisfied.** |
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| **U-178** | **The review and approval process for a Fully Contained Community (FCC) permit** |

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| | shall be the same as that for an Urban Planned Development (UPD) permit, except the following additional criteria shall be met, pursuant to the provisions of RCW 36.70A.350: | |
| | a. | New infrastructure (including transportation and utilities infrastructure) is provided for and impact fees are established and imposed on the FCC consistent with the requirements of RCW 82.02.050; |
| | b. | Transit-oriented site planning and traffic demand management programs are implemented in the FCC. Pedestrian, bicycle, and high occupancy vehicle facilities are given high priority in design and management of the FCC; |

c. Buffers are provided between the FCC and adjacent non-FCC areas. Perimeter buffers located within the perimeter boundaries of the FCC delineated boundaries, consisting of either landscaped areas with native vegetation or natural areas, shall be provided and maintained to reduce impacts on adjacent lands;

d. A mix of uses is provided to offer jobs, housing, and services to the residents of the new FCC. No particular percentage formula for the mix of uses should be required. Instead, the mix of uses for a FCC should be evaluated on a case-by-case basis, in light of the geography, market demand area, demographics, transportation patterns, and other relevant factors affecting the proposed FCC. Service uses in the FCC may also serve residents outside the FCC, where appropriate;

e. Affordable housing is provided within the new FCC for a broad range of income levels, including housing affordable by households with income levels below and near the medium income for King County.

f. Environmental protection has been addressed and provided for in the new FCC, at levels at least equivalent to those imposed by adopted King County environmental regulations;

g. Development regulations are established to ensure urban grown will not occur in adjacent nonurban areas. Such regulations shall include but are not limited to rural zoning of adjacent rural areas, FCC permit conditions requiring sizing of FCC water and sewer systems so as to ensure urban growth will not occur in adjacent nonurban areas; and/or FCC permit conditions prohibiting connection by property owners in the adjacent Rural Area (except public school sites) to the FCC sewer and water mains or lines;

h. Provision is made to mitigate impacts of the FCC on designated agricultural lands, forest lands, and mineral resource lands; and

i. The plan for the new FCC is consistent with the development regulations established for the protection of critical areas by King County pursuant to RCW 36.70A.170.

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

## E. Urban Separators and the Four-to-One Program *(Moved from Chapter Five)*

The Countywide Planning Policies call for the county and cities to implement urban separators. Different from the Rural Area and Natural Resource Lands, these are low-density areas within the Urban Growth Area that create open space corridors, provide a visual contrast to continuous development and reinforce the unique identities of communities. Urban separators can play a significant role in preserving environmentally sensitive areas and in providing habitat for fish and wildlife. They also provide recreational benefits, such as parks and trails, and meet the Growth Management Act's requirement for greenbelts and open space in the Urban Growth Area. Urban Separators are mapped on the Land Use 2004 map in Chapter 1.

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| **U-179** | **Urban separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the Urban Growth Area. These urban corridors should include and link parks and other lands that contain significant environmentally sensitive features, provide wildlife habitat or critical resource protection, contain defining physical features, or contain historic resources. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program my transfer density at a rate of at least four units per acre.** |
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| **U-180** | **King County should actively pursue designating urban separators in the unincorporated area and work with the cities to establish permanent urban separators within the unincorporated area that link with and enhance King County's urban separator corridors.** |
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| **U-181** | **Designated urban separators should be preserved through park, trail and open space acquisitions, incentive programs such as the Transfer of Development Credit program, the Public Benefit Rating System program and regulatory measures.** |

While urban separators complement the regional open space system by helping to define urban communities, the King County Four-to-One Program provides an opportunity to add land to the regional open space system through the dedication of permanent open space. The purpose of the program is to create a contiguous band of open space, running north and south along the main Urban Growth Area Boundary. Changes to the UGA through this program are processed as Land Use Amendments to the King County Comprehensive Plan, subject to the provisions in K.C.C. chapter 20.18.

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| **U-182** | **King County shall actively pursue dedication of open space north and south along the Urban Growth Area line through the Four-to-One Program. Through this program, one acre of Rural Area land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space.** | |
| | | |
| **U-183** | **King County shall evaluate Four-to-One proposals for both quality of open space and feasibility of urban development. The highest-quality proposals shall be recommended for adoption as amendments to the Urban Growth Area. Lands preserved as open space shall retain their rural area designations and should generally be configured in such a way as to connect with open space on adjacent properties.** | |
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| **U-184** | **King County shall use the following criteria for evaluating open space in Four-to-One proposals:** | |
| | **a.** | **Quality of fish and wildlife habitat areas;** |
| | **b.** | **Connections to regional open space systems;** |
| | **c.** | **Protection of wetlands, stream corridors, ground water and water bodies;** |

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| | d. | Unique natural, biological, cultural, historical, or archeological features; and |
| | e. | Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line. |
| | | |
| U-185 | King County shall preserve the open space acquired through this program primarily as natural areas, passive recreation sites or resource lands for farming or forestry. King County may allow the following additional uses only if located on a small portion of the open space, provided that these uses are found to be compatible with the site's natural open space values and functions such as those listed in the preceding policy; | |
| | a. | Trails; |
| | b. | Natural-appearing stormwater facilities; |
| | c. | Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Sensitive Area Ordinance; and |
| | d. | Active recreation uses not to exceed five percent of the total open space area. Support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed five permit of the active recreation area. An active recreation area shall not be used to satisfy the active recreation requirements for the urban designated portion of the project as required by K.C.C. Title 21A. |
| | | |
| U-186 | Land added to the Urban Growth Area under this policy shall meet the density requirements, shall be physically contiguous to the existing Urban Growth Area and shall be able to be served by sewers and other efficient urban services and facilities. In some cases, lands must meet affordable housing requirements under this program. The total area added to the Urban Growth Area as a result of this policy shall not exceed 4,000 acres. | |
| | | |
| U-187 | King County shall amend the Urban Growth Area to add rural lands to the UGA consistent with Policy U-182 during the annual comprehensive plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a rural designation during the next annual review of the King County Comprehensive Plan. | |

# II. Potential Annexation Areas

There are 216,000 people living in urban unincorporated King County, as reported in the 2003 Annual Growth Report. This population is equivalent to the second largest city in the state. The land base in these areas is primarily residential, with limited amounts of commercial and retail development. Much of the urban unincorporated area is made up of geographically isolated islands surrounded by cities, or adjacent to the urban growth boundary. Because these areas are scattered across the county, the efficient provision of services is difficult. The lack of a substantive tax base exacerbates these difficulties, and the cost of serving these areas reduces the amount of money available for regional services, and for local services in rural areas. Therefore, King County has a strong fiscal interest in seeing the remaining urban unincorporated areas annexed within the next several years.

The annexation of urban unincorporated areas is also good public policy. The State Growth Management Act and the regionally adopted Countywide Planning Policies stipulate that counties are the appropriate providers of regional services, and of local services to the rural area. For their part, cities are the appropriate providers of local urban services to all areas within the designated urban growth boundary. This logical split of government services is in part a reflection of the greater taxing authority afforded to cities by the State Legislature. County taxing authority remains similar to what was historically adopted in the state constitution. Annexation is a means to achieve the desired governmental service and land use vision set forth in regional policy and state law.

Although it is the policy of the county to promote annexation, its ability to do so is extremely limited. State laws provide the cities, county residents and property owners with the authority to initiate the annexation process. A successful annexation initiative depends on establishing a collaborative and ongoing dialogue between the three affected interest groups: residents, the county, and the affected city. King County has a long history of engaging in annexation discussions with urban unincorporated area residents, and will continue to do so. The county will also continue to work collaboratively with the cities to plan for orderly and timely governance transitions.

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

**U-201 In order to meet the Growth Management Act and the regionally adopted Countywide Planning Policies goal of becoming a regional service provider for all county residents and a local service provider in rural areas, King County shall encourage annexation of the remaining urban unincorporated area. The county may also act as a contract service provider where mutually beneficial.**

**U-202 To help create an environment that is supportive of annexations, King County shall work with cities and with Unincorporated Area Councils, neighborhood groups, local business organizations, public service providers and other stakeholders on annexation-related activities. King County will also seek changes at the state level that would facilitate annexation of urban unincorporated areas.**

**U-203 The Interim Potential Annexation Areas Map adopted by the Growth Management Planning Council illustrates city-designated potential annexation areas (PAAs), contested areas (where more than one city claims a PAA), and those few areas that are unclaimed by any city. For contested areas, the county should attempt to help resolve the matter, or to enter into an interlocal agreement with each city for the purpose of bringing the question of annexation before voters. For unclaimed areas, King County should work with adjacent**

cities and service providers to develop a mutually agreeable strategy and time frame for annexation.

U-204 King County shall support annexation proposals that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, and when the area proposed for annexation is wholly within the annexing city's officially adopted PAA, and is not part of a contested area.

U-205 King County shall not support annexation proposals that would:

a. Result in illogical service areas;
b. Create unincorporated islands unless the annexation is preceded by an interlocal agreement in which the city agrees to pursue annexation of the remaining island area in a timely manner;
c. Focus solely on areas that would provide a distinct economic gain for the annexing city at the exclusion of other proximate areas that should logically be included;
d. Move designated Agricultural and/or Forest Production District lands into the Urban Growth Area; or
e. Apply zoning to maintain or create permanent, low-density residential areas, unless such areas are part of an urban separator or are environmentally constrained, rendering higher densities inappropriate.

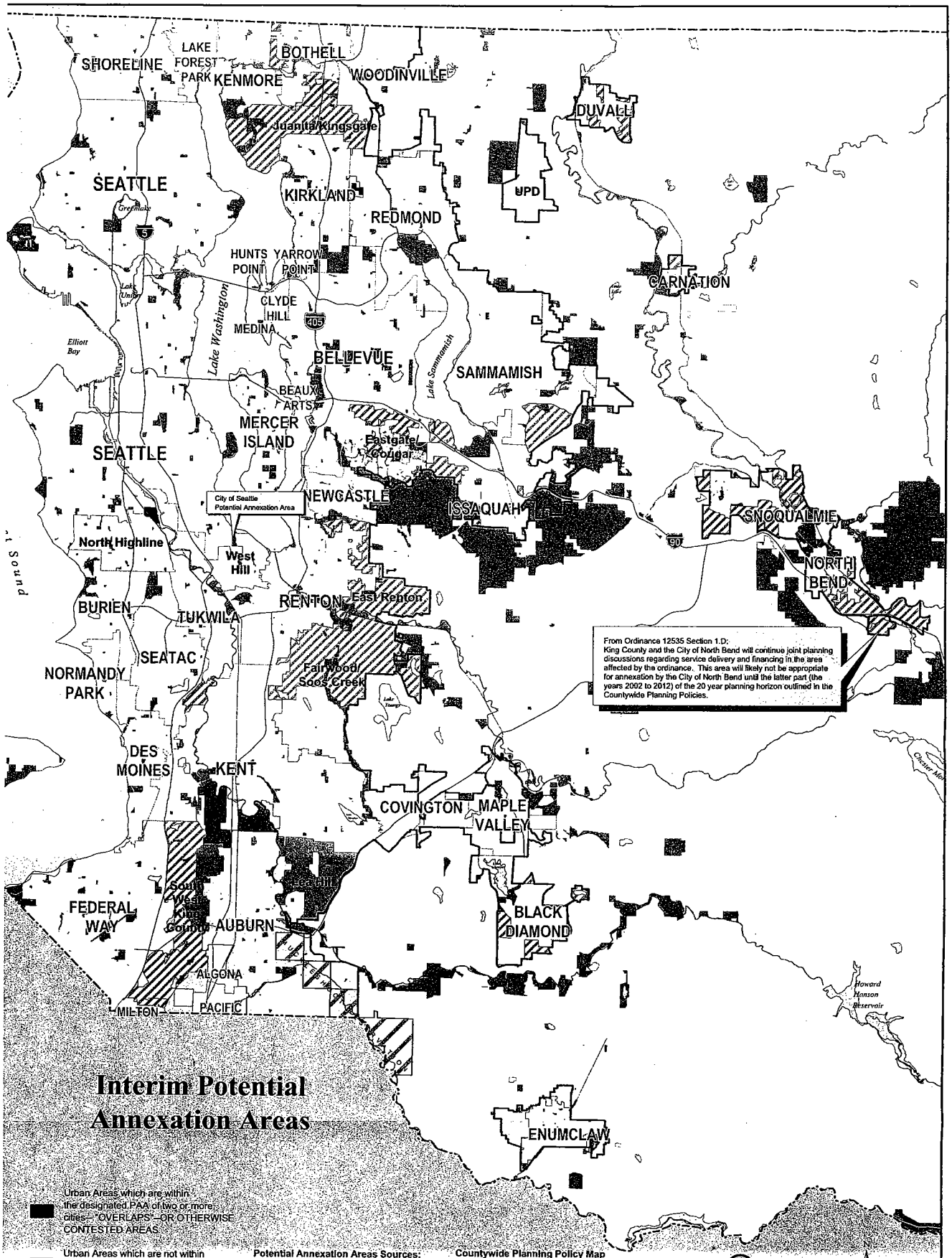
U-206 King County shall favor annexation over incorporation as the preferred method of governance transition. King County will not support incorporations when the proposed incorporation area is financially infeasible.

U-207 King County shall work with cities to jointly develop preannexation agreements to address the transition of service provision from the county to the annexing cities. The development of such agreements should include a comprehensive public involvement process. Preannexation agreements may address a range of considerations, including but not limited to:

a. Establishing a financing partnership between the county, city and other service providers to address needed infrastructure;
b. Providing reciprocal notification of development proposals in PAAs, and opportunities to identify and/or provide mitigation associated with such development;
c. Supporting the city's desire, to the extent possible, to be the designated sewer or water service provider within the PAA, where this can be done without harm to the integrity of existing systems and without significantly increasing rates;
d. Assessing the feasibility and/or desirability of reverse contracting in order for the city to provide local services on the county's behalf prior to annexation, as well as the feasibility and/or desirability of the county continuing to provide some local services on a contract basis after annexation;
e. Exploring the feasibility of modifying development, concurrency and infrastructure design standards prior to annexation, when a specific and aggressive annexation timeline is being pursued;
f. Assessing which county-owned properties and facilities should be transferred to city control, and the conditions under which such transfers should take place;
g. Transitioning county employees to city employment where appropriate;
h. Ensuring that land use plans for the annexation area are consistent with the Countywide Planning Policies with respect to planning for urban densities and efficient land use patterns; provision of urban services, affordable housing, and transportation; the protection of critical areas; and the long-term protection of urban separators;
i. Continuing equivalent protection of cultural resources, and county landmarks and historic resources listed on the King County Historic Resource Inventory;
j. Maintaining existing equestrian facilities and establishing equestrian linkages; and
k. Establishing a timeline for service transitions and for the annexation.

As part of its annexation initiative, King County will explore new options for revenue generation to make the provision of services to urban unincorporated areas financially sustainable. If annexation is not occurring at a pace consistent with the intent of these policies, the county may consider utilizing its land use authority to encourage new development that will generate higher tax revenues.

**U-208 King County shall consider initiating new subarea planning processes for the urban unincorporated areas to assess the feasibility of allowing additional commercial, industrial and high-density residential development through the application of new zoning.**




# Interim Potential Annexation Areas

Urban Areas which are within the designated PAA of two or more cities--"OVERLAPS"--OR OTHERWISE CONTESTED AREAS

Urban Areas which are not within the designated PAA of any city--"GAPS"

Green River Agricultural Districts

Pending Annexation

Potential Annexation Area Recognized by City-County Interlocal Agreement

Interim Potential Annexation Areas

Cities

Parks

Urban Growth Area Boundary

**Potential Annexation Areas Sources:**

**City Comprehensive Plans:**

Algona, August 1995
Bothell, December 1994
Federal Way, November 1995
Issaquah, September 1997
Kent, April 1995
Milton, December 1995
Comprehensive Plan Amendment November 1997
Newcastle, June 1997
Pacific, July 1995
Redmond, December 1997
Renton, December 1997
SeaTac, December 1995
Seattle
Tukwila, December 1995

**Countywide Planning Policy Map**

**Rural City Urban Growth Areas:**

Carnation, Black Diamond, Duvall, Enumclaw, North Bend (North Bend Potential Annexation Area reflects resolution of a joint planning area, see Ordinance 12535 Section 1.D), Skykomish (not shown), and Snoqualmie.

**Interlocal Agreement:**

Auburn, March 1999

King County

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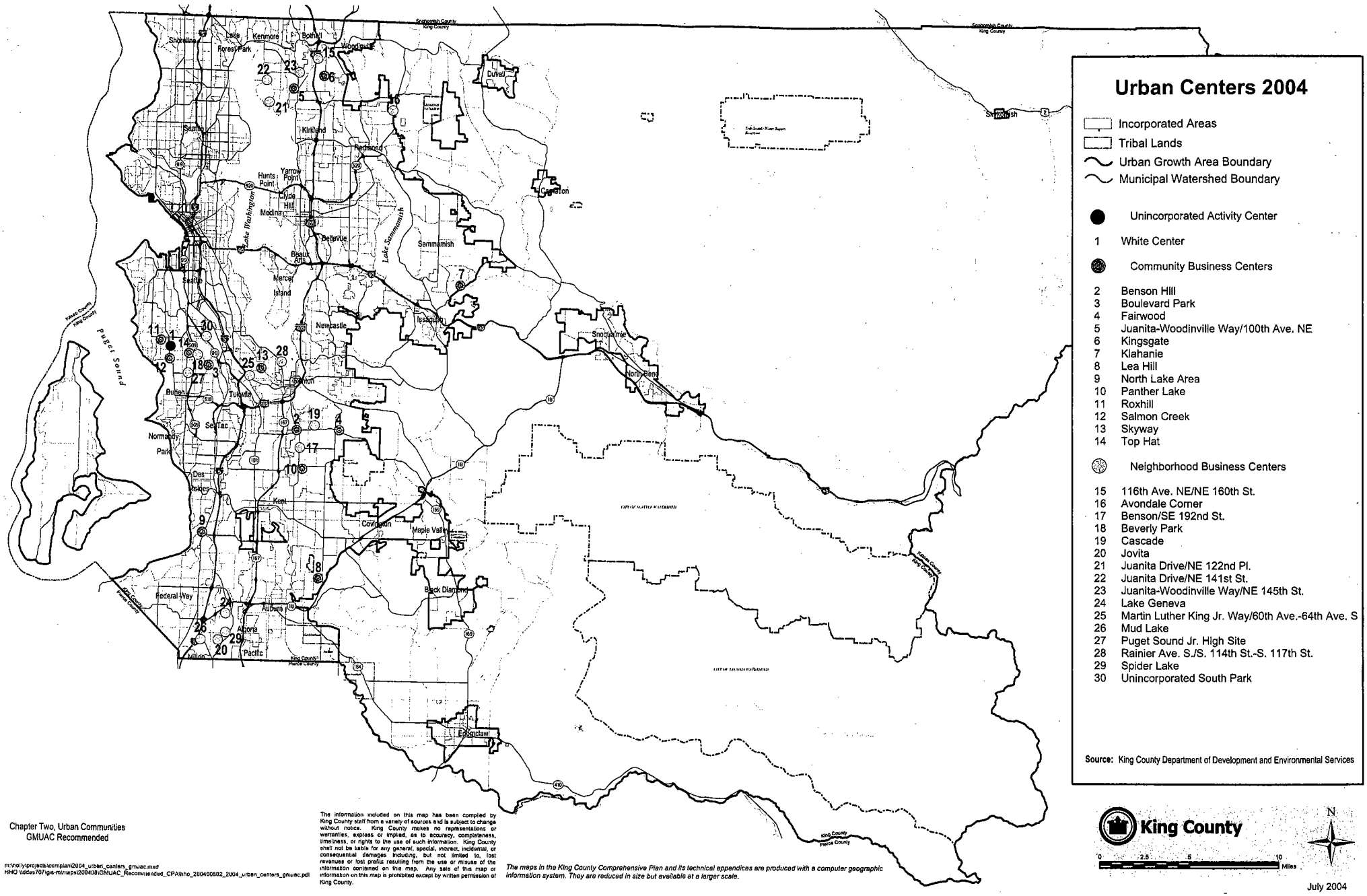
Chapter Two, Urban Communities
GMUAC Recommended
July 2004




Chapter Two, Urban Communities
GMUAC Recommended

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*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.*

July 2004

# III. Economic Development

## A. Overview

King County's economy is the largest and most significant economy in the Puget Sound Region (King, Kitsap, Pierce, and Snohomish Counties) and in Washington State. In 1998, King County had:

- 1,127,000 nonagricultural jobs, or 42.4% of the state's 2,655,000 jobs and 67.9% of the region's 1,660,000 nonagricultural jobs.
- A $52.9 billion payroll, or 52.3% of the state's $101 billion payroll and 74.5% of the region's $70.9 billion payroll.
- Almost 83,900 business firms (excluding sole proprietorships), which is 36.7% of the state's 228,500 firms and 66% of the region's 127,200 firms.
- A population of 1,774,300 or 29.4% of Washington State's 6,041,700 population and 52.8% of the region's 3,362,000 population.

The foundation for a vibrant and sustainable economy consists of several factors including a favorable business climate, a trained workforce, public infrastructure, land supply, predictable regulations, advancing technology, affordable housing, and a healthy natural environment.

The policies in this chapter are designed to continue King County's long-term commitment to sustainable economic development. They do so by promoting public programs and actions that support a strong stable and diversified economy, one that is compatible with the environment and contributes to a strong and stable tax base.

The policies also recognize businesses and the workforce as customers of an economic development system; they support actions and programs that promote the strength and health of both groups.

General King County economic development policies include:

| | |
|---|---|
| **U-301** | **King County has a long-term commitment to sustainable economic development. Sustainable economic development shall mean economic development that does not exceed the ability of the natural or built environments to remain healthy while sustaining growth over the long term.** |
| | |
| **U-302** | **King County policies, programs, and strategies shall recognize the importance of, and place special emphasis on, retaining and expanding home grown firms in basic industries which bring income into the county and increase the standard of living of our residents.** |
| | |
| **U-303** | **King County policies, programs, and strategies will place special emphasis on training low-income, low-skill residents for job opportunities with livable wages, benefits, and wage-progression and retention strategies.** |
| | |
| **U-304** | **King County shall work to ensure that maximum economic benefit accrues to local businesses and workers when public funding is included in the construction or operation of large projects.** |
| | |
| **U-305** | **King County recognizes the environment as a key economic value in the region that must be protected.** |

King County's role in economic development is implemented at several levels as described in the following policies:

| | |
|---|---|
| **U-306** | **At the multicounty level, King County should partner with other counties, regional entities and the state, as appropriate, to devise and implement economic development policies, programs and strategies for the benefit of the region.** |
| | |
| **U-307** | **At the countywide level, King County should partner with other jurisdictions, economic development organizations, the Port of Seattle, and others, as appropriate, to develop and implement policies, programs, and strategies that set the general framework for economic development within the county for the benefit of the county as a whole.** |
| | |
| **U-308** | **Within the unincorporated area, King County should partner with local businesses, unincorporated area councils, and others, as appropriate, to develop and implement policies, programs, and strategies that promote appropriate local economic development.** |

At all three levels, King County seeks to coordinate and partner with private and public organizations to pursue mutually beneficial outcomes.

## B. Business Development – Creation, Retention, Expansion, and Recruitment

King County's policies, plans, and programs should support a positive and healthy business climate that enables local firms to stay globally competitive, quality-oriented, technologically advanced, and able to pay good wages.

Industries and firms that export their products and services outside King County bring income into the county and are considered basic, in economic terms. About 30% of the county's basic jobs come from the export of manufactured goods; 42% come from the export of business services such as banking, insurance, accounting, legal architectural, engineering, research and development, and computer services; and 28% come from exports associated with wholesale trade, transportation, and public utilities. Jobs in basic industry generally pay better than nonbasic jobs and support the nonbasic or secondary part of the county's economy. In general, nearly one-half of the jobs in the county's economy are basic and support the other half such as retail and personal services.

Local and national research over the last 20 years has concluded that homegrown, small businesses create the majority of new jobs in a local economy. Additionally, roughly one of every four jobs in the Puget Sound Region is dependent on international trade.

There is recognition, however, that the county's impact on the creation of new businesses is impacted by the amount of available industrial and commercial land in unincorporated King County, which has declined from approximately ten percent in 1994 to approximately 5.6 in 2000.

| | | |
|---|---|---|
| **U-309** | **King County supports programs and strategies to help create, retain, and expand homegrown businesses in basic industries, particularly within the county's manufacturing and industrial areas.** | |
| | | |
| **U-310** | **King County supports programs and strategies, in partnership with the federal, state, and local governments and the private sector, that provide technical assistance to homegrown businesses including but not limited to:** | |
| | **a.** | **Pollution prevention and assessments of contamination to enable manufacturers to remediate contaminated property to continue or expand production;** |
| | **b.** | **Technological, efficiency, and managerial assessments to enable manufacturers** |

| | | |
|---|---|---|
| | | to reduce costs and use smaller footprints for existing or expanded production; |
| | c. | Mentoring, financial management training, and other technical assistance to disadvantaged businesses, particularly in the construction industry, to help them become competitive in the private sector; |
| | d. | Workforce recruitment, training and retention assistance. |

**U-311** King County supports programs and strategies for the targeted recruitment of firms that will:

a. Support the county's basic industries by providing services that help keep existing firms globally competitive, or
b. Export their goods or services and/or have the potential for high levels of growth and wages.

**U-312** King County supports programs and strategies to expand international trade including those that:

a. Promote, market, and position the county for increased export, import, and foreign investment opportunities;
b. Provide technical assistance, training, and opportunities for local firms wishing to export.

**U-313** King County supports programs and strategies to preserve and plan for an adequate supply of industrial and commercial land including but not limited to:

a. In compliance with the State of Washington Buildable Lands legislation – RCW 36.70A.215 – and in cooperation with the cities, inventory and monitor the use of industrial, commercial, and residential lands every 5 years. The first 5-year report is due to the state in 2002;
b. In partnership with other jurisdictions and the private sector, advocate for a regional Geographic Information System to track the supply of industrial and commercial land;
c. Actively apply for federal, state, and other resources to help defray the costs of assessment, remediation, and redevelopment of private and/or public brownfields. Brownfields are defined as vacant or underdeveloped industrial/commercial sites with real or perceived contamination;
d. Sell county-owned surplus industrial and commercial lands for development by the private sector;
e. Promote the redevelopment and infill of industrial and commercial areas and explore the feasibility of using incentives to achieve this goal;
f. Prevent the encroachment of nonindustrial uses on industrially-zoned land and the rezoning of industrial land to other uses.

**U-314** King County recognizes that adequate infrastructure is essential to support existing economic activity and to attract new industry and development. The county therefore supports programs and strategies to maintain existing infrastructure and construct new facilities (transportation, utilities, schools, information, communications), including an adequate supply of housing, necessary to accommodate current and future economic demand.

The county recognizes the importance of traditional economic activities which may occur in conjunction with or as a byproduct of other business activities in the rural area. Such examples could include residents operating farms, ranches, logging operations or other small businesses and who use their equipment to perform excavation services for others. While it is not the intent of the county to develop these areas for commercial purposes, there is recognition that some proportion of landowners may undertake complementary, small-scale commercial activities. The county values and supports these types of economic activities in the rural area and does not wish to artificially limit them.

**U-315** **King County recognizes the importance of traditional economic activities that support a rural lifestyle. While it is not the intent of the county to develop the unincorporated rural areas for commercial activities, county policy, regulations and programs should support the preservation of traditional rural economic activities and lifestyles.**

## C. Workforce Development – Skilled Workers, Employer Involvement and Economic Opportunities

King County should address the ongoing workforce challenges of the Puget Sound region. The robust economy of today and the last several years makes it very difficult for employers to find and retain both skilled and entry-level workers. At the same time, many disadvantaged county residents have difficulties gaining access to quality education, training, and support services needed to prepare them for the world of work. Meeting these challenges successfully will depend on better strategies and working relationships between business, government, labor, advocacy organizations, education and training institutions, and human service providers.

Jobs that pay wages sufficient to support families are vital to the quality of life. However, training, education, skill levels, and abilities vary from person to person. As such, it is important for King County to support job opportunities for all residents with entry level jobs being essential to helping low-income, low-skilled individuals enter the workforce, reduce their dependence on public resources, and move up and out of poverty.

A family wage is a wage that allows a family to meet its basic needs without resorting to public assistance and provides it some ability to deal with emergencies and plan ahead. This definition is taken from the Northwest Job Gaps Study, produced by the Northwest Policy Center, although the study uses the term livable wage instead of family wage. According to this study, the 1996 family (livable) wage for 11 urban counties was $16.86 an hour or $35,079 a year for a single adult with two children.

For context, the 1998 King County average annual wage, excluding software workers, was $35,900. Adding the average annual wage for software workers – $291,000 – increases the 1998 King County average annual wage to $41,300. Adjusting the Northwest Job Gaps Study for inflation and costs specific to King County, the 2000 family wage is $19.30 an hour or $38,740 for a single adult with two children.

As defined for this comprehensive plan, an acceptable entry-level wage pays a minimum of $8.00 per hour (to be reviewed annually and adjusted as appropriate), provides benefits, and offers workers wage progression opportunities. While an entry-level wage is a wage that provides workers greater economic incentive than does being on welfare, it is not a family wage. Depending upon household size and income, persons making entry-level wages in King County most likely require public subsidies in the form of childcare, housing, food stamps and/or Medicaid. As skill levels and wages increase, workers become less dependent upon public subsidies as they approach a family-wage level defined above.

**U-316** **King County supports assuming a leadership role in workforce development as a member of the King County Workforce Development Council, established by the federal Workforce Investment Act of 1998, composed of high-level representatives from business, local government, labor, education and training institutions, advocacy organizations and human service providers. The purpose of the council is to coordinate and improve employment, training, literacy and vocational rehabilitation programs to meet the needs of the workforce system's two customers – employers and workers.**

**U-317** **King County supports programs and strategies to provide employment and training opportunities including:**

a. **Programs that facilitate employer involvement in hiring low-income and low-skilled workers with limited experience and skills, and provide successful strategies for skills training, job placement and retention for workers;**
b. **Training for and placement of low-income and low-skilled workers in jobs in growing industries that pay an entry-level wage of at least $8.00 per hour (in year 2000 dollars), provide benefits, and offer workers wage progression opportunities. This hourly figure is to be evaluated during each update of this plan and adjusted to reflect changes in cost-of-living or other similar indices and consideration of market conditions;**
c. **School-to-work programs and effective alternatives for out-of-school youth; and**
d. **Services to enable unemployed, underemployed and dislocated workers to obtain employment at a wage that enables them to be self-sufficient.**

**U-318** **King County supports programs and strategies to address the barriers to entry-level wage employment including:**
a. **Access to transportation by providing transportation information and services to jobseekers and workers;**
b. **Access to childcare by increasing the availability and affordability of quality childcare for low-income families.**

**U-319** **King County supports apprenticeship opportunities for disadvantaged populations on county public works projects in order to address the forecasted shortage of construction trades workers and to encourage family-wage job opportunities.**

**U-320** **King County supports workforce development programs that are integrated with the county's economic development strategies, such as training and employment as environmental clean-up technicians for low-income residents of brownfields communities.**

## D. Regional Plans, Regional Projects and Public-Private Partnerships

King County will consider participation in (1) regional economic development plans and projects that provide benefits to multiple jurisdictions or (2) require a partnership between the public and the private sector to be feasible. For either regional plans and projects or public-private partnerships, the county will base its investment decision upon a full and thorough analysis of the public costs and public benefits of proposed projects.

**U-321** **King County shall partner, where feasible, with jurisdictions and other stakeholders to develop subarea economic development strategies to promote development and redevelopment in areas that can accommodate growth.**

**U-322** **King County shall cooperate in efforts to establish and maintain county and regional economic development strategies to provide for orderly, sustainable, and equitable economic growth throughout the Puget Sound Region.**

**U-323** **King County should consider participation in the funding of regional economic development projects when the project meets the following guidelines:**
a. **The project should support a firm in basic industry;**
b. **At least 75% of the jobs created by a firm, excluding management positions, should pay a family wage;**
c. **The project is located within (1) an urban center or manufacturing industrial center as designated in the Countywide Planning Policies, (2) other industrial areas, or (3) business/office parks within activity areas which can be supported by and promote transit, pedestrian and bicycle uses;**

d. The firm or project will generate sufficient new tax revenue to repay the debt the county incurs to support the project. The preferred average coverage ratio over the life of county financing is two dollars of new revenue for every one dollar of incurred debt;
e. Other jurisdictions benefiting from a project must commit financial support based on a mutually agreeable pro rata funding formula. The funding formula will be established on a project-by-project basis;
f. The firm or project must create 1 new, permanent full-time, family-wage job for each $35,000 of aggregate public investment; and
g. The firm or project should create all jobs within 3-5 years from project completion.

U-324 King County shall foster the development and use of public/private partnerships to implement economic development projects and programs. At a minimum, these projects must demonstrate that they:
a. Cannot be accomplished solely by either sector;
b. Have an experienced and proven private partner(s);
c. Do not unduly enrich the private partner(s);
d. Provide tangible and measurable public benefits in terms of tax and other revenue, construction and permanent jobs, livable-wages with benefits and a wage-progression strategy, and public amenities; and
e. Will use the King County Jobs Initiative, or other entities with similar programs, as their first source of referral for training and employing low-income, low-skill residents in entry-level and semiskilled jobs.

U-325 Through local subarea planning and coordination with other agencies and organizations, King County should use zoning, incentives or other measures to ensure that an appropriate proportion of the land adjacent or near to major public infrastructure facilities is used to capitalize on the economic benefit of that infrastructure. The surrounding land uses should be buffered or compatible with economic development uses.

# IV. Housing

## A. Housing Choice and Opportunity Throughout King County

Adequate choices and opportunities are essential to fully address the spectrum of housing needs for all King County residents. A basic goal of the Washington State Growth Management Act (GMA) is to encourage affordable housing. Likewise, the King County Comprehensive Plan promotes affordable housing for all county residents by supporting adequate funding, zoning, and regional cooperation to create new and diverse housing choices in communities throughout the county.

Most housing is financed by and developed in the private sector. The ability of the private sector to develop affordable housing is affected by a wide range of market forces. Local government actions such as land-use policies, development regulations and infrastructure finance also have a significant impact on housing affordability.

Public funding and incentive programs are essential to address housing needs of lower-income county residents, including people with special needs, such as the elderly and people with disabilities. The policies in this chapter address low-cost housing development, preservation and assistance programs needed to ensure safe and adequate housing for lower-income and special needs residents.

In addition, the King County Consortium represents unincorporated areas and most county cities outside of Seattle. This consortium prepares a Consolidated Housing and Community Development Plan which outlines the needs, resources and housing goals to be achieved. An annual action plan details specific housing and community development objectives.

### 1. Range of Housing Choices

Interjurisdictional cooperation and public/private partnerships are needed to address the full range of critical housing needs.

**U-401** **King County shall work with cities and the private sector to encourage a wide range of housing within the Urban Growth Area to meet the needs of our diverse population, support economic growth, ensure an equitable and rational distribution of low-income and affordable housing throughout the county and provide housing choices for people of all income levels.**

**U-402** **Through subarea and regional planning with cities, incentives programs and funding initiatives, King County shall plan for housing to meet the needs of all economic segments of the population throughout the Urban Growth Area and within Rural Towns. King County shall plan for construction or preservation of housing units affordable to households as follows:**

- **24% of housing stock should be affordable to households below 50% of the King County median income;**
- **17% of housing stock should be affordable to households between 50% and 80% of the King County median income;**
- **20% of housing stock should be affordable to households between 80% and 120% of the King County median income; and**
- **39% of housing stock should be affordable to households above 120% of the King County median income.**

Meeting these objectives will entail providing sufficient land for a variety of affordable housing such as higher-density single-family homes, multifamily properties, manufactured housing, accessory apartments and mixed-use developments.

**U-403** **King County, in partnership with other jurisdictions, shall evaluate achievement of countywide and local goals for housing for all economic sectors of the population by analyzing housing indicators, adopted land use regulations, actions that encourage development and preservation of low and moderate-income housing and the effect of market factors on housing development. The results of this evaluation shall be used to develop new or revised policies, programs, regulations, and incentives to better meet the Countywide Planning Policies' housing goals.**

**U-404** **King County should work with cities to increase opportunities for affordable housing development by assuring there is sufficient land capable of being developed for multifamily housing, small lot single-family homes and townhouses, and manufactured housing parks, and other types of housing, such as accessory dwelling units, that tend to be affordable to low-, moderate- and middle-income households.**

**U-405** **King County shall provide opportunities for attached and detached accessory dwelling units in urban residential areas and shall encourage all jurisdictions within King County to adopt provisions to allow accessory dwelling units in their communities.**

**U-406** **King County should work with other jurisdictions to eliminate barriers for low-income and special needs housing development.**

**U-407** **King County should support housing development that is compatible with surrounding uses by:**

**a. Providing information on potential development sites;**
**b. Funding services, amenities, infrastructure and access improvements;**
**c. Developing public financing techniques which give housing development and redevelopment in designated areas, such as urban centers, a market advantage; and**
**d. Making transit and rideshare services available.**

**U-408** **King County should encourage land use and investment strategies to stimulate mixed-use and mixed-income developments as a way to integrate neighborhoods and increase housing choices.**

**U-409** **King County should encourage affordable housing through redevelopment of nonresidential buildings, such as schools and commercial buildings, in locations suitable for housing and in ways that preserve significant historic features where appropriate.**

**U-410** **King County should encourage the development and preservation of residential buildings that have shared facilities, such as single-room occupancy hotels and boarding homes, to provide opportunities for lower rents.**

**U-411** **King County shall provide opportunities and encourage other jurisdictions to provide opportunities for housing types that provide lower-cost ownership opportunities including manufactured housing, condominiums, townhouses and cottage-style housing.**

**U-412** **King County should explore adding affordable housing as a benefit criteria in the Transfer of Development Credits program, especially as the program is expanded to include incorporated areas of King County.**

**U-413** **All Urban Planned Developments (UPDs) and other large housing developments shall provide a mix of housing types and densities, including housing that is affordable to a range of households including low-, moderate-, and middle-income households. This mix should include housing opportunities for households with special needs, including the elderly and persons with disabilities.**

### 2. Ensuring and Expanding Affordable Housing Resources

**U-414** **King County should initiate and actively participate in regional solutions to critical affordable housing needs. Cities, community and housing representatives should be invited to identify and implement solutions.**

**U-415** **King County should work with cities and community representatives to establish new, countywide funding sources for housing development, preservation and related services, such that each city and King County contribute on an equitable basis.**

**U-416** **King County should work with other jurisdictions, housing developers, and service providers throughout the state to urge federal and state government to expand both capital and operating funding for low-income housing, including low-income housing for people with special needs.**

**U-417** **King County should work with jurisdictions and housing providers across the state to urge state and federal governments to expand funding for direct assistance services such as rental assistance and emergency services.**

**U-418** **King County should participate in developing and sustaining a coordinated, regional response to homelessness that includes access to homelessness prevention services, emergency shelter, transitional housing, permanent affordable housing, and appropriate support services for homeless families, single adults, and youth.**

## B. Affordable Housing Development

The supply of affordable housing serving low-, moderate- and middle-income households has not kept up with the increasing demand in the Puget Sound region due to the soaring costs associated with new housing construction. In King County today, a substantial need exists for low-income rental housing and for moderately priced homes that can be purchased by first-time homebuyers.

Existing units will provide some of the affordable housing needed for low-income households in the future. However, with the projected growth in the number of low- to moderate-income households and the short supply of lower-cost housing available today, new construction must include affordable housing. Efforts to provide sufficient land and infrastructure and reduced development costs will help make new units affordable. In addition, a combination of incentives programs and funding will help keep rents affordable and expand opportunities for first-time homebuyers.

### 1. Development Incentives for Low- and Moderate-Income Housing

Incentives that will help developers provide low- and moderate-income housing include reduction in development costs or an expansion of the development potential on the property.

**U-419** **Density bonuses and other incentives should be available to both single-family and multifamily developments that provide rental or ownership housing affordable to low- and moderate-income households and households with special needs.**

**U-420** **To reduce development costs for affordable housing projects, King County shall exempt payment of impact fees for housing units that will serve low-income households with incomes which do not exceed 80% of the median.**

**U-421** **King County should explore methods to expedite plan reviews for housing projects serving low- and moderate-income households, in coordination with other incentive or subsidy programs.**

**U-422** **King County shall explore coordination of incentive programs with cities to develop common program guidelines and reduce administrative costs.**

### 2. Housing Development Subsidies

Federal, state and local housing programs provide vital assistance to low-income households. King County has used federal funds for housing for more than two decades, but it is not adequate for local needs. During the past five years, King County also has used local funds for development and preservation of affordable housing. As a result, residents have more housing choices. Residents who need emergency housing can stay in the community of their choice and their children can continue to attend schools. Local housing funds have also leveraged significant private investment as well as other public funding resources.

Housing for very low-income households is usually developed by private, nonprofit agencies or by public housing authorities. By using federal subsidy programs administered at the state or local level, private for-profit developers and lenders also are active in low-income housing development.

**U-423** **King County shall give priority in its housing funding programs to developments that serve low-income individuals and households, secure appropriate housing options for people with special needs, prevent displacement of low-income people, or provide low-income and special needs housing along with social services.**

**U-424** **King County should explore increasing affordable housing opportunities, especially in areas with an existing or forecast shortage of affordable housing, through new programs, development incentives, and changes to funding program guidelines to facilitate new construction, rehabilitation, and acquisition to preserve affordable housing.**

**U-425** **King County should seek opportunities to fund programs and projects where county funds are matched by additional public and private loans and contributions, increasing the amount of housing that can be developed.**

**U-426** **King County should expand its use of surplus county-owned property and air-rights over county-owned property for affordable housing and should explore its use for other public benefits, such as human services, and consider conveyance of properties to public or nonprofit housing developers and agencies at below-market cost. In communities where the home ownership rate is lower than the county average, surplus county property shall be targeted for housing development that would expand the stock of owner-occupied, low- or moderate-income housing.**

**U-427** **King County should support the efforts of nonprofit developers and housing agencies to increase the supply of housing for low-income households, through technical assistance and funding for capacity building, training, and predevelopment activities.**

**U-428** **King County should encourage and support efforts by nonprofit housing developers, housing agencies, and service providers to develop long-term nongovernment**

**funding sources such as planned giving, endowments, and related economic development ventures.**

**U-429** **King County should support programs that provide apprenticeship and employment training in the building trades through affordable housing development. King County should explore ways to partner with nonprofit housing developers in offering preapprenticeship, apprenticeship and employment training opportunities.**

## C. Preservation of Existing Affordable Housing

This plan calls for more residential growth by preserving existing housing stock and developing new units on vacant parcels within established neighborhoods. These locations can offer affordable housing that is close to jobs, transportation and services. Housing development can also provide welcome improvements to communities suffering from a lack of investment. However, new development in established communities may result in the loss of existing low-cost housing. For example, when existing affordable housing stock is demolished or upgraded to create market rate units, neighborhoods lose housing for its low-income residents. Low-cost housing is a community resource we should strive to preserve.

Redevelopment policies must be balanced with the need to preserve existing low-cost housing and neighborhoods. Retention of affordable housing can be encouraged through appropriate zoning and development regulations, financial incentives, rehabilitation programs, historic preservation, and acquisition strategies.

Additionally, preservation of affordable housing minimizes health and safety risks and provides residential stability. Historic features to existing buildings are also preserved. In combination, these efforts increase livability and help establish the character of existing neighborhoods.

**U-430** **King County should develop and expand incentives and subsidy programs to preserve affordable housing threatened by market forces and expiring federal subsidies. Relocation assistance and replacement housing should be developed, where feasible, to help low-income households when displacement is unavoidable.**

**U-431** **King County should explore land use and financial incentives to preserve and improve existing housing in redeveloping areas through the use of programs such as transfer of development rights, tax credits and tax abatements for low-income housing and tax abatements and restoration loans for housing designated as an historic landmark.**

**U-432** **King County should assist owners of rental properties serving low- and moderate-income residents to acquire financing for building health and safety improvements in exchange for long-term agreements to maintain affordable rents.**

**U-433** **King County should work with financial institutions and other housing agencies to expand resources for housing rehabilitation through techniques such as reverse mortgage programs and loan pools.**

**U-434** **King County should coordinate preservation of existing affordable housing with city and county historic preservation programs and incentives, and should promote preservation and restoration of significant historic features in the rehabilitation of existing buildings and sites for housing.**

**U-435** **King County should support ongoing efforts to maintain and preserve existing mobile home parks, at an appropriate level of safety and habitability, as a source of affordable housing for low-income homeowners through zoning, funding for acquisition and rehabilitation of parks and homes.**

**U-436** **King County should consider the constraints of rehabilitation, legalization of accessory dwelling units, and historic preservation, so usable structures are rehabilitated to an appropriate level of safety and habitability.**

**U-437** **Development standards should promote lower-cost infill development such as accessory dwelling units and cottage-style housing in a manner that allows existing housing to be retained through measures such as an innovative or flexible building envelope, access and infrastructure standards.**

## D. Access to Housing

An important goal of addressing affordable housing needs is the successful integration of housing for low-income households into the larger community. This can be accomplished by:

- Siting community facilities and affordable housing with convenient access to employment, transportation and services;
- Adopting favorable land use policies and regulations;
- Increasing housing choices for special needs residents;
- Making reasonable accommodations for people living with disabilities;
- Permitting group living situations with supportive services; and
- Establishing positive relationships with neighbors of affordable housing.

Publicly funded developments can contribute to increasing access to housing for lower-income and special needs residents through new construction or acquisition and rehabilitation of existing housing.

For special needs groups, public policies favor community-based, independent living in small residences such as single-family homes or apartments. These policies are supported by the King County Fair Housing Ordinance as well as state and federal laws that prohibit housing discrimination against protected classes, including people with disabilities.

**U-438** **King County shall promote opportunities for publicly funded housing, including housing for low-income people with special needs, by:**

**a. Adopting land use policies and regulations that treat publicly funded housing and other low-income housing the same as housing of a similar size and density;**

**b. Adopting funding and program policies that encourage integration of assisted housing within communities and a fair distribution of publicly funded housing throughout the county. However, mandatory dispersion requirements which limit where publicly funded housing may locate, should not be applied; and**

**c. Encouraging developers and owners of publicly funded housing units to undertake activities to establish and maintain positive relationships with neighbors.**

**U-439** **King County shall make reasonable accommodations in its rules, policies, practices and services when such accommodations may be necessary to afford persons with disabilities equal opportunity to use or enjoy a dwelling.**

**U-440** **King County should explore standards for publicly funded housing that:**

**a. Increase the ability of people with special needs to visit or have physical access to housing units regardless of their residency status;**

**b. Allow household members to age in place; and**

**c. Include universal design principles that increase the amount of housing that is accessible and usable by all persons.**

**U-441** **King County should support the ability of people, especially the elderly and persons with disabilities, to find housing opportunities that allow them to live as independently as possible in the housing and community of their choice.**

**U-442** **King County shall prohibit special requirements through land-use regulations, restrictive covenants and conditional or special use permits that limit the ability of persons from protected classes (as defined in the King County Fair Housing Ordinance) to live in residences of their choice.**

**U-443** **King County shall permit group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision, within a single-family house or apartment.**

**U-444** **King County should work with housing industry representatives to identify and remove barriers (such as real estate marketing, finance or insurance practices) that restrict housing choices and opportunities for low- and moderate-income people and people with special needs.**

**U-445** **King County should use land use planning and funding programs to help site community facilities and assisted publicly funded housing so that low- and moderate-income residents and persons with special needs have convenient access to community and transportation services.**

## E. Reducing Development Costs

Rising costs have contributed to increases in rents and housing prices at all price levels. These costs are associated with land acquisition, construction, financing, permit processes, roads and utilities and market demand. Although some of these cost increases fall outside the control of local governments, others are directly affected by public policy decisions. Public policies should be evaluated for implications related to the cost of housing development. Cost-saving approaches should be studied. Strategies for increasing favorable zoning, regulations and infrastructure can significantly cut housing development costs. These will help curtail rising housing costs and increase the amount of new, affordable housing units.

**U-446** **King County should pursue land use policies and regulations that result in lower development costs without loss of adequate public review, environmental quality or public safety and do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.**

**U-447** **King County shall continue to improve development standards to allow higher densities and flexibility of housing types in all residential zones, in order to best accommodate the environmental conditions on the site and the surrounding neighborhood when planning housing developments.**

**U-448** **King County should encourage the use of area-wide Environmental Impact Statements when plans are developed for activity centers, areas identified for redevelopment or other neighborhoods to provide a more complete analysis of cumulative environmental impacts and reduce the time and cost of environmental review for individual developments.**

**U-449** **King County shall seek to minimize the time necessary to process development permits to meet affordable housing and environmental goals and community and aesthetic concerns.**

**U-450** **King County should encourage the formation of common development codes and standards with cities, sewer and water districts and other permitting agencies to increase predictability and reduce development costs.**

**U-451** **King County should develop new partnerships with public and private lending institutions to find solutions that reduce housing financing costs for both builders and consumers.**

## F. New Housing Models

The characteristics of people seeking housing continue to change. Today, there are more single adults living alone or in shared housing than ever before. More families are single-parent households. Many households have two parents working full-time. As the population ages, more seniors will need housing.

King County can assist in the development of housing types that meet the needs of these individuals and families by funding affordable housing, revising development standards and/or expediting permit processing. Demonstration projects can provide needed housing for low-income households and test new models for housing simultaneously.

**U-452** **King County should assist in development of innovative, affordable demonstration projects by exploring alternative land development, flexible development standards, and construction techniques.**

**U-453** **King County should encourage new housing models by supporting projects such as owner-built housing, land trusts for rental and ownership housing, and other innovative developments.**

**U-454** **King County should support transit-oriented development that expands housing opportunities at locations near frequent transit by engaging private and nonprofit entities in an investment/development partnership. Public transit funds should be used only when it is shown that the public transit benefit of such investment is equal to or greater than the cost. King County should support efforts to incorporate affordable housing in transit-oriented development.**

**U-455** **King County should explore the feasibility of allowing five-story wood frame construction as a technique that will increase the availability of multifamily housing while lowering development costs and maintaining fire safety.**

**U-456** **King County should support cottage-style housing development that clusters a limited number of small scale detached units around a common green space at a density level that is up to twice that allowed by base density. The general character and size of cottage-style development should be controlled in the same manner that creates compatibility with a single-family neighborhood.**

**U-457** **King County should encourage development of residential communities that achieve lower prices and rents through shared common houses, open spaces and community facilities.**

## G. Direct Assistance to Households

In many cases, the most effective form of housing assistance is direct assistance to low- or moderate-income households. This approach is commonly used for first-time homebuyer programs, which provide reduced-rate mortgages or assistance with closing costs. These forms of assistance increase options for homebuyers and enable them to find housing they prefer. Federal programs also provide direct rental assistance to low-income households to help pay rent in public and privately owned rental housing.

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reduced-rate mortgages or assistance with closing costs. These forms of assistance increase options for homebuyers and enable them to find housing they prefer. Federal programs also provide direct rental assistance to low-income households to help pay rent in public and privately owned rental housing.

### 1. Homeowner Assistance

**U-458** **King County should work with local lenders to expand assistance for first-time homebuyers, including homebuyer education and counseling, low-cost financing and assistance with down payments and closing costs.**

**U-459** **King County should provide financial assistance for housing rehabilitation to low-income home owners, including owners of mobile homes residing in parks, and through community-based repair programs, such as tool banks or painting programs.**

### 2. Renter Assistance and Homeless Prevention

**U-460** **King County should support programs that help prevent homelessness, such as emergency rental assistance, mortgage default counseling, and improvements to emergency services referral networks.**

**U-461** **King County should support programs that assist low-income renters to remain in or to gain access to private market housing, such as revolving loan funds that cover utility and damage deposits, and rental assistance programs.**

**U-462** **King County should support programs that provide landlord-tenant counseling, workshops and mediation in landlord-tenant disputes, as well as legislation which protects the rights of tenants and landlords, such as fair rental contracts.**

## H. Balancing Jobs and Housing

As the population of the Puget Sound region grows, King County is expected to remain the major employment center of the region. As job growth occurs, the workers for these jobs must be accommodated with adequate opportunities for housing. If a balance of job growth and housing availability is not achieved, these workers will need to live longer distances away from their jobs, thus increasing pressures upon transportation systems.

**U-463** **King County shall work with the Growth Management Planning Council or its successor and the private sector to support development of an adequate supply of housing commensurate with job growth within the county and its cities. To attain this goal, King County shall:**

**a. Support job and household growth targets and policies established in the Countywide Planning Policies;**
**b. Establish performance measures to gauge how jurisdictions are accommodating growth;**
**c. Participate in buildable lands inventories, market analyses and other studies to evaluate if sufficient land capacity is available for residential development; and**
**d. Work with cities to ensure additional actions are taken throughout the county to accommodate and promote residential development when job growth causes great demand for housing and severe shortages in the availability of housing for new workers in the county.**

# V. Human Services

People are King County's most valuable resource. Their well being affects the prosperity of the region. King County's vision for the future includes livable, safe communities that are attractive to families, thriving cities, healthy rural communities and a robust economy. The availability of human services is an essential component of this vision.

Regardless of age, cultural background, income or family size, *everyone* is likely to need human services at some point. Human services range from youth recreation programs to mental illness programs to social programs for senior citizens. Many needs associated with human services are circumstantial and have nothing to do with income. Any one can have trouble locating quality childcare. Any one may need help dealing with family violence or substance abuse problems. Naturally, people with low incomes have the highest needs for human services, including help in meeting such basic needs as food, housing, health care and job training.

King County helps address the human service needs of its residents in many ways, including financial assistance for programs that serve residents who lack resources to meet basic needs. Although there are many funding sources, the amount is inadequate to meet rising human service needs. A large portion of King County's resources for human services comes from the State of Washington. This money is mandated to be spent on particular groups, such as people with developmental disabilities, people with mental illness, people with substance abuse problems and veterans. The county also accesses its own current expense fund to support other human services.

The policies in this section reflect the intent of the *King County Framework Policies for Human Services* adopted by the King County Council in 1999.

## A. King County's Role in Human Services

Over the years, King County has become a regional leader in providing human services. Activities include:

- **Resource Development and Administration:** King County works aggressively to direct federal, state, and private resources to our jurisdiction, and, where appropriate, administer available funds.
- **Funder:** King County uses a portion of current expense and criminal justice funds to support a variety of health, human services and housing programs for people in need.
- **Planner and Advocate:** King County is proactive in anticipating and responding to the changing needs of residents and communities.
- **Partnerships:** The county works with a variety of public and private partners to design, implement, and evaluate better ways of providing human services and conducting associated business.

**U-501** **King County, in partnership with other jurisdictions, should help provide access to a range of prevention, intervention and rehabilitative human services for all residents of King County. Access to human services should be available in all areas of the county. In order to achieve the goal of equitable countywide distribution, residential human service facilities should be encouraged to locate in areas of King County where factors such as high property costs currently discourage their location. In communities where there is a disproportionate share of human service facilities and providers located, King County should provide community amenities such as parks, transit improvements, sidewalks, and community centers.**

**U-502** **King County should lead the development and implementation of quality, countywide human service systems for its mandated service areas (mental health, drug and alcohol, people with developmental disabilities, veterans, and public health services). King County should execute this role chiefly through the mandates, guidelines, and funding provided by the State of Washington and/or the federal government.**

**U-503** **King County, in partnership with other jurisdictions, should support nonmandated regional human service systems for persons most in need.**

**U- 504** **King County should provide local services such as family, youth, and senior social and recreation programs; local food and clothing banks and community referral for residents of the unincorporated area.**

## B. King County's Human Service Goals

The five community goals listed in U-505 were developed through a county-wide community process sponsored by United Way of King County. All of the county's human services activities should support one or more of these goals.

### 1. Community Goals

**U-505** **King County should promote healthy families and safe communities by supporting activities that help attain the following community goals throughout King County:**

**a. Food to eat and a roof overhead. Ensure that the essential food and housing needs of all people in King County are met.**
**b. Supportive relationships within families, neighborhoods, and communities. Ensure all people in King County experience positive and supportive relationships in their families and communities.**
**c. A safe haven from all forms of violence and abuse. Ensure that all people in King County are safe and feel secure in schools, in their homes, and in their communities.**
**d. Health care to be as physically and mentally fit as possible. Promote and enhance the health of all people in King County, and assist them to attain and maintain the greatest functional independence as possible.**
**e. Education and job skills to lead an independent life. Help all people in King County become as economically self-sufficient as their abilities permit.**

**U-506** **King County policies and regulations should help promote easy access to jobs, housing, and services. In establishing and carrying out policies and regulations regarding land use, transportation, economic development, facilities, and related areas, King County should promote access to and availability of human services and affordable housing for low-income residents and communities.**

**U-507** **King County should ensure that its involvement in human services is sensitive to the cultural, economic, and social diversity of King County. Toward that end, King County should promote culturally competent and culturally relevant service delivery; uphold federal, state, and local laws against discrimination; work to remove obstacles that impair residents' ability to access human services and affordable housing; and provide opportunities for diverse representation of people and interests on King County's boards, commissions, advisory committees, and planning processes.**

**U-508** **King County should support efforts to break the cycle of poverty, promote personal responsibility and reduce the overall need for human services. This includes organizing and empowering residents and communities to be involved in the**

**decision making that affects their lives. Services supported by King County should do so in a manner that helps foster self-determination and self-sufficiency to the greatest extent possible.**

**2. Ensuring and Enhancing Human Services Resources**

**U-509** **King County should work in the federal, state, and local government arenas, and with the private sector, to garner additional human services and affordable housing resources for King County residents to help further the community goals. This work may include legislative advocacy, pursuit of grant funds, regulatory changes, and related actions.**

## C. Assessing Use of Resources and Achievement of Goals

King County should ensure that human services funding and other activities are directed in an effective and appropriate manner. The policies below and the *King County Framework Policies for Human Services* outline an assessment and evaluation process to help ensure the county is responsive to ongoing changes in achieving community goals. The assessment and evaluation process focuses on the discretionary spending on human services and the necessary coordination with mandated human services as appropriate.

**U-510** **King County should conduct an ongoing assessment and evaluation cycle to help ensure its activities and use of resources for human services are responsive to changing needs in the five community goal areas and other King County human services priorities.**

**U-511** **King County should periodically, but no fewer than every three years, produce a King County Human Services Recommendation Report that describes strategies that King County will pursue during the period covered by the Report.**

**U-512** **King County should encourage and facilitate broad community participation — including consumers and providers of services — in developing the King County Human Services Report, and in the provision and evaluation of human services.**

**U-513** **King County should actively coordinate with other local, regional, state, federal, and private human services efforts in order to ensure that its human service activities, including the use of resources, complement the programs and activities of others. Wherever feasible, King County should participate in joint assessments with other funders to analyze human service trends and needs.**

**U-514** **Together with its community partners, King County should help to establish and monitor key indicators of overall social and health conditions in King County. The information shall be used to help determine progress towards meeting the five community goals identified in U-505.**

# VI. Sustainable Development

It is the goal of King County to work toward a model sustainable community where both the public and private sectors seek to balance urban growth with natural resource protection. Sustainable development seeks to achieve this goal by addressing the impacts of the built environment in which we live and work. Sustainable development is implemented through planning, design and construction methods, including green building and low-impact development (LID) that promote environmental quality, economic vitality and social benefits.

Current development practices contribute significantly to the adverse impacts buildings have on our environment. These impacts include heavy consumption of energy and water, large-scale production of wastes, water pollution and contribution to greenhouse gas emissions. Implementing sustainable development involves incorporating green building and LID practices into our policies through education, incentives and regulation to help reduce these negative impacts.

Green building is defined as design, construction and operational practices that significantly reduce or eliminate the negative impact of buildings through sustainable site planning, water savings, energy efficiency, materials selection and enhanced indoor environmental quality for occupants. One strategy of green building is LID. LID is an approach to land development that emphasizes maintaining or restoring a site's natural hydrologic function by protecting and enhancing native vegetation and soils, minimizing impervious surfaces and managing stormwater at its source.

## A. Sustainable Development for King County Capital Improvement Projects

The King County Green Building Initiative establishes Executive policy to encourage and promote the use of sustainable development practices in all buildings the county constructs, remodels and renovates. By incorporating sustainable development practices when projects are in the planning and predesign phase, economic benefits may realized, including the reduction of operating costs, enhanced asset value, optimized building performance and a healthier workplace for its employees.

**U-601** **King County should incorporate sustainable development principles and practices into the design, construction and operation of county facilities and county-funded projects when economically feasible.**

**U-602** **The use of green building practices should be accomplished within traditional project budgets. If additional funds are sought for up-front costs, a life cycle cost analysis of the project should be completed to determine the long-term benefits of using green building practices.**

**U-604** **King County should leverage its purchasing power related to capital improvement projects to help expand the markets for green building products, including recycled-content materials and clean, renewable energy technologies.**

## B. Sustainable Development in the Private Sector

King County seeks to foster innovative design and development techniques in the private sector that reduce the negative impacts of site development and building construction while maintaining affordability and economic development. Similarly, King County also encourages the use of low-impact site design techniques to reduce impacts to aquatic resources.

**U- 605** **King County should encourage, support and promote the application of sustainable development practices in all private sector development within the county. This may be accomplished through working with residential and commercial developers to incorporate habitat conditions, reduce impervious surface areas, protect ground and surface water within a watershed, incorporate greater use of green building materials and utilize systems that conserve resources, including those that use energy more efficiently.**

**U-606** **King County should identify and evaluate potential changes to land use development regulations and building codes to support and promote green building and low impact development. This may be accomplished through demonstration projects to guide the application and refinement of regulations such as zoning, and road and stormwater regulations.**

## C. Low-Impact Development

Current development practices can adversely impact water resources. Low-impact development (LID) is a new approach to land development which works to match a site's natural hydrologic function by protecting native vegetation and soils, reducing impervious surface and managing stormwater at the source. LID techniques include retention of native vegetation, soil amendment, rainwater harvesting, pervious pavement and bioretention.

**U-607** **King County should incorporate low-impact development principles and practices into the design, construction and operation of all county facilities and county-funded projects to the fullest extent feasible.**

**U-608** **King County should work with residential and commercial developers to incorporate low-impact development practices that protect native vegetation and soils, and reduce impervious surface.**

**U-609** **King County should identify and evaluate potential changes to land use development regulations and building codes to support and promote low-impact development. This may be accomplished through demonstration projects to guide application and refinement of regulations such as zoning, subdivision, roads and stormwater regulations.**

# Chapter Three

# Rural Legacy and Natural Resource Lands

The landscape of King County's rural and resource areas is characterized by extensive forests, small-scale farms, free-flowing rivers and streams that provide high-quality habitat for fish and wildlife, and a wide variety of homes found in rural cities, small historic towns, and scattered on lots in a broad range of sizes. Large-scale, commercial forestry and mining have been the traditional land uses in the eastern half of King County where soils are thin and rocky, while farming continues in the prime soils found in the river valleys. Many rural residential communities are focused on scenic resources such as lakes, rivers and territorial views, or to lifestyle activities such as the keeping of horses.

The glacial soils and terrain in the rural and resource areas also create significant environmentally sensitive areas, such as steep, erodable slopes, wetlands and groundwater recharge areas. Maintenance of tree cover, natural vegetation and wetlands are critical to prevention of erosion, flooding, property and habitat damage, the continued functioning of the ecosystem and preservation of rural character.

Conserving King County's rural and natural resource lands is integral to providing diversity in lifestyle choices, continuing farming and forestry economies, protecting environmental quality and wildlife habitat, and maintaining a link to King County's resource-based heritage.

## Growth Management Act's Goals, Elements, and Requirements

Part I of this chapter satisfies the Growth Management Act's mandatory rural element by designating rural lands in order to limit development in rural areas and prevent sprawl, by permitting land uses that are compatible with the rural character established in the King County Countywide Planning Policies, and by providing for a variety of rural densities; further, it satisfies the mandatory land use element by indicating the population densities that are appropriate for the Rural Area, and Goal 13 of the GMA by identifying and encouraging the preservation of lands, sites, and structures that have historical or archaeological significance. It also maintains and enhances natural resource-based industries and designated natural resource lands as required by the act.

Part II of this chapter satisfies the Growth Management Act's Goal 8 to maintain and enhance natural resource-based industries; Requirement 36.70A.170 to designate natural resource lands; Requirement 36.70A.080 optional conservation element by conserving natural resource lands.

## King County's Rural Communities

King County's Rural Area, including communities such as the Hobart Plateau, Vashon Island, Snoqualmie Valley and Enumclaw Plateau, contains predominantly low-density residential development, farms, forests, watersheds crucial for both fisheries and flood control, mining areas, small cities and towns, historic sites and buildings, archaeological sites and regionally important recreation areas. These rural uses and activities occur adjacent to and interact with the county's rich agriculture and forestry resources. The location of the Rural Area between the Urban Growth Area and most Resource Lands helps to protect commercial agriculture and timber from incompatible uses.

Designation and conservation of a Rural Area maintains rural community character as a valued part of King County's diversity. It also provides choices in living environments, maintains a link to King County's heritage, allows small-scale farming and forestry to continue and helps protect environmental quality and sensitive resources, such as groundwater recharge areas. Rural areas also act to enhance urban areas and focus urban levels of development where they can be best served.

King County is required to have a rural element in its comprehensive plan by the Washington State Growth Management Act (GMA). A clear indication of which lands in King County will remain rural also will foster better use of limited funds for facilities and services by allowing the county to establish distinctly rural facility and service standards and to focus most public resources on growth and services in the Urban Growth Area.

## King County's Resource Lands

The growing, harvest, extraction, processing and use of products from Natural Resource Lands play an important role in King County's economy by providing jobs and products for local use and export. Natural Resource Lands also provide links to King County's cultural heritage, scenic views and environmental benefits such as enhanced air and water quality. In large measure, King County's quality of life is dependent upon the thoughtful planning and sound management of these Natural Resource Lands to ensure their long-term conservation and productive use.

For many years, King County's Natural Resource Lands were poorly conserved and managed. For example, only about one-third of the farmland existing in 1945 remains today. Lack of understanding of natural resource value, inconsistent coordination between agencies, poor operational practices, demand for more housing, lack of an adequate means to compensate natural resource owners for the many nonmonetary values their lands provide and many other reasons have diminished our available natural resource lands.

Efforts to maintain King County's Natural Resource Lands and the industries they support began in earnest in the late 1970's. The land base and industries are further conserved by encouraging development to occur as envisioned by the Washington State Growth Management Act (GMA), which requires new development to be focused primarily in the Urban Growth Area. Under this plan, Natural Resource Lands, including Designated Production Districts and sites of long-term commercial significance, will have minimal new residential and commercial development. New development that does occur will be designed to be compatible with active resource-based uses.

This section contains King County's strategy for conservation of these valuable Natural Resource Lands and for encouraging their productive and sustainable management. The strategy consists of policies to guide planning, incentives, education and regulation. Forest, farm and mineral lands are not King County's only natural resources. Many other resource-based industries, such as the fisheries industry, are influenced by King County's land use and planning policies. Policies for the protection and enhancement of air, water, vegetation, fisheries, wildlife and other natural resources can be found in this chapter and in Chapter 4, Environment.

# I. Rural Legacy

## A. Maintaining Rural Lifestyle

### 1. Rural Area Designation Criteria and Rural Character

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

**R-101** **It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. The GMA specifies the rural element of comprehensive plans include measures that apply to rural development and protect the rural character of the area (RCW 36.70A.070(5)). The GMA defines rural character (RCW 36.70A.030(14)). Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas (RCW 36.70A.030(15)). In order to implement GMA, it is necessary to define the development patterns that are considered rural, historical or traditional, and do not encourage urban growth or create pressure for urban facilities and service. Therefore, King County's land use regulations and development standards shall protect and enhance the following components of the Rural Area:**

**a. The natural environment, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian corridors;**
**b. Commercial and noncommercial farming, forestry, fisheries, mining and cottage industries;**
**c. Historic resources, historical character and continuity including archaeological and cultural sites important to tribes;**
**d. Community small-town atmosphere, safety, and locally owned small businesses;**
**e. Economically and fiscally healthy rural cities and unincorporated towns and neighborhoods with clearly defined identities compatible with adjacent rural, agricultural, forestry and mining uses;**
**f. Regionally significant parks, trails and open space;**
**g. A variety of low-density housing choices compatible with adjacent farming, forestry and mining and not needing urban facilities and services; and**
**h. Traditional rural land uses of a size and scale that blend with historic rural development.**

**R-102** **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:**

**a. Opportunities exist for significant commercial or noncommercial farming and forestry (large-scale farms and forest lands are designated as Natural Resource Lands);**
**b. The area will help buffer nearby Natural Resource Lands from conflicting urban uses;**

c. **The area is contiguous to other lands in the Rural Area, Natural Resource Lands or large, predominantly environmentally sensitive areas;**
d. **There are major physical barriers to providing urban services at reasonable cost, or such areas will help foster more logical boundaries for urban public services and infrastructure;**
e. **The area is not needed for the foreseeable future that is well beyond the 20-year forecast period to provide capacity for population or employment growth;**
f. **The area has outstanding scenic, historic, environmental, resource or aesthetic values that can best be protected by a Rural Area designation; or**
g. **Significant environmental constraints make the area generally unsuitable for intensive urban development.**

The Rural Area is comprised of all lands in King County outside of the designated Urban Growth Area (UGA), and not including the designated Forest and Agricultural Production Districts. The Rural Area is generally located east of the UGA, with the exception of the rural cities and their UGAs, and also includes the entirety of Vashon-Maury Islands. Within the Rural Area, three land use categories are applied: Rural, allowing low-density residential development, forestry, farming, and a range of traditional rural uses; Rural Town, recognizing historical settlement patterns and allowing commercial uses to serve rural residents; and Rural Neighborhood, allowing small-scale convenience services for nearby rural residents.

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

**R-103** **King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3)) and Countywide Planning Policy FW-1.**

## 2. Rural Resources

The Rural Area contains working farms and forests which contribute to healthy resource-based industries. For example, Rural Area forestlands provide an important part of rural character, add to the diversity and self-sufficiency of local economies and contribute to open space, wildlife habitat and environmental quality. However, Rural Area land in farm and forest use has significantly diminished since 1985, mostly through the conversion of these lands to residential uses. Pressures to convert from resource use include opportunities for significant profits based on alternative uses, and the encroachment of residential and other development that conflicts with the resource use.

Although most of King County's best farming and timberlands are within designated Resource Production Districts, there is a significant land base for agriculture and forestry in the Rural Area. King County has studied this land base and has identified rural forest areas where forestry will be enhanced and protected. Special efforts to conserve the forest land base in particular are necessary. Farming uses are adequately protected by rural zoning, but could be additionally supported by incentive programs and possibly the Transfer of Development Rights program.

**R-104** **Farming and forestry are vital to the preservation of rural areas and should be encouraged throughout the Rural Area. King County should encourage the retention of existing and establishment of new rural resource-based uses, with appropriate site management that protects habitat resources. King County's regulation of farming and forestry in the Rural Area should be consistent with these guiding principles:**

a. **Homeowner covenants for new subdivisions and short subdivisions in the Rural Area should not restrict farming and forestry;**
b. **Agricultural and silvicultural management practices should not be construed as public nuisances when carried on in compliance with applicable regulations, even though they may impact nearby residences; and**
c. **County environmental standards for forestry and agriculture should protect environmental quality, especially in relation to water and fisheries resources, while encouraging forestry and farming.**

**R-105** **Uses related to and appropriate for the Rural Area include those relating to farming, forestry, mineral extraction, and fisheries such as the raising of livestock, growing of crops, sale of agricultural products; small-scale cottage industries; and recreational uses that rely on a rural location are also appropriate.**

### 3. The Rural Economy

An economic development strategy for the Rural Area can support and advance the unique characteristics of rural King County. It is critically important for the Rural Area to sustain the farming and forestry industries. The strategy needs to recognize the role of home businesses and industries as well as a range of other businesses and economic clusters that can be compatible with rural lifestyles and the rural character of the area. Rural economic development means maintaining and, where possible, increasing the flow of income to rural households and revenues to rural businesses and families.

**R-106** **King County recognizes and supports home occupations, home industries, and other small businesses that provide services to rural residents and are part of traditional rural economic activities and lifestyles found in King County's Rural Area. The county shall review its regulations and programs to preserve this component of the County's Rural Area. The Executive shall provide this analysis of the regulations and programs, along with any recommended code changes, for review by the King County Council by December 31, 2005.**

**R-107** **King County shall develop and implement a rural economic development strategy, which shall be consistent with the character and service levels of the Rural Area. The strategy shall be developed in coordination with the Rural Forest Commission, the Agricultural Commission, interested rural citizens, and other stakeholders. This strategy shall be transmitted to the King County Council by December 31, 2005, and shall include the following components:**
a. **Identification of rural economic development policies, goals, objectives and implementation tools necessary to bring income to the businesses and residents of rural King County within the strictures of GMA;**
b. **Establishment of an action plan that will identify roles, expected outcomes, milestones and schedules;**
c. **Assessment of the strengths, weaknesses, challenges and opportunities faced by the King County rural economy;**
d. **Inventory of the existing supply of commercial and industrial lands in the Rural Area and an assessment of its sufficiency over the 20-year planning horizon;**
e, **Identification of the types of businesses that should be encouraged and supported in rural areas;**
f. **Identification of current obstacles to overall rural economic development as well as impediments to the location or expansion of favored industries that are consistent with rural character;**
g. **Identification of the implementation tools capable of supporting and encouraging the retention, expansion and relocation of favored businesses; and**
h. **Consistency with and in support of the APD and the FPD.**

## B. Forestry in the Rural Area

In 1995, King County worked with citizens and property owners to identify rural lands that were currently being farmed, and rural lands that remained in a relatively forested state or were appropriate for small-scale forestry uses. The lands were designated as Rural Farm Districts and Rural Forest Districts, respectively. The King County Comprehensive Plan called for using regulations and incentives to maintain land in the districts in large parcels, and to maintain and encourage continued farming and forestry activities. The 1996 Farm and Forest Report recommended a series of actions to protect the rural farm and forest land base as well as the practices of farming and forestry, including the provision of technical assistance to aid property owners in land management, outreach to owners of properties vulnerable to development, creating opportunities for property owners to sell their development rights, and seeking funding for public acquisition of rural resource lands. The report also recommended the continuance of the King County Agricultural Commission, and the appointment of a Rural Forest Commission to review the impact of proposed regulations on rural forestry and recommend incentive programs.

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

a. Promote forest stewardship through education and technical assistance programs, such as the Washington State Department of Natural Resources and the King County Cooperative Extension Forest Stewardship Programs;
b. Provide technical assistance and information to landowner groups and community associations seeking to implement land/water stewardship, habitat restoration and management plans;
c. Create opportunities and incentives for voluntary, cooperative management of woodlots and open space currently in separate ownership;
d. Offer technical assistance and information to landowners who are interested in managing their forest for nontimber specialty forest products; and
e. Explore opportunities for providing relief from special levies and assessments.

**R-108** **The preservation of forest land and forestry throughout the Rural Area shall remain a priority for King County. Landowner incentive programs, technical assistance, permit assistance, regulatory actions and community-based education shall be used throughout the Rural Area to sustain the forest land base and forestry activities.**

The Forestry Program will continue to evaluate additional ways to conserve rural resource lands and encourage forestry. In addition, King County has identified properties for acquisition, and has worked in partnership with other jurisdictions and citizen groups to match high priority sites with funding sources for permanent conservation. As of 2000, King County has purchased two significant forest properties, the 1700-acre Taylor Mountain Forest and the 320-acre Ring Hill Forest. The 313-acre Mitchell Hill Forest has been permanently preserved through the transfer of development credits from Mitchell Hill to the City of Issaquah. An additional 725 acres of rural forest land east of Ames Lake and at Sugarloaf Mountain have been permanently protected.

The Rural Forest Commission was appointed in 1998, and continues to work diligently to develop new funding and incentive ideas for forest conservation. The commission recommended the Rural Forest Districts be refined to provide a focus to those areas where the greatest opportunities exist for retention of large, contiguous blocks of forest, and that these areas be called "Rural Forest Focus Areas." The Rural Forest Focus Areas replace the Rural Forest Districts.

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

**R-109** **Rural Forest Focus Areas are identified geographic areas where special efforts are necessary and feasible to maintain forest cover and the practice of sustainable forestry. King County shall target funding, when available, new economic incentive programs, regulatory actions and additional technical assistance to the identified 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.**

**R-110** **The Rural Forest Focus Areas should be maintained in parcels of 20 acres or more in order to retain large, contiguous blocks of rural forest. Regulations or incentives should seek to achieve a maximum density of one home per 20 acres.**

## C. Farming in the Rural Area

The 1996 Farm and Forest Report provided a series of strategies for conserving farmland and sustaining farming within the designated Agricultural Production District where the prime agricultural soils are found, and recognized that there are also areas outside the APD where meaningful agricultural practices continue. The report identified areas where lands were in dairy or crop production and enrolled in the current use taxation program, determined that the low-density zoning in place in these areas was sufficient to protect the land base, and recommended that landowner incentive programs be focussed there as well.

**R-111** **The county should develop specific incentives to encourage agricultural activities in the remaining prime farmlands located outside the Agricultural Production District. These incentives could include tax credits, expedited permit review, reduced permit fees, permit exemptions for activities complying with best management practices, assistance with agricultural waste management or similar programs.**

## D. Equestrian Communities

King County recognizes the contributions of equestrian livestock husbandry, training, competition and recreation activities to the overall rural quality of life in King County. As growth occurs, open land to sustain livestock and existing or potential trail segments may be lost to uncoordinated land development and road improvements. Also, ESA requirements may limit livestock management choices and the location of new equestrian facilities on land constrained by large riparian corridors.

The equestrian community designation in the Non-Motorized Transportation Plan is based on the presence of some or all these factors in portions of King County's Rural Areas:

a. Proximity to a regional-level trail, designated by the State of Washington, King County or a city, that is accessible to horses;
b. Tracts of land on which horseback riding is formally sanctioned or to which equestrian access traditionally has been granted;
c. Concentrations of residential lots or acreage on which horses are kept;
d. Commercial or noncommercial stables, riding schools and arenas;
e. Supporting industries including but not limited to tack shops, feed stores or veterinarians; and
f. Riding or homeowner associations that promote equestrian activities.

While equestrian uses are permitted throughout the Rural Area, the Equestrian Communities Map identifies those areas where continued equestrian uses are particularly supported and provides a way for rural communities and the county to coordinate various actions to help equestrian activities remain sustainable in King County.

**R-112** **King County should support the identified equestrian communities in the Rural Area by providing facilities on King County rights-of-way where not in conflict with the terms of utility easements to accommodate horse travel, by maintaining equestrian**

links, including multiple-use trails, where appropriate, and by adoption of supportive land use regulations for use of these areas for horsekeeping. King County will work with local communities to identify and protect multiple use trails and other public trails in the identified Equestrian Communities that support horse travel within the Rural Area.

R-113 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 Standards shall be revised, with input from representatives of the equestrian community, to 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 identified equestrian communities should assure a minimum eight-foot-wide gravel shoulder, 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.

R-114 King County's land use regulations should protect rural equestrian community trails by supporting preservation of equestrian trail links in Equestrian Communities, protection of livestock from intrusions from residential development, and encouraging subdivision layouts that preserve opportunities for keeping of horses. Representatives of the equestrian community shall be given the opportunity to review and monitor regulatory and programmatic actions by King County, such as rural area development regulations, that have the potential to affect equestrian uses.

R-115 Equestrian trails should be recognized as "linear parks" for purposes of the county's Public Benefit Rating System.

R-116 County departments negotiating trades or sales of county land shall determine whether any historically established trails exist on the property, and assure that those trails are retained or replaced to assure that key linkages to regional systems are not lost as a condition of the trade or sale.

# II. Rural Densities and Development

## A. Rural Growth Forecast

The GMA requires most new growth to be accommodated in Urban Growth Areas (UGA), yet growth may be permitted outside the UGA provided it is not urban in character.

The Rural Area is not expected to accommodate large amounts of growth and allows for low-density residential development and other traditional rural uses. The GMA requires that rural development be contained and controlled to ensure the protection of rural character, assure the visual compatibility of rural development with the surrounding rural area, protect environmentally sensitive areas and habitat and protect against conflicts with natural resource uses such as farming, forestry and mining.

In 2002, the Growth Management Planning Council adopted urban area targets to accommodate the 2022 countywide population projections supplied by the state. These urban targets assumed a rural area forecast of an additional 6,000 housing units during the period 2001 to 2022. No attempt has been made to allocate this rural forecast to subareas of rural King County.

Since adoption of King County's initial comprehensive plan under GMA in 1994, annual building permit activity in the Rural Area has continued to drop to an average of approximately 570 new building permits per year for the period 1999-2002. Application of new zoning measures and other regulatory tools have also helped to reduce subdivision activity, but if the current rate of 570 new homes per year continues, the Rural Area could be built out to its full capacity within 20 years of the date of this plan.

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

**R-201** **A low growth rate is desirable for the Rural Area, including Rural Towns, to comply with the State Growth Management Act, prevent sprawl and the overburdening of rural services, reduce the need for capital expenditures for rural roads, maintain rural character and protect the environment. King County shall focus its resources on the unincorporated Urban Area until such time that these areas become part of cities. 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.**

## B. Residential Densities

The low-density residential living choices available in the Rural Area provide an important part of the variety of housing options for King County residents. The residential land use policies in this section, together with their implementing regulations, strike a balance between making rural housing available to those who desire a rural way of life and keeping densities and the number of housing units low enough so they can be supported by a rural level of public facilities and services, be compatible with nearby commercial and noncommercial farming and forestry and prevent or significantly reduce adverse impacts of development on the natural environment. These policies and implementing regulations could allow 14,000 to 24,000 more housing units at ultimate buildout in addition to the roughly 58,000 residences existing in the designated Rural Area in 2000. The Transfer of Development Rights Program will help reduce development capacity in the

Rural Area, and King County should continue to seek other programs that provide economic incentives for property owners to voluntarily limit residential development of their land.

**R-202** **Residential development in the Rural Area should occur as follows:**

**a. In Rural Towns at a variety of densities and housing types, compatible with maintenance of historic resources and community character; and**

**b. Outside Rural Towns at low densities compatible with traditional rural character and uses, farming, forestry, mining and rural service levels.**

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

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

Future development in the Rural Area will, to a great extent, be controlled by the availability of transportation concurrency. Concurrency certificates are issued only to proposed developments that meet strict level of service standards. In the Rural Area, this standard is an average volume/capacity ratio of 0.69 during the afternoon peak period. Many of the traffic zones in the Rural Area are near or already out of compliance; therefore proposed subdivisions are being denied concurrency certificates. In the Transportation Chapter, policies prevent the construction of road projects in the Rural Area for the purpose of increasing road capacity, meaning that these zones will remain out of compliance.

**R-203** **The Rural Area should have low residential densities that can be sustained by minimal infrastructure improvements such as septic systems and rural roads, cause minimal environmental degradation and impacts to significant historic resources, and that will not cumulatively create the future necessity or expectation of urban levels of services. Concurrency certificates for proposed new subdivisions in the Rural Area shall not be issued if trips generated by such subdivisions would exceed rural transportation level-of-service standards.**

**R-204** **Rural area residential densities shall be applied in accordance with Policies R-205 – R-209. Individual zone reclassifications are discouraged and should not be allowed in the Rural Area. Property owners seeking individual zone reclassifications should demonstrate compliance with R-205 through R-209.**

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

**R-205** **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 for**

**forestry or farming respectively, and are found to qualify for a Rural Forest Focus Area designation in accordance with Policy R-109.**

**R-206** **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; or**

**b. The lands contain significant environmentally constrained areas as defined by county ordinance, policy or federal or state law, or regionally significant resource areas or substantial critical habitat as determined by legislatively approved basin plans or Watershed Resource Inventory Area Plans; and**

**c. The predominant lot size is greater than or equal to 10 acres in size.**

**R-207** **For Vashon-Maury Island, a residential density of one home per 10 acres:**

**a. Shall be maintained on areas zoned RA-10 as of 1994 to help protect community character and reduce adverse impacts on the island's infrastructure; and**

**b. Shall be applied to areas with a predominant lot size of 10 acres or greater and mapped as category I Critical Aquifer Recharge Areas.**

**R-208** **A residential density of one home per 5 acres shall be applied in the Rural Area where:**

**a. The land is physically suitable for development with minimal environmentally sensitive features or critical habitat as determined by legislatively adopted watershed based plans;**

**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.**

Although King County intends to retain low residential densities in the Rural Area, residential development has occurred in the past on a wide variety of lot sizes. Both existing homes on small lots and rural infill on vacant, small lots contribute to the variety of housing choices in the Rural Area. In some cases, however, rural-level facilities and services (e.g. on-site sewage disposal, individual water supply systems) may not permit development of the smallest vacant lots. The effect of Policy R-209 is to recognize that some of the Rural Area has already been subdivided at a density greater than one lot per five acres (for example, parts of the shoreline of Vashon Island), but not to allow more than one home per five acres on unplatted acreage. Zoning to implement policies R-206 through R-209 has been applied through subarea and local plans and area zoning maps.

**R-209** **The RA-2.5 zone has generally been applied to rural areas with an existing pattern of lots below five acres in size that were created prior to the adoption of the 1994 Comprehensive Plan. These smaller lots may still be developed individually or combined, provided that applicable standards for sewage disposal, environmental protection, water supply, roads and rural fire protection can be met. A subdivision at a density of one home per 2.5 acres shall only be permitted through the transfer of development credits from property in the designated Rural Forest Focus Areas. The site receiving the density must be approved as a Transfer of Development Rights receiving site in accordance with the King County Code. Properties on Vashon-Maury Islands shall not be eligible as receiving sites.**

Accessory dwelling units provide opportunities for affordable housing, on-site housing for workers and caretakers, housing for extended family members, and rental income for landowners. However, detached accessory dwelling units function similarly to separate homes on separate lots, and should be treated as such. When a subdivision is proposed for a property that already has a house and a detached accessory

dwelling unit, the house and accessory dwelling unit shall count as two units. For example, on an RA-5 zoned 20 acre parcel, which could be subdivided into four lots, the existing primary dwelling and the accessory unit in a separate building shall count as two of the four units allowed on the site.

**R-210** **Accessory dwelling units in structures detached from the primary dwelling shall be counted as a separate dwelling unit for the purpose of lot calculations under the zoning in place at the time of a proposed subdivision.**

**R-211** **The King County Residential Density Incentive Program shall not be available for development in the Rural zones.**

## C. Transfer of Development Rights Program

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

To that end, King County promotes the transfer of development rights from land valuable to the public, especially rural and resource areas, to land better able to accommodate growth. The Transfer of Development Rights (TDR) Program allows landowners to voluntarily achieve an economic return on their property while maintaining it in forestry, farming, habitat or parks and open space in perpetuity. It also increases housing opportunities in the Urban Area where urban services and infrastructure can accommodate additional growth.

**R-212** **As an innovative means to permanently preserve private lands with countywide public benefit, to encourage higher densities in appropriate areas and reduce residential development capacity in Rural Forest Focus Areas, King County shall continue efforts to implement an effective and focused transfer of development rights program.**

**R-213** **The top priority of the voluntary Transfer of Development Rights Program is to reduce development in the Rural Area by encouraging the transfer of development rights from private rural lands into the Urban Growth Area. Transfers may also be made to rural sites that have RA 2.5 zoning.**

**R-214** **King County supports and shall work actively to facilitate the transfer of rural development rights to:**

**a. Preserve the rural environment, encourage retention of resource-based uses and reduce service demands in the Rural Area;**
**b. Provide permanent protection to significant natural resources; and**
**c. Increase the regional open space system.**

**R-215** **To promote transfers of development rights, King County shall facilitate the transfers from private property owners with sending sites to property owners with receiving sites, buy and sell development rights through the King County Transfer of Development Rights (TDR) Bank, and work with cities to develop interlocal agreements that encourage transfers of development rights into cities and within adopted appropriations. Public amenity funding to enhance the livability of incorporated area receiving site neighborhoods accepting increased densities shall also be part of the program. King County should actively solicit large landowners, within incorporated areas, to purchase development rights from the TDR bank.**

**R-216** **Private properties qualified as sending sites shall provide a permanently protected area of sufficient size to provide public benefit. Priority candidates for sending sites are:**

a. **Lands contributing to the protection of endangered and threatened species;**
b. **Rural Forest Focus Areas;**
c. **Lands that are suitable for inclusion in and provide important links to the regional open space system; or**
d. **Agricultural and Forest Production District lands.**

**R-217** **Transfers of development rights may be made to receiving sites as follows:**
a. **Rural areas zoned RA-2.5 may receive transfers of development rights from the Rural Forest Focus Areas.**
b. **Unincorporated urban areas and incorporated cities may receive transfers of development rights. Preferences should be given for locations within designated urban centers, or adjacent to transit stations and park and ride lots. Transfers to incorporated areas shall be detailed in an interlocal agreement between the city and county.**

**R-218** **Development Rights Calculations**
a. **Development rights transferred from Rural Forest Focus Areas to the Urban Area shall be calculated on a basis of 1 credit for each 5 acres of site area.**
b. **If a portion of a sending site is being retained for 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.**

**R-219** **Following the transfer of development rights from a sending site, a conservation easement documenting the transfers shall be recorded and notice placed on the title of the sending site parcel.**

**R-220** **King County should increase funding for urban area amenties and the TDR bank and seek private and other public funding to strengthen the TDR program and facilitate the transfer of development rights from the Rural Area in order to preserve the rural environment, encourage retention of rural resource-based uses and avoid urban service demands in the Rural Area. King County should pursue public or private partnerships and bond or levy proposals for additional TDR bank funding to target threatened private rural or resource lands. Rights purchased through such a program could be sold into any appropriate urban location.**

## D. Nonresidential Uses

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

**R-221** **Nonresidential uses in the Rural Area shall be limited to those that:**
a. **Provide convenient local services for nearby residents;**
b. **Require location in a Rural Area;**
c. **Support natural resource-based industries;**
d. **Provide adaptive reuse of significant historic resources; or**
e. **Provide recreational opportunities that are compatible with the surrounding Rural Area.**

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

**R-222** **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.**

The service area of most schools in the Rural Area is large and relatively sparsely populated. Placing schools in rural cities or Rural Towns allows them to be served with urban-level utilities and fire protection and to be used efficiently for other community activities.

**R-223** **In the Rural Area, elementary schools may locate where required to serve neighborhoods. New middle/junior high schools and high schools and school facilities are encouraged to locate in rural cities or unincorporated Rural Towns. In reviewing proposals for middle/junior high and high schools and school facilities outside rural cities or Rural Towns, King County should ensure that any approved project will not stimulate local demand for urban-level services. In order to support the availability of public facilities and services for educational purposes, public schools and public school facilities may exceed nonresidential development standards as provided for by county code, shall comply at a minimum with applicable surface water design manual standards and may be provided with public sewer services in accordance with Policy F-249.**

**R-224** **Small airfields beyond those already established in the Rural Area should not be permitted, due to their cumulative impacts on air traffic and nearby uses.**

**R-225** **Library services for the Rural Area should be provided by bookmobiles, or by libraries in Rural Towns or rural cities.**

## E. Character/Development Standards

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

**R-226** **New subdivisions in the Rural Area should strive to maintain the size and scale of traditional development patterns and rural character.**

**R-227** **New subdivisions in the Rural Area should be designed and developed to maximize preservation 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.**

**R-228** **Site design standards for new subdivisions in the Rural Area should include: minimization of paved surfaces; limitations on entrance signage; preservation of natural contours, existing meadows and opportunities for keeping of horses; and other standards to limit features typical of urban or suburban development.**

**R-229** **Rural residential development adjacent to Agricultural and Forest Production Districts shall be sited to minimize interference with activities related to resource uses. Residences next to Forest Production Districts shall be built with greater setbacks from the Forest Production District boundaries for safety and to reduce nuisance complaints.**

**R-230** **To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:**

**a. The development provides equal or greater protection of the natural environment, Natural Resource Lands, historic resources or archaeological sites;**
**b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses;**
**c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and**
**d. The development can be served by rural facility and service levels (such as on-site sewage disposal and rural fire protection).**

Low-density development in the Rural Area will have different residential street needs from those in the Urban Growth Area. Densities and travel demand in the Rural Area are very low and road maintenance is a proportionately greater per capita cost than in the Urban Growth Area.

Rural streets and roads outside Rural Towns generally will have no more than two travel lanes, no curbs or sidewalks and feature unpaved shoulders and open drainage ditches. Local access streets for residential subdivisions will constitute a significant proportion of the site disturbance and impervious surface associated with new development in the Rural Area and therefore must take the environment into consideration equally with traffic flow and vehicular access.

**R-231** **Rural development standards shall be established to protect the natural environment by addressing seasonal and maximum clearing limits, impervious surface limits, surface water management standards that emphasize preservation of natural drainage systems and water quality, groundwater protection, and resource-based practices. These standards should be designed to provide appropriate exceptions for lands that are to be developed for kindergarten through twelfth grade public schools and school facilities, provided that the school project shall comply at a minimum with the requirements of the King County Surface Water Design Manual.**

## F. Sustainable Development

Additional policies on sustainable development are located in Chapter 2.

**R-232** **King County shall encourage, support and promote the application of sustainable development practices in all private sector development within the Rural Area.**

## G. Low-Impact Development

Current development practices can adversely impact water resources. Low-impact development (LID) is a new approach to land development that works to match a site's natural hydrologic function by protecting and enhancing native vegetation and soils, reducing impervious surface and managing stormwater at the source. These techniques are well suited to development in rural residential zoned areas.

R-233 King County should work with residential builders and developers to encourage the use of low-impact development practices that protect native vegetation and soils and reduce impervious surface. King County should promote preservation of native vegetation and soils on rural-residential zoned parcels to the maximum extent practicable. Dispersion of runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual should be the preferred method of stormwater management in the Rural Area.

# III. Rural Public Facilities and Service

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

In order to focus growth within the Urban Growth Area, financial resources must be prioritized to develop and maintain sufficient urban infrastructure and services in the UGA to accommodate that growth. Further, the presence of a high level of public infrastructure and services has been demonstrated to create pressure for new growth. For example, the taxpayer-supported road network constructed in eastern King County over the last twenty to thirty years has been the greatest source of growth pressure in the rural and natural resources area. To use financial resources efficiently and reduce growth pressure in the Rural Area, King County will not provide an urban level of infrastructure and services to the Rural Area. Chapter 6, Transportation and Chapter 7, Facilities and Utilities, clarify King County priorities for transportation and other facility improvements in the rural and natural resource areas.

**R-301** **King County shall work with cities and other agencies providing services to the Rural Area to adopt standards for facilities and services in the Rural Area that protect basic public health and safety and the environment, but are financially supportable at rural densities and do not encourage urban development.**

**R-302** **Public spending priorities for facilities and services within the Rural Area should be as follows:**

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

**b. Second, to upgrade facilities and services when needed to correct level-of-service deficiencies without unnecessarily creating additional capacity for new growth.**

**R-303** **In the Rural Area, standards and plans for utility service should be consistent with long-term, low-density development and resource industries. Utility facilities that serve the Urban Growth Area but must be located in the Rural Area (for example, a pipeline from a municipal watershed) should be designed, and scaled to serve primarily the Urban Growth Area. Sewers needed to serve previously established urban "islands," rural cities or Rural Towns or new or existing public schools or public school facilities, shall be tightlined and have access restrictions precluding service to the Rural Area.**

# IV. Rural Cities, Towns and Neighborhoods

Rural cities and unincorporated Rural Towns within the Rural Area contribute to variety in development patterns and housing choices and provide employment opportunities, retail shopping and other services to nearby residents. These cities and towns also contain a significant portion of King County's historic architecture and are the primary locations for nonresidential uses in the Rural Area. Rural King County also contains several small Rural Neighborhoods, which provide limited, local convenience shopping.

## A. Rural Cities

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

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

King County has worked with the rural cities to establish Urban Growth Areas to accommodate growth. These areas are shown as part of the Urban Growth Area on the Comprehensive Plan Land Use Map.

**R-401** **The rural, incorporated cities and their Urban Growth Areas shall be considered part of the Urban Growth Area for purposes of planning land uses and facility needs. King County should work with rural cities to encourage the provision of affordable housing, to minimize the impacts of new development on the surrounding rural land and to plan for growth consistent with long-term protection of significant historic resources, the surrounding Rural Area and Natural Resource Lands.**

**R-402** **Within Rural City Urban Growth Areas, the following uses shall be permitted until the area annexes to the city:**

**a. Residential development at a density of 1 home per 5 acres or less with mandatory clustering; and**

**b. Nonresidential development such as commercial and industrial as determined through previous subarea plans.**

## B. Rural Towns

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

The purposes of the Rural Town designation are to recognize existing concentrations of higher density and economic activity in Rural Areas, whether by virtue of historical rural settlements or redesignation of an urban commercial center; provide a physical focus for the historic identity of rural communities; and to allow for modest growth of residential and economic uses within these designations if supported by the community and adequate utilities and other public services are available.

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

**R-403** **King County hereby 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 planning process, and shall not allow significant increases in development potential or environmental impacts. No new Rural Towns are needed to serve the Rural Area.**

**R-404** **Commercial and industrial development that provides employment, shopping, and community and human services that strengthen the fiscal and economic health of rural communities should locate in Rural Towns if utilities and other services permit.**

**R-405** **Rural Towns may contain higher-density housing than permitted in the surrounding Rural Area, and should provide affordable and resource-worker housing if utilities and other services permit. Development density in Rural Towns may approach that achieved in Rural Cities.**

The policies in this section apply only to the unincorporated Rural Towns. King County encourages rural cities to adopt land use policies and development standards that protect and enhance their historical character.

**R-406** **Rural Towns serve as activity centers for the Rural Area and may be served by range of utilities and services, and may include several or all of the following land uses, if supported by necessary utilities and other services and if scaled and designed to protect rural character:**

**a. Retail, commercial and industrial uses to serve the surrounding Rural Area population and to provide support for resource industries and tourism;**
**b. Residential development, including single-family housing on small lots as well as multifamily housing and mixed-use developments;**
**c. Other commercial and industrial uses, including commercial recreation and light industry; and**
**d. Public facilities and services such as community services, churches, schools, and fire stations.**

**R-407** **Sewers may be allowed in Rural Towns if necessary to solve existing water quality and public health problems which cannot be addressed by other methods, provided that any extension of sewer mains from urban areas to serve a rural town shall be tightlined systems designed to not serve any intervening lands. All alternatives shall be exhausted before sewers may be allowed. Rural towns shall not be enlarged to facilitate provision of sewers.**

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

**R-408** **Rural Towns should be compact, promoting pedestrian and nonmotorized travel while permitting automobile 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 or resource 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.**

## C. Rural Neighborhoods

Rural neighborhoods are small commercial developments, or in some cases, historic towns or buildings, that are too small to provide more than convenience shopping and services to surrounding residents. They generally do not have services such as water supply or sewage disposal systems any different from those serving surrounding rural development. Examples of rural neighborhoods include the store at Stillwater on the Carnation-Duvall Road, the town of Cumberland on the Enumclaw Plateau, and Preston.

**R-409** **The rural neighborhoods designated on the Comprehensive Plan Land Use Map are small-scale business areas that should provide convenience shopping and services for the surrounding community. No new rural neighborhoods are needed to serve the Rural Area. Expansion of the boundaries of the existing rural neighborhoods shall not be permitted except through the subarea plan process.**

The designated rural neighborhoods shown on the Land Use map are:

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

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

**R-410** **Rural neighborhoods should accommodate only small-scale retail, community and human services and personal service uses that provide convenience shopping and services to nearby Rural Area residents. If land suitable for residential development is included within the boundaries of a rural neighborhood, it should be zoned for rural residential development consistent with the residential development policies of this plan.**

**R-411** **King County should adopt commercial development standards for rural neighborhoods that facilitate economic reuse of existing structures, minimize increases in impervious surfaces and encourage retention of historic character and scale. Urban-level parking, landscaping and street improvement standards are not appropriate for Rural Neighborhoods.**

## D. Nonresource Industrial Uses and Development Standards in the Rural Area

There are two existing industrial areas in the Rural Area containing multiple industrial uses on several sites. One is located within the southwest portion of the Town of Vashon and the second is a designated industrial area adjacent to the rural neighborhood of Preston. The Preston Industrial Area recognizes an

existing concentration of industrial uses that contributes to the economic diversity of the Rural Area, but expansion of this industrial area beyond the identified boundaries is not permitted (see policy C-941).

**R-412** **New industrial uses in the Rural Area shall be permitted only in Rural Towns and in the designated industrial area adjacent to the Rural Neighborhood of Preston.**

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

**R-413** **Development regulations for nonvested 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, signs that are not internally illuminated, and site and building lighting that is held to the minimum necessary for safety.**

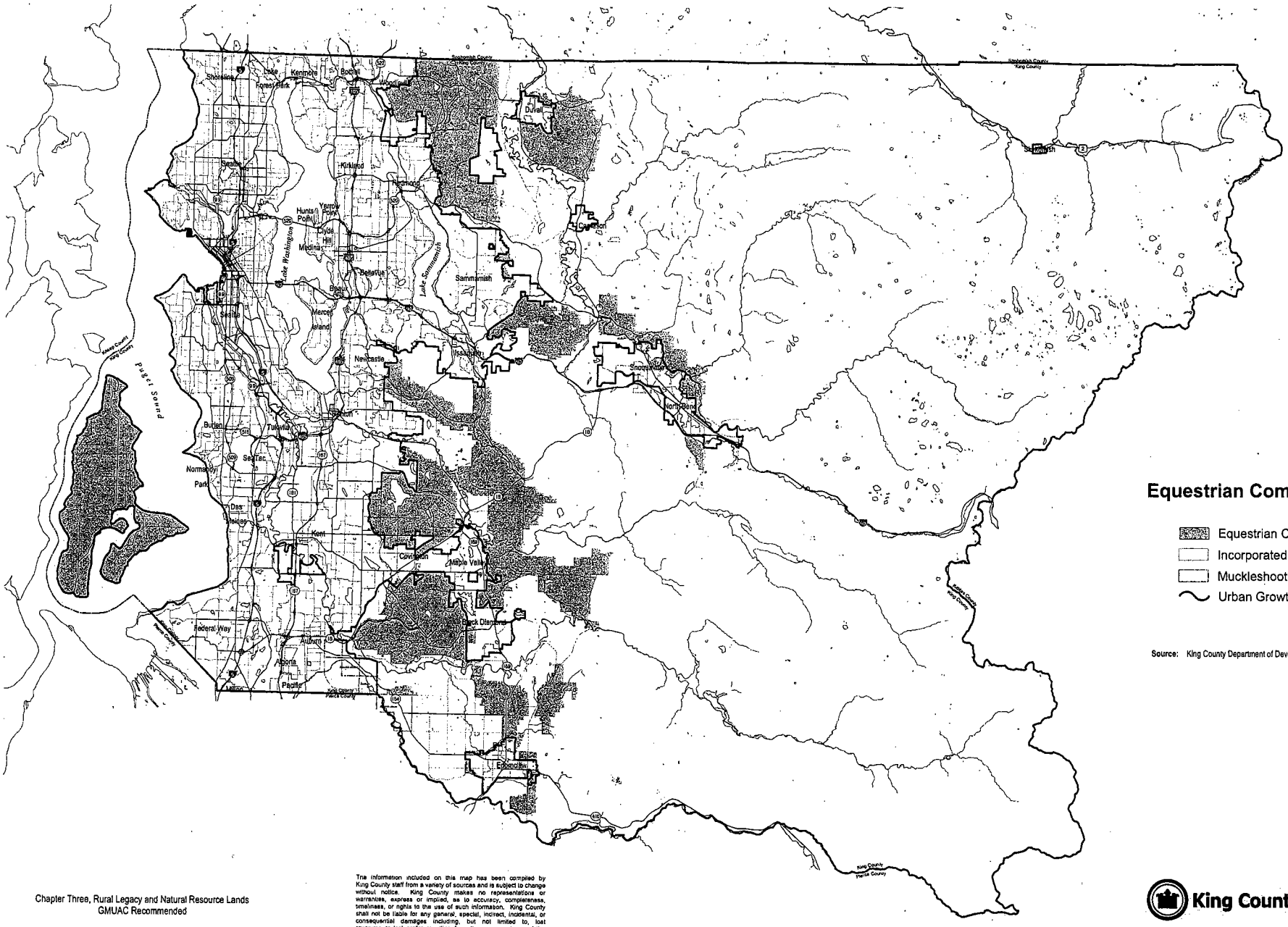
**e. Heavier industrial uses, nonvested industrial uses producing substantial waste byproducts or wastewater discharge, or nonvested paper, chemical and allied products manufacturing uses in the urban industrial zone shall be prohibited.**

**f. Industrial uses requiring substantial investments in infrastructure such as water, sewers or transportation facilities shall be scaled to avoid the need for public funding of the infrastructure.**

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

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

**R-414** **Existing industrial uses in the Rural Area outside of Rural Towns or the designated industrial area adjacent to the Rural Neighborhood of Preston shall be zoned rural residential but may continue if they qualify as legal, nonconforming uses.**




## Equestrian Communities 2004

- Equestrian Communities
- Incorporated Areas
- Muckleshoot Indian Reservation
- Urban Growth Area Boundary

Source: King County Department of Development and Environmental Services

Chapter Three, Rural Legacy and Natural Resource Lands
GMUAC Recommended

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*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.*

King County

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July 2004

# V. Resource Lands

## Ensuring Conservation and Productive Use of Natural Resource Lands

King County's Natural Resource Lands are those with long-term commercial significance for farming, forestry, and minerals. Products from Natural Resource Lands play an important role in our economy by providing jobs and raw materials such as food, wood, and gravel, and by providing links to our cultural heritage. Responsible stewardship of resource lands produces multiple environmental benefits, such as:

- Stream and salmon protection;
- Clean air and water;
- Wildlife habitat;
- Flood prevention; and
- Groundwater recharge.

Historically, Natural Resource Lands have been poorly protected. For example, only about one-third of the farmland existing in 1945 remains today. The natural resource land base has diminished for many reasons, among them:

- Demand for more land for industrial, commercial, and residential structures;
- Lack of understanding of natural resource value;
- Inconsistent coordination between agencies;
- Poor operational practices in some cases; and
- Lack of an adequate means to compensate natural resource owners for the many nonmonetary values their lands provide.

Due to this history, King County has taken major steps to conserve and manage agricultural soils and activities, forestry and mining opportunities. Natural Resource Lands and the industries they support are conserved by encouraging development to occur primarily in the Urban Growth Area as envisioned by the GMA, which requires new development to be focused primarily in the Urban Growth Area. Under this plan, Natural Resource Lands, including designated Agricultural Production Districts, the Forest Production Districts and sites of long-term commercial significance for resource uses, will have minimal new residential and commercial development. New development that does occur will be designed to be compatible with active resource-based uses.

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

Forest, farm and mineral lands are not King County's only natural resources. Many other resource-based industries, such as the fisheries industry, are influenced by King County's land use and planning policies. Policies for the protection and enhancement of air, water, vegetation, fisheries, wildlife and other natural resources can be found in Chapter Four, Environment.

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

**R-501** **The Rural Forest Commission shall advise the King County Executive and Council on the development of innovative programs, policies and regulations that benefit forestry and that encourage the retention of the forest land base in King County.**

**King County shall continue to support the Rural Forest Commission with staff and other resources.**

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

**R-502** **The Agricultural Commission shall advise the King County Executive and Council on agricultural issues and programs, including, but not limited to:**

**a. Existing and proposed legislation and regulations affecting commercial agriculture;**
**b. Land use issues as they impact agriculture; and**
**c. Ways to maintain, enhance and promote agriculture and agricultural products in the region.**

**King County shall continue to support the Agricultural Commission with staff and other resources.**

## A. Resource Conservation Strategy

In 1985, the King County Comprehensive Plan designated five Agricultural Production Districts and the Forest Production District. Subsequent planning efforts established minimum lot sizes and uses for these districts and their surrounding areas. These land use regulations are consistent with the requirements of the GMA to designate productive lands and to plan for adjacent and nearby land uses compatible with long-term commercial farming and forestry. Provisions for extraction of mineral resources are also included, consistent with the requirement of GMA.

GMA requires designation of agricultural and forest lands of long-term commercial significance. Agricultural lands of long-term commercial significance are designated as Agricultural Production Districts and forest lands of long-term commercial significance are designated as the Forest Production District as shown on the Agricultural and Forest Lands Map.

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

**R-503** **King County shall promote and support forestry, agriculture, mining and other resource-based industries as a part of a diverse, regional and sustainable economy.**

**R-504** **Well-managed forestry and agriculture practices are encouraged because of their multiple benefits, including natural resource protection.**

**R-505** **Farm lands, forest lands and mineral resources shall be conserved for productive use through the use of Designated Agriculture and Forest Production Districts and Designated Mineral Resource Sites where the principal and preferred land uses will be commercial resource management activities, and by the designation of appropriate compatible uses on adjacent rural and urban lands.**

**R-506** **Land uses, utilities and transportation facilities adjacent to Designated Agriculture and Forest Production Districts and Designated Mineral Resource Sites, shall be sited and designed to ensure compatibility with resource management.**

**R-507** **King County should facilitate the siting of industries, infrastructure and services that serve and are served by resource-based industries in close proximity to designated Agriculture and Forest Production Districts and Designated Mineral Resource Sites when adverse impacts and incompatibilities can effectively be mitigated.**

Conflicts with surrounding land uses and environmental problems can arise even with the best of precautions. Resource-based industries need reasonable certainty that operations can continue if activities are performed in an environmentally sound manner.

Forest lands and farms provide valuable materials and employment as well as other important functions and values, such as community character, open space and wildlife habitat. These benefits are not without associated costs. Owners of Natural Resource Lands make substantial investments in managing their land. Taxes, fees, labor costs, costs associated with vandalism and market uncertainties can adversely affect the profitability of resource-based industries.

Two tax incentive programs exist to encourage continued farm and forest management both within and outside the Forest Production District and Agriculture Production Districts: the Washington State Timber and Forest Lands Program (chapter 84.33 RCW), and the Open Space Tax Program (chapter 84.34 RCW).

**R-508** **King County should expand access to preferential tax programs to encourage landowners to continue practicing farming and forestry and to help ensure retention of the resource land base. Preferential tax programs for resource uses should be publicized and marketed. Preferential tax programs applied to resource lands are indicative that the investment expectations of the owners are for the lands to be productive as resource lands. The effectiveness of these programs should be monitored and the programs modified as needed.**

**R-509** **King County shall employ a variety of innovative programs and incentives, tailored to the specific needs of each resource-based industry, to help maintain and enhance resource-based industries.**

Examples of such techniques could include implementation of a Transfer of Development Rights program, technical assistance and education for sustainable land management, expanded education for urban and suburban residents, expanded purchases of land or development rights, the purchase of scenic easements and other less-than-fee-ownership interests which conserve resource uses, establishment of buffers and setbacks for adjacent properties and relief from special levies and local improvement district fees.

When urban development occurs near Natural Resource Lands, conflicts can result. Examples of such conflicts are greater risk of forest fires, vandalism to logging, farm and mining equipment, destruction of young trees and increased mixing of heavy truck and residential traffic, which present safety problems. For these reasons, resource management in or near developed areas often is more costly.

**R-510** **King County should develop and employ effective means to inform affected property owners about nearby resource management activities. This may include, but not be limited to:**

**a. Notice on title for properties within five hundred feet of designated agriculture, forestry, and mining lands;**
**b. Signage for the Agricultural Production District, Forest Production District, Rural Forest Focus Areas; and**
**c. Community meetings, and other public notification tools.**

Natural Resource Lands in King County include privately owned lands in unincorporated areas as well as lands owned and/or managed by city, state and federal agencies and tribes. In addition, a variety of state and federal regulations apply to some resource maintenance, harvesting and extraction operations.

Resource conservation efforts, therefore, require a regional perspective and intergovernmental cooperation.

**R-511** **King County shall work cooperatively with cities, federally recognized tribes, other public agencies, private utilities, resource managers, land owners and citizens to conserve public and private Natural Resource Lands for long-term productivity and environmental protection in a consistent and predictable manner.**

**R-512** **Designated Forest and Agricultural Production District lands shall not be annexed by cities.**

**R-513** **King County should establish written agreements with agencies, tribes and other affected parties whose close coordination and collaboration are essential to effective implementation of resource management programs. Such agreements should serve to establish consensus and commitment to achieving specific resource management goals and to define the specific roles and responsibilities of each agency.**

**R-514** **King County should avoid duplication of federal and state regulations that apply to resource-based industries. However, King County reserves the authority to address issues of local concern with regard to resource-based activities and operations.**

A resource management strategy that protects the environment is necessary to maintain the long-term productivity of the resource. Chapter Four, Environment, describes the value of using an integrated, ecosystem-based approach to natural resource and environmental planning and management. This approach, along with sound operational practices by resource-based industries may be able to prevent or minimize environmental impacts associated with resource harvesting and extraction.

**R-515** **Resource-based industries should use practices that protect the long-term integrity of the natural and built environment, adjacent land uses, and cultural resources that maintain the long-term productivity of the resource base. Resource industry practices should result in maintenance of ecosystem health and habitat.**

**R-516** **Habitat protection requirements should not fall disproportionately on land maintained in agriculture or forestry, and the costs of such protection shall not be disproportionately placed on the owners of such land.**

**R-517** **King County should be a leader in resource management by demonstrating environmentally sound agriculture and forestry on county-owned land.**

**R-518** **King County shall provide for integrated resource education through trail and sign systems linked with working farms, forests, and mines. Interpretation should:**

**a. Provide historical perspective;**
**b. Demonstrate current adaptive resource management practices (forestry, fisheries, wildlife, agriculture); and**
**c. Explain economics of various resource uses.**

## B. Forestry

King County forestlands provide local, regional and national benefits that are basic to our quality of life. In addition to supplying a variety of wood and other products, forests emit oxygen, supply pure water, control flooding and soil erosion, enhance groundwater recharge, provide habitat for innumerable plant and animal species and offer scenic vistas and recreational opportunities. King County's forests provide employment in wood, paper, recreation, tourism and fishing industries. In sum, properly managed forests are fundamental to a healthy, diverse economy and environment.

The growth in human population has resulted in the loss of forestlands through conversion to nonforest uses. Increasing demands are being placed upon the remaining forest land base to provide goods, recreational opportunities and ecological functions. To address these challenges, forest managers are embracing more broad-based management methods and strategies that encompass ecosystems, landscapes and watersheds, while continually incorporating new scientific information to improve these approaches. Their efforts, together with the collective foresight and dedication of landowners, interest groups, tribes, citizens and agencies, are needed to ensure that King County's forests continue to contribute to a sustainable way of life for present and future generations.

The first step to maintain and enhance the commercial forest industry is to protect the forest land base. Second, an ecosystem approach to forest management that provides for long-term ecosystem health and productivity and addresses cumulative impacts on nontimber resources should be explored. Third, commercial forestry must be supported and encouraged by minimizing land use conflicts and offering incentives. Finally, forestland conversions that do occur must be managed to minimize environmental degradation.

## 1. Protecting Forest Lands

The purpose of the Forest Production District is to prevent intrusion of incompatible uses, manage adjacent land uses to minimize land use conflicts and prevent or discourage conversion to nonforestry-based uses. A comparison of the area of forestland converted since 1987 inside the Forest Production District with the area converted outside the district indicates that landowners inside the Forest Production District are committed to long-term forestry. It also indicates that designation and zoning of commercial forest lands help to discourage subdivision and conversion.

Sixty percent of the land area in King County is within the designated Forest Production District (FPD). The FPD comprises 1,300 square miles (825,000 acres) of forestland in east King County.

About 70% of the FPD is in public ownership: parts of the Alpine Lakes Wilderness Area, Mt. Baker-Snoqualmie National Forest, state and county parks, Washington State Department of Natural Resources, and watersheds for the cities of Seattle and Tacoma.

Commercial forestry is conducted on approximately 250,000 acres in private ownership and on another 277,000 acres of state and federal forestlands. Most of this land is held in large contiguous blocks. At this larger scale, it is easier to manage for multiple purposes such as habitat and long-term forest health.

**R-519** **The Forest Production District is comprised of and shall remain in large blocks of contiguous forest lands where the primary land use is commercial forestry. Other resource industry uses, such as mining and agriculture, should be permitted within the Forest Production District when managed to be compatible with forestry.**

**R-520** **The Forest Production District is a long-term designation. Lands may be removed from the Forest Production District only through a subarea planning process, and only to recognize areas with historical retail commercial uses.**

The policies in this section allow for very limited residential uses in the designated Forest Production District, consistent with the objective of continuing forestry as the primary land use. For example, residences may be appropriate to permit forest mangers to live on their land. King County zoning and subdivision regulations establish a large parcel size to promote efficient forest operations and to reduce incompatible residential development. Although the zoning calls for an 80-acre minimum lot size, many smaller lots were created prior to application of the zoning. Proliferation of residences in the FPD makes commercial forestry less viable.

**R-521** **King County is committed to maintaining working forestland in the FPD, and shall continue to work with landowners and other stakeholders to promote forestry,**

**reduce uses and activities that conflict with resource uses and recognize forestland values.**

**R-522** **To reduce conflicts with resource uses, a forest management plan shall be required as a condition of development for any residential uses. Accessory dwelling units shall not be allowed in the FPD.**

**R-523** **Structures within the Forest Production District should be sited to maintain the productivity of the district. Site plan requirements should limit impervious surface, provide for fire control, protect domestic water supply and prevent conflicts with forest management.**

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

**R-524** **In consultation with federally-recognized tribes and other affected agencies and landowners, King County should support land trades that result in consolidated forest ownership and work with forest managers to identify and develop other incentives for continued forestry.**

**R-525** **King County opposes the establishment or expansion of special purpose taxing districts and local improvement districts in the Forest Production District, and shall not grant new or expanded franchises for utilities in the Forest Production District, unless demonstrated that they directly benefit forestry or are necessary for trasmission of power or water.**

Forest lands have tremendous recreational and aesthetic value. For example, Forest Production District lands are included within the Mountains-to-Sound Greenway along the I-90 corridor. Opportunities for hiking and other forms of outdoor recreation exist within the working forests that are part of the Greenway. (This concept is described in more detail in Chapter Four, Environment, and Chapter Five, Parks, Open Space and Cultural Resources.) Access to Natural Resource Lands must be carefully managed, however, to prevent conflict with natural resource goals. For example, open gate policies allowing public access may be incompatible with fish and wildlife protection goals and sometimes may interfere with forestry operations by allowing such activities as garbage dumping, vandalism and timber theft.

**R-526** **Public and private forest owners are encouraged to provide for recreational, educational and cultural uses when compatible with forest protection.**

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

**R-527** **No master planned resorts shall be permitted in the Forest Production District. New or expansion of existing recreational or institutional uses in the Forest Production District may be permitted if compatible with long-term forestry, interests of federally-recognized tribes and other resource management goals.**

Adverse environmental impacts associated with forest practices have the potential to heal over time, whereas those associated with development are usually irreversible. For this reason, forest lands being converted to nonforest uses must be held to higher land clearing and grading standards than those that

apply under the Forest Practices Act must be used, for example, to protect surface and groundwater quality and quantity, control stormwater runoff and minimize damage to fish and wildlife habitat.

When applying for a forest practice permit, a landowner must state whether the land is to be retained in forest use or converted to a nonforest use. The Forest Practices Act, as amended in 1997, requires local jurisdictions to impose a six-year development moratorium on any properties for which the forest practice application did not state the intention to convert to a nonforest use, unless the application contains a conversion option harvest plan approved by the local jurisdiction.

**R-528** **King County shall impose a six-year development moratorium for landowners who do not state their intent to convert at the time of Forest Practice Application or who do not harvest the site according to a King County approved Conversion Option Harvest Plan. King County shall develop a list of allowable exceptions from the development moratorium and shall ensure that potential buyers of properties subject to the moratorium are alerted to the moratorium.**

Landowners choosing to convert their land to nonforest uses also must state their intent on the Forest Practice Application and, as provided in the Forest Practices Act, must conduct their forest practices according to applicable local government regulations. If a landowner intends to convert their land to a nonforest use, they must submit a Forest Practices Application to King County and meet all King County standards.

**R-529** **King County should continue to work with all affected parties and the Washington Department of Natural Resources to improve the enforcement of forest practice regulations in the urban and rural areas, and to ensure that landowners comply with county regulations when they are converting portions of the site to a nonforest use. Harvesting of forest lands for the purpose of converting to nonforestry uses shall meet all applicable county standards for clearing and sensitive areas management.**

### 2. Promoting Forest Management

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

**R-530** **Working with public and private forest land managers, King County shall encourage long-term forest productivity and the protection of land and water resources by participating in collaborative, multiownership planning efforts.**

**R-531** **King County promotes forest management that achieves long-term forest health, protection of watersheds, sensitive areas and habitat to support fish and wildlife populations, protection of threatened and endangered species, and preservation and economic viability of working forests.**

**R-532** **King County should work with the King County Rural Forest Commission to conduct a demonstration project for tree removal to reduce fire hazard in the Rural Area. The demonstration project should allow for a community based project in a carefully selected area using best management practices.**

**R-533** **King County shall encourage the development of private/public partnerships that provide incentive for landowners to practice innovative, fish-friendly forestry and that can help ensure retention of the forest resource land base in perpetuity.**

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

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

**R-534** **King County encourages the use of recycled, organic-based soil amendments and fertilizers in forest ecosystems, which can reduce erosion and sedimentation into streams, increase water-holding capacity of soils, stimulate the growth of trees and other vegetation and enhance fish and wildlife habitat. King County shall work with the general public and private and public forestland owners to encourage the selective and appropriate use of these materials for ecosystem enhancement and restoration.**

One of the most successful efforts already underway is the use of the county's biosolids to fertilize public and private forests and the use of biosolids compost to help restore old logging roads in the Mountains-to-Sound Greenway in eastern King County. Volunteers from many local youth and environmental groups, including Earthcorp, are involved in this program, which involves removal of the logging roads, restoration of the natural slope of the land, and the use of compost to speed vegetation growth.

## C. Agriculture

Land suitable for farming is an irreplaceable natural resource. Since 1959, almost 60 percent of King County's prime agricultural land has been lost to urban and suburban development. Of 100,000 acres available for farming 40 years ago, today only 42,000 acres remain in agriculture.

Fortunately, the amount of agricultural land has stabilized due, in large part, to a variety of county policies and initiatives to conserve these commercially viable resource-based lands.

Agricultural lands and farming provide many benefits to the citizens of King County including scenic open space, a connection to our cultural heritage, fresh local foods and a diverse economy. In 2002, farmers in King County produced over $94 million in agricultural sales. Commercial agricultural production, however, has declined by 30 percent in gross sales since 1978.

This section focuses on the county's efforts to maintain and enhance commercial agriculture for the value of local produce, dairy products, keeping livestock and for scenic and historic values. To meet the GMA requirement to maintain and enhance agriculture, a variety of methods and programs continue to be necessary. The policies call for King County to:

- Protect productive farmland by designation and zoning
- Limit development to uses that are necessary to support commercial agriculture;
- Prevent or minimize land use conflicts between farming operations and adjacent land uses;

- Allow necessary infrastructure (markets, water, affordable housing, supply stores, technical services, tax incentives) that supports commercial agriculture; and
- Encourage farming practices that conserve soils and protect water quality, fisheries and wildlife.

## 1. Protecting Agricultural Lands

In 1979, voters approved a $50 million ballot measure to protect farmland threatened by development. The Farmland Preservation Program (FPP) became the first voter-approved measure in the nation to protect farmland in a metropolitan area. By purchasing the development rights, the FPP keeps farmland open and available through covenants that restrict development and limit the properties' uses exclusively for agriculture and open space. The covenants "run with the land" in perpetuity so the land is protected regardless of ownership. Under the FPP, the county owns the development rights; however, the lands remain in the private ownership of over 200 property owners. The county cannot sell or remove its interest in FPP lands with the exception of conveying public road or utility easements.

In 1995, the county approved an additional $3 million to the purchase of additional development rights under the Farmland Preservation Program. In October 1999, the county formally recognized the 20th anniversary of the Farmland Preservation Program and its success to date in preserving over 12,800 acres of farmland for the generations of today and tomorrow.

**R-535** **King County shall continue to implement the objectives of the Farmland Preservation Program. Protection of property purchased under the FPP shall be a high priority when balancing conflicting interests such as locating transportation, active recreation or utility facilities.**

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

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

**R-536** **Agricultural Production Districts are blocks of contiguous farmlands where agriculture is supported through the protection of agricultural soils and related support services and activities. Roads and natural features are appropriate boundaries for Agricultural Production Districts to reduce the possibility of conflicts with adjacent land uses.**

**R-537** **King County should purchase additional development rights to farmland in the Agricultural Production Districts as funding becomes available.**

Livestock, dairy and large-scale commercial row-crop operations require large parcels of land to allow for production which is profitable and sustainable. Generally, 35 acres is needed for full-time wholesale commercial production of such products. Specialty agricultural products, products that are direct-marketed and part-time farming enterprises generally need less acreage to be profitable.

**R-538** **All parcels within the boundaries of an APD should be zoned Agricultural, either A-10 or A-35. If small parcels in the APD are not zoned for Agriculture, permitted nonresidential uses must not conflict with agricultural uses in the APD.**

**R-539** **Lands within Agricultural Production Districts should remain in parcels large enough for commercial agriculture. A residential density of one home per 35 acres shall be applied where the predominant lot size is 35 acres or larger, and a residential density of one home per 10 acres shall be applied where the predominant lot size is less than 35 acres.**

**R-540** **Agriculture should be the principal land use in the Agricultural Production Districts. Permanent new construction within districts shall be sited to prevent conflicts with commercial farming or other agricultural uses, and nonagricultural uses shall be limited. New development shall not disrupt agriculture operations and shall have a scale compatible with an active farming district.**

**R-541** **On-site housing for farm employees shall be allowed where this can be accomplished without unnecessarily removing land from agricultural use or conflicting with other public interests. King County should develop guidelines to allow on-site housing for farm employees, including guidelines that account for the restrictive covenants on properties in the Farmland Preservation Program.**

Some of the highest quality salmon habitat in King County is found within Agricultural Production Districts (APDs). Additional protection or restoration of critical habitat within the APDs is likely to be recommended by Water Resources Inventory Area Salmon Conservation Plans. Protection and enhancement of existing salmon habitat is a resource based land use that should be included in all farm management plans. Specific habitat protection rules should not jeopardize the agricultural productivity within the APD. Aquatic habitat restoration or wetland mitigation projects should be limited in scale to achieve the objectives of the project while limiting fragmentation of farms and aquatic habitat. Many habitat restoration projects can be designed in a manner that provides benefits to both fish habitat and the agricultural landowner.

**R-542** **Aquatic habitat restoration projects or floodplain restoration projects are allowed on agricultural 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 where the proposed project would result in a net benefit to agricultural productivity. Agriculture must remain the predominant use in the APDs and these projects shall not reduce the ability to farm in the area. Such projects may only be allowed on agricultural lands when there are no other suitable lands available and the project is supported by landowners who would be impacted by the project and when:**

**a. The project is included in an approved Water Resources Inventory Area Plan, Farm Management Plan, Flood Hazard Reduction Plan or other functional plan; or**

**b. The project would improve agricultural productivity within the APD.**

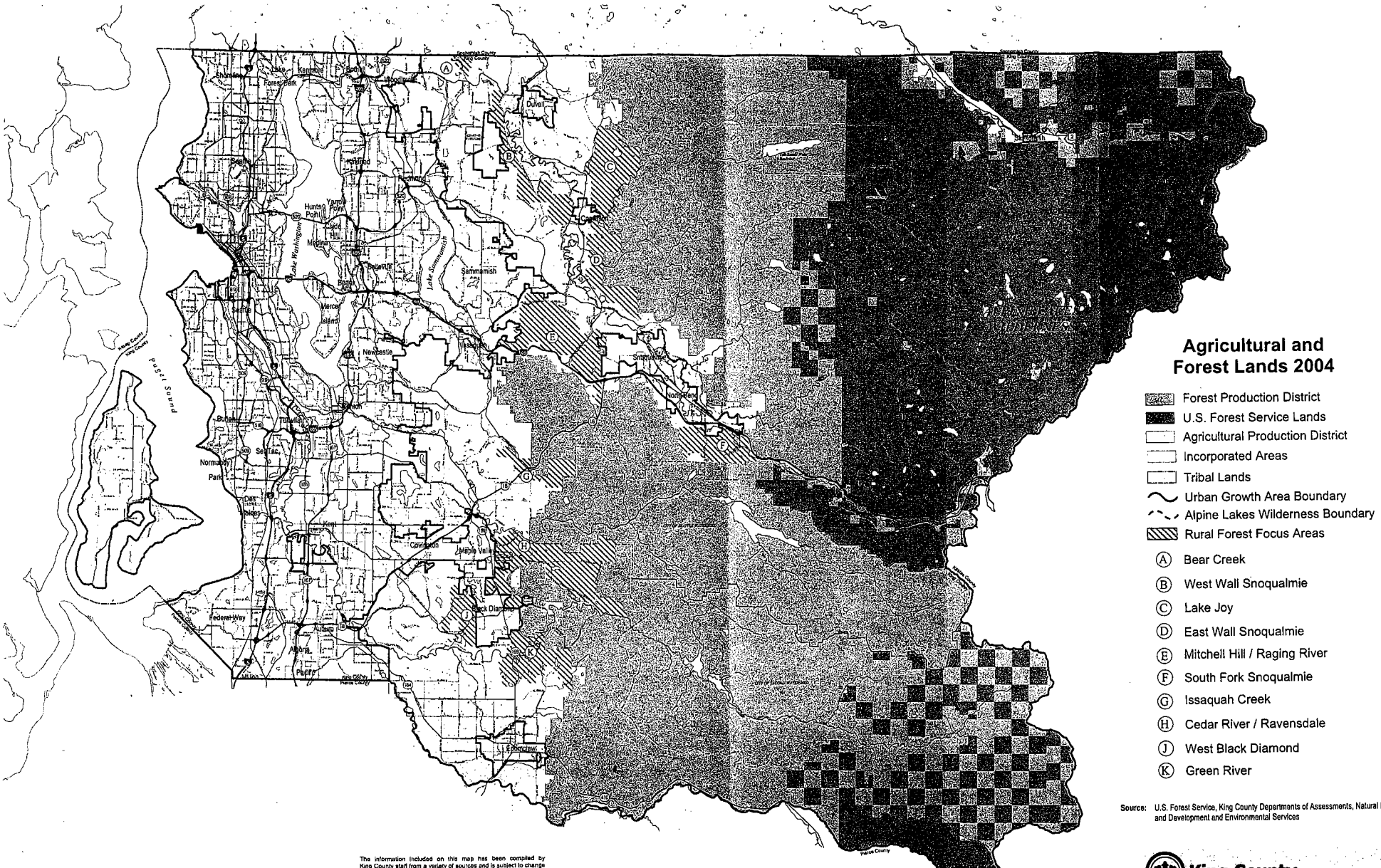
**R-543** **Maintaining the viability of farmlands is a high priority for King County. Within the Agricultural Production Districts, measures to protect threatened or endangered species shall be tailored to ensure working farms can continue to operate.**

Two Agricultural Production Districts (APD) in or near urban areas, the Lower Green River Valley and Sammamish Valley, were designated in the 1985 Comprehensive Plan, and those designations have been retained. The development rights from many, but not all, of the parcels in these two districts have been purchased through the Farmlands Preservation Program. The Lower Green APD is completely surrounded by urban designated land and as such, functions as both prime agriculture land and urban separator.

**R-544** **King County commits to preserve Agricultural Production District parcels in or near the Urban Growth Area because of their high production capabilities, their proximity to markets, and their value as open space.**

**R-545** **The Lower Green River Agricultural Production District is a regionally designated resource that is to remain in unincorporated King County. The Lower Green River Agricultural Production District functions as an urban separator between the cities of Kent and Auburn. King County may contract with other jurisdictions to provide some local services to this area as appropriate.**

Parks and farms are not necessarily good neighbors, since park users can trespass and damage crops, animals and farm equipment. Recreation near and within districts can be planned to prevent trespass. For example, a park located across a river or ravine from an Agricultural Production District (APD) or a farm would have a pleasant view of farmland without encouraging trespass.




Chapter Three, Rural Legacy and Natural Resource Lands
GMUAC Recommended

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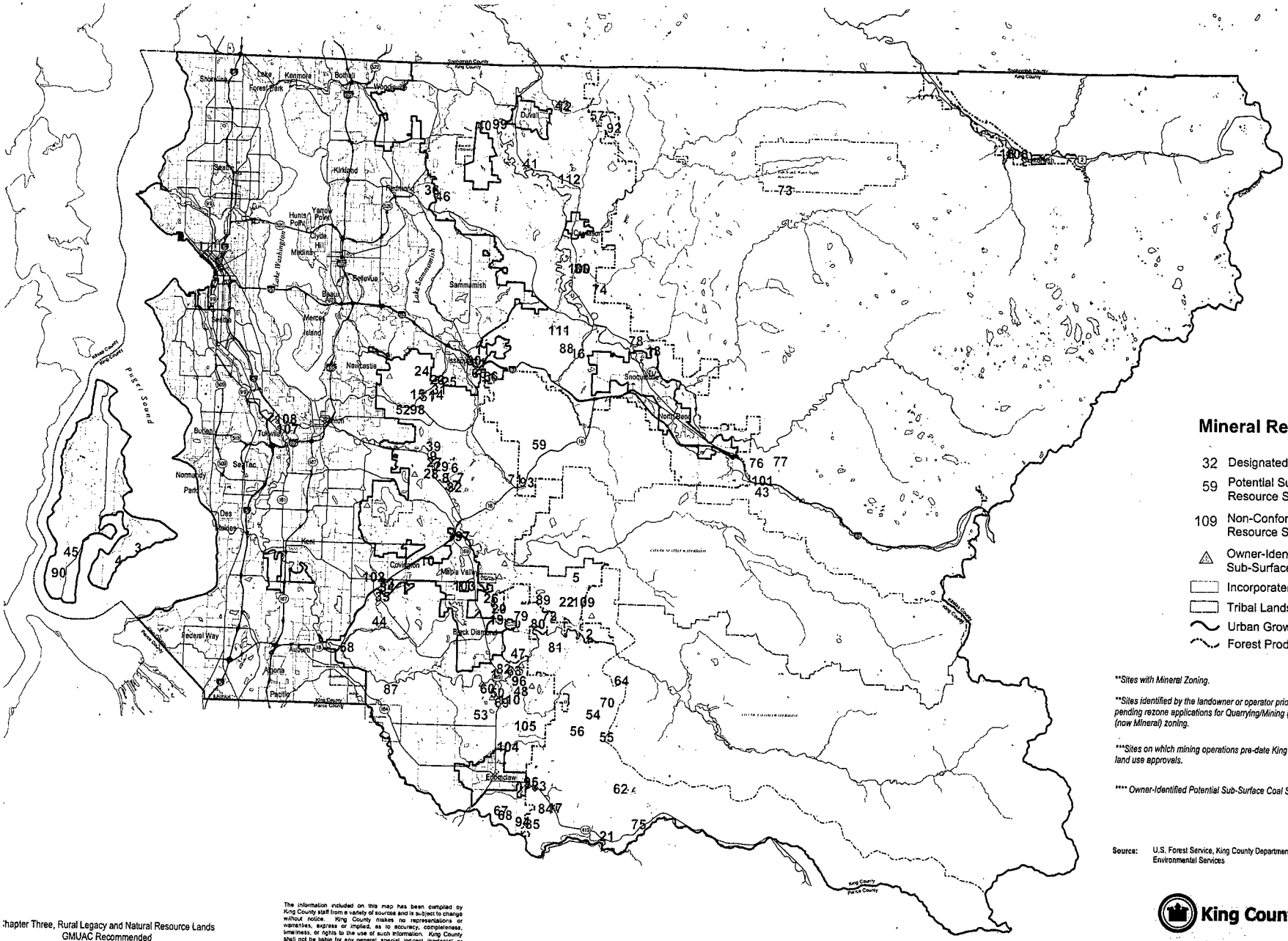
July 2004




## Mineral Resources 2004

32 Designated Mineral Resource Sites*

59 Potential Surface Mineral Resource Sites**

109 Non-Conforming Mineral Resource Sites***

Owner-Identified Potential Sub-Surface Coal Sites****

Incorporated Areas

Tribal Lands

Urban Growth Area Boundary

Forest Production District Line

***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 rezone 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.*

Source: U.S. Forest Service, King County Departments of Assessments and Development and Environmental Services

King County

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July 2004

Chapter Three, Rural Legacy and Natural Resource Lands
GMUAC Recommended

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# Mineral Resources Property Information for the Mineral Resources Map

## DESIGNATED MINERAL RESOURCE SITES

| Map # | 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<br>21-20-07 | Plum Creek Timber Company | SG | 476 |
| 3 | 21-22-03 | Ideal Cement Co/King County | SG | 39 |
| 4 | 28-22-03 | Maury Island/Lonestar Northwest | SG | 250 |
| 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 | 19-22-06<br>20-22-06<br>29-22-06<br>30-22-06 | Black River Quarry | SG | 374 |
| 11 | 22-24-06<br>27-24-06 | Gravel Pit/Washington Asphalt Co. and Glacier Ridge PS | SG | 320 |
| 12 | 08-26-07<br>17-26-07 | J. Margan | SG | 13 |
| 13 | 19-24-08<br>20-24-08 | Snoqualmie/Weyerhaeuser Co. and S. Parsons et. al. | SG | 665 |
| 14 | 05-23-06 | Sunset Quarry/Meridian Agrregates | RS | 120 |
| 15 | 06-23-06 | Squak Mountain Quarry/M. Palmer | RS | 16 |
| 16 | 22-24-07 | Raging River/Cadman | RS | 46 |
| 17 | 33-20-07 | Highway 410 Quarry/J. Laramie | RS | 34 |

## DESIGNATED MINERAL RESOURCE SITES

| Map # | Section-Township-Range | Site Name and/or Owner/Operator | Product* | Total Site Acreage (approx.) |
|---|---|---|---|---|
| 18 | 28-26-11 | Meridian Aggregates | R | 38 |
| 19 | 11-21-06<br>12-21-06 | John Henry Coal Mine/Palmer Coking Coal | C | 375 |
| 20 | 01-21-06<br>36-22-06 | Reserve Silica CorporationPlum Creek Timber Co. and Silica Sand Mine | S | 612 |
| 21 | 01-19-07 | Weyerhaeuser Co. | S | 625 |
| 22 | 34-22-07 | Elk Pit/Mutual Materials, Inc. | CL | 60 |
| 23 | 32-24-06 | State of Washington | CL | 21 |
| 24 | 31-24-06 | Section 31 pit/King Co. | Sh/Cl | 322 |
| 25 | 32-24-06 | Interpace Harris Mine/ R.Thompson and Eltra Corp. | SG | 60 |
| 26 | 35-22-06 | Meridian Minerals Co. | SG | 57 |
| 27 | 29-23-06 | Pinnacle Exploration | SG | 49 |
| 28 | 29-23-06<br>32-23-06 | ANMARCO and G. Newell | SG | 115 |
| 29 | 29-23-06 | Plum Creek Timber Co. | SG | 200 |
| 30 | 27-24-06 | Issaquah/King Co. | SG | 18 |
| 31 | 05-23-06 | King County | SG | 383 |
| 32 | 33-23-06 | Lake FrancisPlum Creek Timber Co. | SG | 233 |
| 33 | 35-22-05 | 162nd Av SE/James Development Co. and O. Joscelyne | SG | 28 |
| 34 | 35-22-05 | Washington Asphalt Co. | SG | 23 |

# Mineral Resources Property Information for the Mineral Resources Map

## POTENTIAL SURFACE MINERAL RESOURCE SITES

| Map # | Section-Township-Range | Site Name and/or Owner/Operator | Product | 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<br>36-26-06 | T. Alberg | | 160 |
| 42 | 8-26-07<br>17-26-07 | R. and A. Thompson | | 11 |
| 43 | 32-23-09 | R. and A. Thompson | | 145 |
| 44 | 11-21-05 | B & M Investments | | 174 |
| 45 | 25-22-02 | Doane Family Ltd. | | 60 |
| 46 | 08-25-06 | W. Nelson | | 86 |
| 47 | 18-21-07 | Palmer Coking Coal | | 79 |
| 48 | 30-21-07 | Palmer Coking Coal | | 275 |
| 50 | 36-21-06 | Palmer Coking Coal | | 116 |
| 51 | 06-23-06 | Palmers | | 39 |
| 52 | 12-23-05 | R. and R. Schroeder and Pacific Company Constructors | | 30 |
| 53 | 02-20-06 | State of Washington | | 36 |
| 54 | 03-91-33 | Weyerhaeuser Co. | | 36 |
| 55 | 02-20-07<br>12-20-07 | Weyerhaueser Co., State of Washington, Metro | | 634 |

## POTENTIAL SURFACE MINERAL RESOURCE SITES

| Map # | Section-Township-Range | Site Name and/or Owner/Operator | Product | Total Site Acreage (approx.) |
|---|---|---|---|---|
| 56 | 10-20-07 | Weyerhaueser Co. | | 80 |
| 57 | 15-26-07 | State of Washington | | 320 |
| 58 | 16-21-05 | State of Washington | | 38 |
| 59 | 17-23-07<br>18-23-07<br>19-23-07<br>20-23-07 | State of Washington | | 640 |
| 60 | 26-21-06 | M & K Company | | 18 |
| 61 | 27-24-06 | State of Washington | | 40 |
| 62 | 30-20-08 | Weyerhaeuser Co. | | 141 |
| 63 | 30-21-07 | State of Washington and Palmer Coking Coal | | 60 |
| 64 | 30-21-08 | State of Washington | | 168 |
| 65 | 34-24-06 | State of Washington | | 32 |
| 66 | 35-24-06 | State of Washington | | 20 |
| 67 | 36-20-06 | State of Washington | | 79 |
| 68 | 36-20-06 | State of Washington | | 40 |
| 69 | 36-21-06 | State of Washington | | 152 |
| 70 | 36-21-07 | State of Washington | | 640 |
| 71 | 36-23-06 | State of Washington | | 115 |
| 72 | 04-21-07 | Weyerhaeuser Co. | | 173 |
| 73 | 03-25-09<br>04-25-09<br>05-25-09<br>10-25-09<br>33-25-09<br>34-26-09 | Weyerhaeuser Co. | | 3079 |

# Mineral Resources Property Information for the Mineral Resources Map

## POTENTIAL SURFACE MINERAL RESOURCE SITES

| Map # | Section-Township-Range | Site Name and/or Owner/Operator | Product | Total Site Acreage (approx.) |
|---|---|---|---|---|
| 74 | 11-4-07<br>22-4-07<br>32-4-07<br>26-25-07<br>27-25-07<br>34-25-07<br>35-25-07 | Weyerhaeuser Co. | | 3655 |
| 75 | 01-19-07<br>(4-8)-19-8<br>12-19-07<br>28-20-08<br>31-20-08<br>32-20-08<br>33-20-08<br>36-20-07 | Weyerhaeuser Co., United States, U.S. Corps of Engineers | | 4214 |
| 76 | (17-20) of 23-09 and (28-30) of 23-09 | Weyerhaeuser Real Estate Co. | | 1765 |
| 77 | 21-23-09<br>27-23-09<br>28-23-09 | Weyerhaeuser Co.and State of Washington | | 705 |
| 78 | 13-24-07; (17-20) of 24-07 | Weyerhaeuser Co., Riley, Everett, Hamerly | | 1926 |
| 79 | 06-21-07<br>7-21-07 | E. Sellger, Weyerhaeuser Co, Bremmeyer, and Palmer Coking Coal | | 1167 |
| 80 | 08-21-07 | Weyerhaeuser Co. | | 113 |
| 81 | 16-21-07 | Metro | | 599 |
| 82 | 24-21-06 | Cadman Black Diamond/Weyerhaeuser Co. | | 434 |
| 83 | 20-20-07<br>29-20-07 | Weyerhaeuser Co. | | 925 |

## POTENTIAL SURFACE MINERAL RESOURCE SITES

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

# Mineral Resources Property Information for the Mineral Resources Map

## LEGAL NON-CONFORMING MINERAL RESOURCE SITES AND EXISTING MINERAL RESOURCE SITES IN THE FPD

| Map # | Section-Township-Range | Site Name and/or Owner/Operator | Product | Total Site Acreage (approx.) |
|---|---|---|---|---|
| 94 | 06-19-07 | R. & B. Jensen | SG | 13 |
| 95 | 29-20-07 | Moulder Pit/Weyerhaeuser Co. | SG | 60 |
| 96 | 30-21-07 | R. Morris and Palmer Coking Coal | SG | 158 |
| 97 | 15-22-06 | Maple Valley/R&H Partnership | SG | 6 |
| 98 | 07-23-06 | PG and RT Schroeder | SG | 22 |
| 99 | 23-26-06 | Chapman Pit/Alberg | SG | 53 |
| 100 | 34-25-07 | L.A. Welcome | SG | 5 |
| 101 | 29-23-09 | PG and RT Schroeder | SG | 53 |
| 102 | 26-22-05 | Calhoun/King Co. | SG | 23 |
| 103 | 34-22-06 | Summit/King Co. | SG | 176 |
| 104 | 13-20-06 | Enumclaw Quarry/Richard Pierotti | RS | 14 |
| 105 | 06-20-07 | Veasey/Dwight and Doris Garrett | RS | 8 |
| 106 | 27-26-11 | Miller River QuarryMRGC Timberland | R | 11 |
| 107 | 37-79-20 | Black River Quarry/Lloyal Newburn | R | 5 |
| 108 | 37-79-20 | Black River/MaryEllen Hughes | R | 9 |
| 109 | 34-22-07 | Elk Pit/Mutual Materials Co. | Cl | 60 |
| 110 | 31-21-07 | Palmer Coking Coal Co. | | 20 |
| 111 | 16-24-07 | Hoover/King Co. | | 40 |
| 112 | 04-25-07 | Redmond Pit/Cadman Gravel Co. | SG | 18 |

### *KEY

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.

## Chapter Four

# Environment

With chinook salmon and bull trout now listed as a threatened species, and other valued species dangerously close to joining the list, protecting both our rural and urban environments remains a critical concern.

King County's regulations for protecting the environment are some of the most stringent in the country. In a region as rainy as the Pacific Northwest, maintaining healthy wetland systems, controlling stormwater runoff and preventing development on sloping hillsides are all vital in preventing erosion and flooding. Without proper regulatory control, damage to private property, as well as salmon streams, is unavoidable and costly.

# I. Natural Environment

## A. Protection and Regulation

Protecting and restoring air quality, water resources, soils, and plant, fish and animal habitats are among King County's primary goals. This chapter establishes policies to protect the environment and enhance the region's high quality of life. Most of this chapter's policies provide a basis for either new nonregulatory approaches or for existing regulations. Some new regulations are necessary to implement the policies. However, new regulations such as wetland mitigation banking offer flexibility compared with existing regulations.

Every resident of King County has an equal right to a healthy and safe environment. This requires that our air, water, earth and food be of a sufficiently high standard that individuals and communities can live healthy, fulfilling and dignified lives. The duty to enhance, protect and preserve King County's environment rests on the shoulders of government, residents, resident groups and businesses alike.

The Growth Management Act (GMA) requires that critical areas be designated and protected. Critical areas include wetlands, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas and geologically hazardous areas. This chapter establishes policies for designating and protecting critical areas. King County Code Title 21A provides the regulatory framework for these policies.

One of the most significant environmental issues facing King County is the recent listing of salmonid species under the Endangered Species Act. Wild Pacific salmon have great cultural, economic, recreational and symbolic importance to the Puget Sound region. It is King County's goal to ensure long-term protection of our salmon resources to harvestable levels for today and tomorrow, with the least economic impact possible. Successful restoration and maintenance of healthy salmon populations will require time, money and effort, and collaboration with federal, state, tribal and local governments, as well as businesses, environmental groups, and citizens. To meet this goal, King County and the region will need to consider salmon when making decisions about land use and development, providing facilities and services, maintaining roads, parks, and flood control facilities, and building new capital improvement projects.

Relative to land use, three types of environmental situations exist in King County. In highly developed urban areas, the quality and functions of most critical areas have been significantly affected by past development. Additional impacts in these affected areas will likely result from higher density development, but these impacts may be preferable than similar impacts to currently pristine areas, which can result in a net loss of the region's natural resources. Salmon-bearing streams and rivers do pass through many urbanized areas in King County. The challenge of this plan is to balance the need to meet urban density goals and prevent urban sprawl, while also ensuring such development occurs in accordance with the provisions and requirements of the GMA and the Endangered Species Act. To meet this challenge, a variety of regulatory and nonregulatory tools and programs will be needed.

In other urban areas with low levels of development, significant critical areas are usually more intact than in highly developed urban areas. Onsite mitigation of new development, if designed well and monitored, may achieve resource protection. Achieving development goals must be balanced with protecting critical area functions and tailoring individual solutions by following the guidance of comprehensive plan policies that recognize both critical area protection and the need to reduce urban sprawl.

The Rural Area and Natural Resource Lands contain the bulk of King County's remaining wildlife and fisheries values. Protection of resources through land use planning and impact mitigation will be most successful in these areas, and it can occur with the least disruption to intended land uses.

While critical areas within the Urban Growth Area will receive adequate protection, the emphasis is to protect and enhance critical areas in the Rural Area and Natural Resource Lands and to avoid impacts to specific animal species, such as salmon and bald eagles, that use or pass through the Urban Growth Area. These policies provide for a watershed-based approach to planning. This approach acknowledges that different areas of King County have different resource values and face different levels of development pressure, therefore different methods of protecting critical areas need to be developed to balance the protection of the environment with the need to reduce urban sprawl and preserve our quality of life.

**E-101** **In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives should be monitored to determine their effectiveness.**

**E-102** **King County should take a regional role in environmental stewardship through direct education, coordinating of educational efforts and establishing partnerships with other entities that share similar environmental concerns or stewardship opportunities.**

King County needs to coordinate many programs with other agencies. Coordination with the Washington State Department of Ecology and affected jurisdictions is necessary to comply with mandates of the Clean Water Act that address point and non-point source pollution. Further coordination with air quality agencies, such as the Puget Sound Air Pollution Control Agency and Puget Sound Regional Council, is needed to exchange information and develop consistent programs. Coordination with water service providers who use groundwater sources is necessary to protect the region's groundwater quantity and quality.

**E-103** **King County should coordinate with local jurisdictions, federal and state agencies, federally recognized tribes, citizen interest groups, special districts, and citizens to develop Water Resource Inventory Area plans for all areas of King County.**

**E-104** **Development of environmental regulations and restoration projects should be coordinated with local jurisdictions, federal and state agencies, federally recognized tribes, special interest groups and citizens when protecting and restoring the natural environment consistent with Urban Growth Area, Rural Area and Natural Resource Land goals.**

King County will use existing and updated subarea and functional plans and Water Resource Inventory Area plans to provide guidance to programs, regulations and incentives to protect and restore environmental quality.

**E-105** **Environmental quality and important ecological functions shall be protected and hazards to health and property shall be minimized through development reviews and implementation of land use plans, Water Resource Inventory Area plans, surface water management plans and programs, flood hazard reduction plans and park master plans. These plans shall also encourage restoration of critical areas as defined in the Growth Management Act, and include an adaptive management approach.**

**E-106** **King County wishes to create an equitable relationship with all citizens in the Rural Area who own and/or control potential development or redevelopment of property with critical and/or significant resource areas. However, some affected property owners may not wish to enter into a rural stewardship, or farm, or forestry**

**stewardship plan and will choose to accept fixed regulations under the critical areas, clearing and grading, and stormwater ordinances. These property owners are entitled to have their property assessed at the true and fair value of real property for taxation purposes. The portion(s) of a property that are not developed or redeveloped due to environmental constraints shall be assessed to reflect the presence of physical and environmental constraints as provided in RCW 84.40.030 and K.C.C. 4.62.010, 4.62.020, and 4.62.030.**

**E-107** **The protection of lands where development would pose hazards to health, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs and appropriate regulations. The following natural landscape features are particularly susceptible and should be protected:**

**a. Floodways of 100-year floodplains;**
**b. Slopes with a grade of 40 percent or more or landslide hazards that cannot be mitigated;**
**c. Wetlands and their protective buffers;**
**d. Aquatic areas, including streams, lakes, saltwater shorelines and their protective buffers;**
**e. Channel migration hazard areas;**
**f. Designated wildlife habitat networks;**
**g. Critical Aquifer Recharge Areas;**
**h. Marine beaches, wetlands, intertidal and subtidal habitat and riparian zones including bluffs;**
**i. Regionally Significant Resource Areas and Locally Significant Resource Areas; and**
**j. Fish and Wildlife Habitat Conservation Areas, and other critical habitat areas identified for protection through Water Resource Inventory Area plans.**

**E-108** **Regulations to prevent unmitigated significant adverse impacts will be based on the importance and sensitivity of the resource. The presence of a species listed as endangered or threatened by the federal government may be considered an unusual circumstance and the county may use its authority under the State Environmental Policy Act (SEPA) to mitigate for significant adverse environmental impacts to that habitat that supports those species.**

**E-109** **King County should promote efficient provision of utilities and public services by exempting minor activities from its critical areas regulations, provided the agency has an approved best management practice plan approved by King County, and the plan ensures that proposed projects that may affect habitat of listed species be carried out in a manner which protects the resource or mitigates adverse impacts.**

## B. Air Quality

### 1. Overview

The preservation of clean air is essential to the quality of life enjoyed by residents of King County. Since many of the long-term solutions to air pollution in our region now depend on land use and transportation decisions, King County must assume a more active role in maintaining the region's good air quality.

Clean, healthy air is a major contributor to the health of the public. The elderly, those suffering from respiratory illness, and young children are especially prone to the harmful effects of air pollutants. People with chronic respiratory problems, such as asthma, are most sensitive to particular forms of air pollution, such as ozone and particulate pollution.

Puget Sound Clean Air Agency (PSCAA) has the lead regulatory and monitoring responsibilities for the region in accordance with the Clean Air Act. PSCAA has a lead role in developing strategies to reduce these emissions throughout the region. King County will continue to work with PSCAA in implementing emissions reduction efforts. King County will monitor the government's own emissions and will work to develop policies and projects to reduce them. Further, as the land use authority for unincorporated King County and the governing body for Metro Transit, King County will consider the air quality in its own policy and planning efforts.

The major improvements in air quality result from collaboration and partnerships among public agencies, and between public agencies and private interests. Examples of partnerships include:

- Diesel Solutions partnership demonstrating the potential of ultra-low-sulfur diesel fuel;
- Creation and implementation of the new rules regarding control of vapors from gasoline pumps at service stations, where collaboration between government and the private sector facilitated the development and are working on the efficient implementation of the rules' provisions;
- Three stakeholder processes with businesses, governments and nonprofit to form consensus on implementation policies for ozone, particulates and greenhouse gases.

### 2. Ozone, Fine Particulate, Toxics

Ozone will continue to be a focus for King County. Though the region has attained the National Ambient Air Quality Standards, the margin for failing and slipping back into a non attainment status is tight. The ozone strategy identified by PSCAA for our region focuses on reducing volatile organic compounds (VOCs). The PSCAA has stated that volatile organic compounds are the main concern. Emission of volatile organic compounds results mostly from petroleum refining, use, handling and combustion.

In addition to ozone, there is a serious health threat from fine particulates. Diesel emissions are one of the county's largest sources of fine particulate emissions. King County's participation in the ultra-low sulfur diesel (ULSD) 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.

Lastly, toxics are becoming an increasing concern for the region. Examples of air toxics include benzene, formaldehyde, mercury, and dioxins and literally thousands of other air toxics. The air quality impact of toxics are not 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. Local air monitoring data done by the State Department of Ecology indicates that diesel exhaust and wood smoke are key contributors to toxics. Diesel school buses are of particular concern. A recent study indicated that school children are exposed to toxics levels five to 15 times the exposure to the rest of the population because of the amount of time they spend on and around school buses. The Diesel Solutions Program is now concentrating on cleaning up the emissions from these buses. As a large urban-rural county, air toxics will continue to be a primary health risk.

### 3. Greenhouse Gas (GHG) Emissions

Global climate change has and will continue to have local impacts. University of Washington climate scientists predict that the Cascade snowpack will be 50 percent less in as little as 50 years because of regional changes in climate. Likely results from this reduced snowpack are habitat degradation, deforestation from drought and fires, and less water for drinking, irrigation and hydropower generation. Recreational activities of fishing, skiing, boating, and rafting may be significantly curtailed.

Beyond reduced snowpack, there will likely be coastline erosion from rising sea levels; more droughts and floods from more erratic weather patterns; increased ozone levels from warmer summers; heat-related deaths; and greater infestation of mosquito-related disease and forest pests.

Climate scientists further assert that there will need to be a 60-80 percent reduction in GHG emissions below 1990 levels if the climate is to be stabilized. As of 2003, global emissions are already 10-20 percent above 1990 levels. Some permanent adverse effects from climate change are underway.

Mobile sources, primarily on-road transportation, account for more than 50 percent of all GHG emissions in King County. Transportation emissions in the United States usually account for about 32 percent of GHG emissions. Therefore, transportation emissions present a distinctive challenge for the region. Vehicles and fuels also are the biggest contributors to ozone, fine particulates and toxics.

Strategies to reduce GHG emissions from transportation generally fall into two categories: reduce vehicle GHG emissions and reduce vehicles miles traveled (VMT). For vehicle GHG emissions reductions, again there are two general approaches: use more fuel efficient vehicles or use alternative fuels. For efficient vehicles, Fleet Administration has been buying hybrid vehicles and King County Metro has recently purchased 235 hybrid buses. King County currently is reviewing the possibility of buying alternative fuels. For VMT reductions, King County will continue its work to expand transit service, support demand management and transit-oriented development, as well as variety of other approaches.

King County recognizes that the global warming challenge is worldwide in its scope, and that much of the scientific community believes that potentially far reaching consequences to the environment and to humankind's quality of life may result if this issue is not addressed effectively. King County's actions are important contributors to addressing this issue; however, its global nature will require cooperation across state and national boundaries.

### 4. King County Actions

In 2001, the King County Council and County Executive directed that there should be an inventory of air pollutants and GHG emissions from King County government operations. In 2002, King County completed its inventory. This inventory will continue to provide the focus for county policies and projects.

The focus of King County air quality efforts is to engage in projects and changed practices that reduce county emissions and promote policies that incorporate consideration of air quality impacts. Examples of King County projects include the diesel solutions program and the retrofitting of transit vehicles as well as solid waste and roads vehicles to use ultra-low sulfur diesel; promoting the use of cleaner energy sources such as fuel cells at the Renton Wastewater Treatment Plant, and pursuing all cost-effective energy conservation programs in county facilities to minimize the county's use of fossil-fuel-based energy sources.

King County has undertaken study of how land use planning affects transportation choices and consequently air quality. The Land Use Transportation Air Quality and Health study will provide information how land use patterns can affect air quality. The study has found that greenhouses gas and regional air pollution decline steadily as housing density increases.

**E-110** **King County shall work to reduce air pollutants and greenhouse gas emissions from its operations and seek to promote policies and programs that reduce emissions in the region. Reducing ozone, fine particulates and toxic emissions should be the top priority followed closely by greenhouse gas emissions.**

**E-111** **Motorized vehicle and other fuel burning engines related emissions are the primary source of ozone, fine particulate, toxics and greenhouse gas emissions in King County and therefore should be the primary focus for emissions reduction.**

**E-112** **A reduction in automobile use will have a direct benefit for improving air quality and should include initiatives such as:**

**a. Increased transit services, options and alternatives;**
**b. Ridesharing; and**
**c. Innovative pricing programs to capture the true cost of driving.**

**E-113** **Improving vehicle efficiency and after treatment technology, as well as cleaning up petroleum fuels and fuel switching should be key strategies for reducing motorized vehicle related emissions. Such strategies should include:**

**a. Support for state and federal initiatives that improve fuel economy and therefore reduce greenhouse gas emissions;**
**b. Continued investment into cleaner fuels and related emissions treatment technologies;**
**c. Support for alternative fuels where financially practicable.**

**E-114** **In addition to motorized vehicle related reductions, the county should support initiatives that reduce emissions due to indoor and outdoor wood burning consistent with the actions of PSCAA to control this source of public health threat.**

**E-115** **King County should encourage its electricity suppliers to provide energy efficiency, renewable energy and mitigation for electricity sources that are powered by natural gas and coal. In addition, King County should encourage the state to require new fossil fuel power plants to mitigate for their carbon dioxide emissions.**

**E-116** **King County will continue to evaluate its own maintenance and operations practices including procurement for opportunities to reduce its own emissions or emissions produced in the manufacturing of products.**

**E-117** **King County should promote community designs that enable walking, bicycling and public transit use thereby reducing greenhouse gas emissions and regional air pollution.**

**E-118** **King County will continue to actively develop partnerships with the Puget Sound Clean Air Agency, local jurisdictions, the state, and public, private, not-for-profit groups to promote programs and policies that reduce emissions of ozone, fine particulates, toxics, and greenhouse gases.**

## C. Water Resources

King County's water resources include Puget Sound, rivers, streams, lakes, wetlands, marine nearshore and receiving waters of Puget Sound, and ground water. These resources provide many beneficial functions, including fish and wildlife habitat, flood and erosion control, water supply for agricultural, commercial, domestic and industrial use, energy production, transportation, recreational opportunities and scenic beauty.

In order to preserve and enhance the water resources in King County, those resources must be managed as an integrated system, not as distinct and separate elements. The hydrologic cycle (the occurrence, distribution and circulation of water in the environment) is the common link among the water resources and describes their interdependence.

Our use and modification of water resources and the surrounding terrestrial environment affects how the hydrologic cycle functions and can cause unintended detrimental impacts such as flooding, erosion, degradation of water quality, loss of fish and wildlife habitat, and loss of archeological and traditional cultural resources that depend upon but do not damage natural resources. In order to minimize adverse impacts on the water resources of King County and ensure our continued ability to receive the benefits they provide, we need to promote responsible land and water resource planning and use.

**E-119** **King County shall use incentives, regulations and programs to manage its water resources (Puget Sound, rivers, streams, lakes, freshwater and marine wetlands and ground water) and to protect and enhance their multiple beneficial uses – including**

**fish and wildlife habitat, flood and erosion control, water quality control and sediment transport, water supply, energy production, transportation, recreational opportunities and scenic beauty. Use of water resources for one purpose should, to the fullest extent practicable, preserve opportunities for other uses.**

**E-120** **Development shall support continued ecological and hydrologic functioning of water resources and should not have a significant adverse impact on water quality or water quantity, or sediment transport and should maintain base flows, natural water level fluctuations, groundwater recharge in Critical Aquifer Recharge Areas and fish and wildlife habitat.**

A watershed is an area that drains to a common outlet or identifiable water body such as Puget Sound, a river, stream, lake or wetland. There are six major watersheds in King County (Cedar River, Green River, Puget Sound, Skykomish River, Snoqualmie River and White River) divided into 72 individual basins that, in turn, contain numerous individual water bodies with small drainages. Surface and ground waters are managed most effectively by considering potential problems and solutions for an entire watershed. Because watersheds frequently extend into several jurisdictions, effective planning and implementation must be coordinated.

**E-121** **King County shall integrate watershed plans with marine and freshwater surface water, ground water, drinking water and wastewater planning to provide efficient water resource management.**

**E-122** **As watershed plans are developed, zoning, regulations and incentive programs may be developed, applied and monitored so that critical habitat in King County watersheds is capable of supporting sustainable and fishable salmonid populations. Watershed-based plans should define how the natural functions of watersheds critical to salmonids are protected so that the quantity and quality of water entering the streams, lakes, wetlands and rivers support salmonid spawning, rearing, resting, and migration.**

**E-123** **King County shall protect and should enhance surface waters, including streams, lakes, wetlands and the marine near shore and receiving waters of Puget Sound, on a watershed basis by analyzing water quantity and quality problems and their impacts to beneficial uses, including fish and wildlife habitat and flood and erosion control. Conditions of and impacts to the downstream receiving marine beaches and waters of Puget Sound shall be included in watershed management efforts. King County shall continue to participate in the Central Puget Sound Water Resource Planning effort.**

**E-124** **King County should protect and enhance the natural environment in those areas recommended as Aquatic Reserves by Washington State Department of Natural Resources. This should include participation in management planning for the aquatic reserves and working with willing landowners adjacent to the reserve on restoration and acquisition projects which enhance the natural environment.**

**E-125** **Responsibility for the costs of watershed planning and project implementation including water quality, flood hazard reduction and fisheries habitat protection, should be shared between King County and other jurisdictions within a watershed.**

King County contains a number of wetlands, river and stream reaches that are important to the viability of fish and wildlife populations and are therefore considered biological, social and economic resources. Some resource areas were previously identified through basin plans and other resource inventory efforts, and are categorized as either Regionally Significant Resource Areas (RSRAs) or Locally Significant Resource Areas (LSRAs). RSRAs contribute to the resource base of the entire Puget Sound region by

virtue of exceptional species and habitat diversity and abundance when compared to basins of similar size and structure elsewhere in the region. These areas may also support rare, endangered or sensitive species, including threatened salmonids. LSRAs contribute to the aquatic resources within a specific basin, when compared to aquatic and terrestrial systems of similar size and structure elsewhere in the basin. They also provide wetland and stream habitat that is important for wildlife and salmonid diversity and abundance within the basin. As Water Resource Inventory Area plans are prepared in compliance with the Endangered Species Act, additional resource areas will be identified and analyzed to determine appropriate levels of resource protection.

**E-126** **Watershed management plans, Water Resource Inventory Area plans, flood hazard reduction plans and master drainage plans should apply a tiered system of protection that affords a higher standard of protection for more significant resources. Resource categories should include Regionally Significant Resource Areas (RSRAs), Locally Significant Resource Areas (LSRAs), Fish and Wildlife Habitat Conservation Areas, and remaining resources. Where appropriate, additional designations shall be made as additional information on environmental functions becomes available.**

**E-127** **Regionally Significant Resource Areas (RSRAs) and Locally Significant Resource Areas (LSRAs) shall be mapped, designated by ordinance and protected at appropriate levels as part of early and long-term actions towards salmon conservation and recovery under the ESA. These designations shall be based on adopted basin plans or habitat/resource assessments completed for the Waterways 2000 program, but may be changed or new areas may be designated pursuant to recommendations of Water Resource Inventory Area plans. The Executive shall study the standards of protection needed for RSRAs and LSRAs.**

King County's Shoreline Management Master Program (Title 25 of the King County Code) is a functional plan developed in compliance with the Washington State Shoreline Management Act of 1971. The master program protects streams with a mean annual flow of 20 cubic feet or more per second, lakes that are 20 acres or more in size, the marine shoreline of Puget Sound and wetlands associated with these systems.

**E-128** **Development within designated shoreline environments shall preserve the resources and ecology of the water and shorelines, avoid natural hazards, promote visual and physical access to the water, protect ESA listed species and their critical habitat, and preserve archeological, traditional cultural resources, shellfish resources, and navigation rights. Protection of critical areas shall take priority over visual values and physical access.**

Puget Sound was included in the National Estuary Program in March 1988. The National Estuary Program requires that a comprehensive conservation and management plan for Puget Sound recommend actions to restore and protect the estuary. The 1994 Puget Sound Water Quality Management Plan is the federally approved comprehensive conservation and management plan for Puget Sound.

**E-129** **King County shall implement the Puget Sound Water Quality Management Plan to restore and protect the biological health and diversity of the Puget Sound Basin.**

Rivers, streams, lakes and wetlands must be protected from the adverse impacts of urbanization and land use to continue functioning in a beneficial manner. Because urbanization increases stormwater runoff, control of the quantity and quality of stormwater runoff is critical. Unmitigated stormwater runoff can cause erosion, sedimentation and flooding with resulting adverse impacts on water quality, fish and wildlife habitat, property and human safety. In addition, stormwater runoff can carry pollutants such as oil, heavy metals, fertilizers, herbicides, pesticides and animal wastes into waters. Sedimentation from soil disturbed by clearing, grading, farming and logging can reduce river or stream channel capacity, fill lakes and wetlands, and smother aquatic life and habitat.

Methods of stormwater management include clearing restrictions, retention/detention, low-impact development methods, discharge and infiltration standards, and best management practices.

**E-130** **Stormwater runoff shall be managed through a variety of methods, with the goal of limiting impacts to aquatic resources, reducing the risk of flooding, protecting and enhancing the viability of agricultural lands and promoting groundwater recharge. Methods of stormwater management shall include temporary erosion and sediment control, flow control facilities, water quality facilities as required by the Surface Water Design Manual, and best management practices as described in the Stormwater Pollution Control Manual. Runoff caused by development shall be managed to prevent adverse impacts to water resources and farmable lands. Regulations shall be developed for lands outside of the Urban Areas that favor nonstructural stormwater control measures when feasible including: vegetation retention and management; clearing limits; limits on actual impervious surface and impacting impervious surface; low-impact development methods that disburse runoff into native vegetation; and limits on soil disturbance.**

The Federal Clean Water Act requires states to prepare a list of water bodies that do not meet water quality standards. This list, known as the 303(d) list, is prepared for Washington State by the State Department of Ecology, and must be submitted to the U.S. Environmental Protection Agency (EPA) every two years. The water bodies on the list consist of "water quality limited" estuaries, lakes, rivers and streams that fall short of state surface water quality standards, and are not expected to achieve standards after implementation of technology-based controls. These standards are intended to ensure that our waters can be beneficially used for purposes we all enjoy, from fishing, swimming, boating, and drinking to industrial and agricultural purposes, and fish habitat. The beneficial uses that are intended to be protected by water quality standards are those that have existed or could have existed in the waterbody from November 1975 or later.

EPA requires that states set priorities for cleaning up impaired waters and establish a Total Maximum Daily Load (TMDL) for each. A TMDL, or water cleanup plan, entails analysis of how much pollution a waterbody can receive and still support its beneficial uses. The cleanup plan also includes recommendations for controlling pollution sources and a monitoring plan to test the plan's effectiveness. TMDL's have been approved by EPA for the Snoqualmie River, Lake Ballinger, Pipers Creek, Lake Fenwick, Lake Sawyer, and the Duwamish River and Lower Green. A complete listing of TMDLs and the 303(d) list can be found on the Department of Ecology's web site at **http://www.ecy.wa.gov/**.

**E-131** **Surface waters designated by the state as Water Quality Impaired under the Clean Water Act (water bodies included on the State 303(d) list) shall be improved through monitoring, source controls, best management practices, enforcement of existing codes, and Total Maximum Daily Load plans (TMDLs). The water quality of all other state-classified water bodies shall be maintained or improved through these same measures, and other additional measures that may be necessary to ensure there is no loss of existing beneficial uses. Any beneficial uses lost since November 1975 shall be restored wherever practicable, consistent with the Federal Clean Water Act.**

There are approximately 3,126 miles of rivers and streams in King County. The river and stream channels, the surrounding riparian (streamside) areas and upland areas all contribute to the functioning and integrity of rivers and streams. Many rivers and streams provide critical habitat for many species of wildlife and fish, including salmonids.

**E-132** **River and stream channels, stream outlets, headwater areas, and riparian corridors should be preserved, protected and enhanced for their hydraulic, hydrologic, ecological and aesthetic functions, including their functions in providing woody debris sources to salmonid-bearing streams.**

There are approximately 700 lakes in King County ranging in size from less than one acre to Lake Washington. These lakes provide critical habitat for many species of fish and wildlife, including salmonids, as well as recreational opportunities and scenic beauty. Development near lakes can alter their functioning and lead to eutrophication (increases in nutrients). Eutrophication promotes the excessive growth of plant and animal life with the eventual depletion of oxygen levels caused by decay of the excess organic matter.

**E-133** **Lakes should be protected through management of lake watersheds and shorelines. Lakes sensitive to nutrients shall be protected through the management of nutrients that stimulate algae blooms and aquatic plant growth. Where sufficient information is available, measurable standards for lake quality should be set and management plans established to meet the standards. Formation of lake management districts or other financing mechanisms should be considered to provide the financial resources necessary to support actions for protection of sensitive lakes.**

Wetlands are valuable natural resources in King County. They include shallow or deep marshes, bogs, ponds, wet meadows, forested and scrub-shrub communities and other lands supporting a prevalence of vegetation adapted to saturated soils. Many of the larger wetlands in King County are mapped in the County's *Sensitive Areas Map Folio*, and their vegetation, hydrology and wildlife are briefly described in the King County Wetlands Inventory.

**E-134** **King County shall use as minimum standards the Washington State Wetlands Identification and Delineation Manual, 1997, or its successor which is adopted by the King County Council and is the scientifically accepted replacement methodology based on better technical criteria and field indicators. King County shall categorize wetlands using the Washington State Wetland Rating System for Western Washington or its successor.**

**E-135** **King County shall work with other jurisdictions and federally recognized tribes to establish uniform countywide wetlands policies that provide protection of both regionally and locally unique wetlands.**

Wetlands are productive biological systems, providing habitat for fish and wildlife. They may serve as outdoor classrooms for scientific study. Some are used for hiking, hunting, and fishing. Wetlands also store flood waters and control runoff, thereby reducing flooding, downstream erosion and other damage. Further, wetlands protect water quality by trapping sediments and absorbing pollutants. They discharge ground water, making it available to plants and animals. Wetlands store peak flows and discharge to streams in dry periods, thus enabling fish and other riparian animal populations to survive. These wetland functions need consideration from a watershed perspective. Measures to protect wetland functions and values need to be taken at both the site-specific and watershed scale. In the urban area, land use authority is often shared by multiple jurisdictions at the scale of a drainage basin. Similarly, efforts to protect and restore wetlands may be sponsored by multiple parties, including local governments.

**E-136** **King County's overall goal for the protection of wetlands is no net loss of wetland functions and values within each drainage basin. Acquisition, enhancement, regulations, and incentive programs shall be used independently or in combination with one another to protect and enhance wetlands functions and values. Watershed management plans, including Water Resource Inventory Area plans, should be used to coordinate and inform priorities for acquisition, enhancement, regulations, and incentive programs within unincorporated King County to achieve the goal of no net loss of wetland functions and values within each drainage basin.**

**E-137** **Development adjacent to wetlands shall be sited such that wetland functions and values are protected, an adequate buffer around the wetlands is provided, and significant adverse impacts to wetlands are prevented.**

The functions and values of a wetland will change as land use surrounding the wetland changes. Development-related changes in forest cover and impervious surface affect stormwater runoff patterns, flooding, water quality, and wetland hydrology. Fragmentation of habitat is considered the greatest threat to native biodiversity. Wetlands in the Urban Growth Area will experience the greatest reduction in the number of native animals and plants due to habitat fragmentation.

Protecting native species biodiversity depends upon maintaining biological linkages, supporting the natural processes (like hydrology) that shape wetland habitat, and preventing fragmentation of wetland habitats. Small wetlands strategically located between other wetlands may provide important biological links between other, higher quality wetlands. Wetlands adjacent to habitat networks also are especially critical to wildlife functions and should receive special consideration in planning land use.

**E-138** **Areas of native vegetation that connect wetland systems should be protected. Whenever effective, incentive programs such as buffer averaging, density credit transfers, or appropriate nonregulatory mechanisms shall be used.**

**E-139** **The unique hydrologic cycles, soil and water chemistries, and vegetation communities of bogs and fens shall be protected through the use of incentives, acquisition, best management practices, and implementation of the King County Surface Water Design Manual to control and/or treat stormwater within the wetland watershed.**

**E-140** **Public access to wetlands for scientific, recreational use, and traditional cultural use is desirable, providing that public access trails are carefully sited, sensitive habitats and species are protected, and hydrologic continuity is maintained.**

**E-141** **Regulatory approaches for protecting wetland functions and values, including the application of wetland buffers, should consider wetland functions and values, intensity of surrounding land uses, and basin conditions. King County should continue to review wetland research and evaluate the need for changes in its wetland protection programs.**

**E-142** **Enhancement or restoration of degraded wetlands may be allowed to maintain or improve wetland functions and values provided that all wetland functions are evaluated in a wetland management plan, and adequate monitoring, code enforcement and evaluation is provided and assured by responsible parties. Restoration or enhancement must result in a net improvement to the functions of the wetland system. Technical assistance to small property owners should be considered.**

**E-143** **Alterations to wetlands may be allowed to:**

**a. Accomplish a public agency or utility development;**
**b. Provide necessary utility, stormwater tightline and road crossings; or**
**c. Avoid a denial of all reasonable use of the property, provided all wetland functions are evaluated, the least harmful and reasonable alternatives are pursued, affected significant functions are appropriately mitigated, and mitigation sites are provided with monitoring.**

When adverse impacts cannot be avoided, compensatory mitigation may be allowed. This means the replacement of project-induced losses of wetland functions and values will be permitted through wetland creation, restoration or enhancement. The county recognizes that, especially in the Urban Growth Area,

allowing alteration of small Category IV wetlands in exchange for compensatory mitigation contributes to a larger connected wetland system and may achieve greater resource protection.

**E-144** **A small Category IV wetland that is less than 2,500 square feet and that is not part of a wetland complex may be altered to move functions to another wetland on site as part of an approved mitigation plan.**

**E-145** **Mitigation sites should replace or augment the functions and values to be lost as a result of the project proposal. Wetland mitigation proposals should be approved if they would result in improved overall wetland functions and values within a drainage basin. All wetland functions and values should be considered. Mitigation sites should be located strategically to alleviate habitat fragmentation, and avoid impacts to and prevent loss of farmable land within Agricultural Production Districts.**

**E-146** **Mitigation projects should contribute to an existing wetland system or restore an area that was historically a wetland. The goal for these mitigation projects is no net loss of wetland functions and values within a drainage basin.**

**E-147** **Land used for wetland mitigation should be preserved in perpetuity. Monitoring and maintenance in conformance with King County standards should be provided by the project proponent until the success of the site is established.**

Mitigation banks are a form of regional compensatory mitigation, with the goal providing greater resource protection and benefit to the public. A mitigation bank allows for the consolidation of multiple, small mitigation projects into a large-scale wetland complex, resulting in economies of scale in planning, implementation and maintenance. Consolidation also can result in wetlands of greater value because of their size and the commitment to long-term management. Mitigation banking allows a project proponent to generate bank credits by contributing to the creation or restoration of the bank site.

**E-148** **The county in partnership with jurisdictions and interested parties should implement the wetland mitigation banking program.**

**E-149** **Creation of wetland mitigation banks is not allowed in the Agricultural Production District when the purpose is to compensate for filling wetlands for development outside the APD.**

Floodplains are lands adjacent to lakes, rivers and streams that are subject to periodic flooding. Floodplains naturally store flood water, protect water quality and are valuable for recreation, agriculture and fish and wildlife habitat. Floodplains also provide a deposition zone for sediments mobilized by rivers and streams. Wetlands are often an integral part of floodplains. Floodplains are designated based on the predicted frequency of flooding for a particular area. For example, a 100-year floodplain is a land area that has a one percent probability of experiencing flooding in any given year.

Development can reduce the floodplain's ability to store and convey floodwaters, thereby increasing the velocity and depth of floodwaters in other areas. In addition, floodplain development often occurs at the expense of important fish and wildlife habitat. King County has adopted the Flood Hazard Reduction Plan to provide guidance for decisions related to land use and flood control activities.

**E-150** **The existing flood storage and conveyance functions and ecological values of floodplains, wetlands, and riparian corridors shall be protected, and should, where possible, be enhanced or restored.**

**E-151** **King County's floodplain land use and floodplain management activities shall be carried out in accordance with the King County Flood Hazard Reduction Plan.**

Protecting ground water is an important regional issue because ground water provides approximately 30 percent of the water used in King County. The natural hydrologic system can be altered by development practices and overuse of the aquifer. The result may be depletion of aquifers. Ground water is also subject to contamination from human activity. Once a source of ground water is contaminated it may be lost forever. The cost of protection is considerably less than the cost of remediation and replacement.

**E-152** **King County shall identify areas in unincorporated King County that are considered Critical Aquifer Recharge Areas and maintain a map that designates these areas. The county shall update this map periodically with new information from adopted groundwater and wellhead protection studies and other relevant sources.**

**E-153** **King County should protect the quality and quantity of ground water countywide by:**

**a. Implementing adopted Groundwater Management Plans;**
**b. Reviewing and implementing approved Wellhead Protection Programs in conjunction with cities, state agencies and groundwater purveyors;**
**c. Developing, with affected jurisdictions, best management practices for development and for forestry, agriculture, and mining operations based on adopted Groundwater Management Plans and Wellhead Protection Programs. The goals of these practices should be to promote aquifer recharge quality and to strive for no net reduction of recharge to groundwater quantity; and**
**d. Refining regulations to protect Critical Aquifer Recharge Areas and well-head protection areas.**

**E-154** **King County should protect groundwater recharge quantity by promoting methods that infiltrate runoff where site conditions permit, except where potential groundwater contamination cannot be prevented by pollution source controls and stormwater pretreatment.**

**E-155** **In making future zoning and land use decisions which are subject to environmental review, King County shall evaluate and monitor groundwater policies, their implementation costs, and the impacts upon the quantity and quality of ground water. The depletion or degradation of aquifers needed for potable water supplies should be avoided or mitigated, and the need to plan and develop feasible and equivalent replacement sources to compensate for the potential loss of water supplies should be considered.**

**E-156** **King County should protect ground water in the Rural Area by:**

**a. Preferring land uses that retain a high ratio of permeable to impermeable surface area and that maintain or augment the infiltration capacity of the natural soils; and**
**b. Requiring standards for maximum vegetation clearing limits, impervious surface limits, and, where appropriate, infiltration of surface water. These standards should be designed to provide appropriate exceptions consistent with Policy R-231.**

**E-157** **King County shall use the Vashon-Maury Island Rapid Rural Reconnaissance Report, the ongoing Vashon-Maury Island Water Resources Evaluation and other studies to direct appropriate policy and planning actions that may be necessary to protect the groundwater and surface water resources. Pending completion and implementation of the evaluation and studies, applicants for new on-site sewage disposal permits on Vashon-Maury Islands shall be required to demonstrate the following:**

**a. That the location of the on-site sewage disposal system is not within 200 feet of the documented boundaries of upper-aquifer groundwater contamination or a surface water body or stream;**

b. **That the new on-site sewage disposal system is designed to replace an existing disposal system and is likely to reduce impacts to ground and surface waters; or**
c. **That, if the size or features of a parcel make it infeasible to satisfy the 200-foot setback provided in subsection (a) above, the proposed onsite sewage disposal system uses the best available technology to reduce potential impacts to ground and surface waters. In such circumstances, the county may require periodic monitoring.**

## D. Erosion and Landslide Hazards

King County is located on the active, tectonic Pacific "Ring of Fire," which is characterized by numerous, dynamic geologic processes that include frequent earthquakes and recurring volcanic eruptions. The relatively recent glacial history has left numerous steep and unstable hillsides throughout the county. Because of these steep and unstable hillsides, many areas of the county are prone to naturally occurring landslides and tree falls. Snow avalanches are also a common occurrence in the Cascade Mountains in Eastern King County. Often times the result of these naturally occurring events can be beneficial to the environment, by providing gravel and woody debris in streams and rivers, and continuing the process of natural regeneration. Salmon need gravel for spawning and in-stream debris for cover and to provide shade and regulate temperature. King County must balance the positive benefits of these natural occurrences with any adverse impacts that pose a threat to public health and safety. The county must also strike a balance between allowing naturally occurring landslides and erosion, and the need to prevent the unnatural acceleration of landslides and erosion due to development activities.

Coal mines have created additional areas of subsidence and instability in addition to those which occur naturally. When human activity occurs in areas subject to such active geologic processes, the potential consequences to life, property and environmental integrity can be enormous. If geologic processes are recognized and appropriately addressed in the course of development activities, adverse consequences can be substantially reduced if not completely eliminated. King County maintains inventories and maps of geologic hazards in the King County Sensitive Areas Map Folio.

### 1. Erosion Hazard Areas

Virtually any area in King County can experience soil erosion if subjected to inappropriate grading and construction practices. The U.S. Department of Agriculture Soil Conservation Service has identified certain soil types in King County as being especially subject to erosion, if disturbed. The approximate extent of these areas is shown in the *King County Sensitive Areas Map Folio*. These Erosion Hazard Areas may not be well suited to high-density developments and intensive land uses because of the sensitivity of these soils to disturbance.

**E-158** **Grading and construction activities shall implement erosion control best management practices and other development controls as necessary to reduce sediment and pollution discharge from construction sites to minimal levels.**

**E-159** **Land uses permitted in Erosion Hazard Areas shall minimize soil disturbance and should maximize retention and replacement of native vegetative cover.**

**E-160** **Slopes with a grade of 40 percent or more shall not be developed unless the risks and adverse impacts associated with such development can be reduced to a nonsignificant level. No-disturbance zones shall be designated where basin plans identify the need to prevent erosion damages in areas that are extremely sensitive to erosion impacts. Properly designed stormwater tightlines may be allowed within designated no-disturbance zones.**

Vegetation is an important component of the natural environment. This general term refers to all plant life growing at, below or above the soil surface. It includes trees, shrubs, herbs, grasses and aquatic plants.

Vegetation, especially forests, provides many significant ecological functions. Vegetation absorbs, filters and slows surface water flow. This is particularly important over aquifer recharge areas. Native vegetation also provides wildlife habitat to which native species are well adapted. Forests are key components in atmospheric cycles; they absorb carbon dioxide, produce oxygen and filter particulate matter. Additionally, they absorb noise and are aesthetically pleasing.

Noxious weeds are nonnative invasive plants that pose a threat to health and safety, agriculture, wildlife, wetlands and recreational areas. They tend to spread in areas that have been disturbed by urban development and agriculture and are difficult to eradicate once they become established. Without natural predators, some noxious weeds can displace native plant communities, reducing plant diversity. Invasive plants also decrease the quality of wildlife habitats, reduce visual quality, and increase maintenance and production costs for natural resource managers and farmers.

**E-161** **King County should protect native plant communities by encouraging management and control of nonnative invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.**

**E-162** **Through training and other programs, King County should actively encourage the use of environmentally safe methods of vegetation control. Herbicide use should be minimized. King County should be a good steward of public lands and protect water quality, by reducing the use of insecticides, herbicides and fungicides through the use of integrated pest and vegetation management practices.**

**E-163** **The use of native plants should be encouraged in landscaping requirements and erosion control projects, and in the restoration of stream banks, lakes, shorelines, and wetlands.**

**E-164** **In response to watershed-based salmon conservation Water Resource Inventory Area plans and as part of King County's continued basin planning and stewardship programs, King County may adopt vegetation retention goals for specific drainage basins. These goals should be consistent with Policy R-232, as applicable. The county should adopt incentives and regulations to attain these goals, and the county should monitor their effectiveness.**

### 2. Landslide and Avalanche Hazard Areas

Certain hillsides in King County are either naturally unstable or susceptible to instability when disturbed. These hillsides contain slopes greater than 15 percent, are underlain by impermeable soils, and are subject to seepage. They also include areas that have experienced landslides in the past and have slopes that are being undermined by stream or beach erosion. Construction in these areas is expensive and difficult. Landslides on such slopes following development can result in enormous public and private costs and severe threats to human health and safety. Such landslides can also cause severe natural resource damage.

Many of the mountainsides in the Cascade Range in Eastern King County are subject to snow avalanches during the winter. Such avalanches are destructive and can be deadly. King County supports all efforts to monitor and share information regarding avalanche dangers and to alert the public of those dangers.

**E-165** **Avalanche or Landslide Hazard Areas should not be developed unless the risks and adverse impacts associated with such development can be reduced to a nonsignificant level. Development proposed in or adjacent to avalanche or landslide hazard areas shall be adequately reviewed and mitigated to ensure development does not increase landslide or erosion hazards that would adversely impact downstream properties or natural resources.**

### 3. Coal Mine Hazard Areas

King County has a long and varied history of underground and surface coal mining. Some coal mining was conducted by large, well-capitalized mining companies which used methods such as detailed underground and surface mapping and protection of surface improvements. Other mines were small operations or remining operations that sought to maximize coal extraction with less regard for surface impacts or mapping. Some intensively developed areas of King County are located over abandoned underground coal workings, including Talbot Hill and the north Benson Hill of Renton, the Spring Glen area around Cascade Vista, East Fairwood, Black Diamond, southwest Issaquah, and the Newcastle/Coal Creek area.

The greatest dangers to people, wildlife and surface facilities typically exist around mine portals, timber chutes, air shafts, and workings which have collapsed to the surface. Other areas were deep mined by "room and pillar" mining techniques in which "pillars" of coal were left to provide support for the mining of adjacent "rooms." Once abandoned, pillars would collapse and rooms of mined-out coal would fill with collapsed roof material, coal debris and water. Regional downwarping of these areas was generally not observable and usually happened in the early years following mining of a section. Deep mined areas with a high ratio of overburden/cover-to-void usually present no hazards for surface development. However, areas with low overburden/cover-to-void ratio present higher risks and may require more advanced investigations and construction techniques for development. Mine portals, timber chutes, airshafts, and workings which have collapsed to the surface require the greatest need for detailed engineering studies to ensure that these sites are safe for new, productive use.

**E-166** **King County encourages the elimination of coal mine hazard areas and will work with public and private property owners and the Office of Surface Mining, Reclamation, and Enforcement to eliminate hazards and return lands to their highest productive uses. Land use plans and development activities should reflect the potential hazards in these areas. Residential, commercial, and industrial development may occur in coal mine hazard areas following study and engineering reports which detail the extent of the hazards, if any, and mitigation. Significant hazards associated with abandoned coal mining workings should be eliminated or mitigated so the site is safe using appropriate criteria to evaluate the proposed subsequent use. King County recognizes that most areas underlain by deep underground mining may be suitable for new development. Landowners and their consultants may be required to provide studies and reports with recommendations from licensed, professional engineers. Proposed surface facilities over some hazard areas may need to incorporate special design and performance tolerances for structures and infrastructure improvements. The location and declassification of coal mine hazard features should be shown on recorded plat maps or site plans of the property. When new information regarding the location of coal mine hazard areas is discovered, it should be added to or deleted from existing maps and databases that record coal mine hazard area information.**

King County is an earthquake-prone region subject to ground shaking, seismically induced landslide and liquefaction of soil. Areas with low-density soils are likely to experience greater damage from earthquakes. Areas in King County with a high potential for seismic induced subsidence, landslide, and other damages are shown in the *King County Sensitive Areas Map Folio* under seismic and landslide hazard areas.

**E-167** **In areas with severe seismic hazards, special building design and construction measures should be used to minimize the risk of structural damage, fire and injury to occupants and to prevent post-seismic collapse.**

**E-168** **King County should support efforts to model the effects of a mudflow comparable to the prehistoric mudflow which occurred in the White River drainage basin.**

## E. Fish and Wildlife

It is King County's goal to conserve fish and wildlife resources in the county and to maintain countywide biodiversity. This goal may be achieved through implementation of several broad policy directions that form an integrated vision for the future. Each of the pieces is necessary for the whole to be successful. The policy objectives are to 1) identify and protect critical fish and wildlife habitat conservation areas, 2) link those critical habitat areas and other protected lands through a network system, and 3) integrate fish and wildlife habitat and conservation goals into new and existing developments. Conservation of biodiversity is necessary if wildlife benefits currently enjoyed by residents of the county are to be enjoyed by future generations.

**E-169** **The county shall strive to maintain the existing diversity of species and habitats in the county. In the Urban Growth Area, King County should strive to maintain a quality environment which includes fish and wildlife habitats that support the greatest diversity of native species consistent with the density objectives. The county should maximize wildlife diversity in the Rural Area.**

**E-170** **Fish and wildlife should be maintained through conservation and enhancement of terrestrial, air, and aquatic habitats.**

**E-171** **Habitats for species which have been identified as endangered, threatened, or sensitive by the state or federal government shall not be reduced and should be preserved. In the Rural Area and Natural Resource Lands, habitats for candidate species identified by the county, as well as species identified as endangered, threatened, or sensitive by the state or federal government shall not be reduced and should be preserved.**

The Growth Management Act requires jurisdictions to designate Fish and Wildlife Habitat Conservation Areas for protection. The Washington Administrative Code (WAC) sets out guidelines that jurisdictions must consider when designating these areas. As set forth in the WAC guidelines, Fish and Wildlife Habitat Conservation Areas include:

a. Areas with which endangered, threatened, and sensitive species have a primary association;
b. Habitats and species of local importance;
c. Commercial and recreational shellfish areas;
d. Kelp and eel grass beds; herring and smelt spawning areas;
e. Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat;
f. Waters of the state;
g. Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; or
h. State natural area preserves and natural resource conservation areas.

It is important to note that for some species, mere presence is not considered significant. Significant habitats, for some species, are those areas that may be limited during some time of the year or stage of the species life cycle.

King County has reviewed these guidelines and has developed policies E-172 through E-176 that address the various species included in the WAC guidelines. These policies recognize the tiered listing of these species and their habitats as defined by the United States Fish and Wildlife Service and the Washington State Department of Fish and Wildlife. These policies also recognize the need to regularly review the information developed on species and habitats and amend the tiered listing as appropriate.

E-172 King County shall designate and protect, through measures such as regulations, incentives, capital projects or purchase, the following Fish and Wildlife Habitat Conservation Areas found in King County:

a. Habitat for federal or state listed Endangered, Threatened or Sensitive species;
b. Habitat for Salmonids of Local Importance: kokanee/sockeye/red salmon, chum salmon, coho/silver salmon, pink salmon, coastal resident/searun cutthroat, rainbow trout/steelhead, bull trout, Dolly Varden, and pygmy whitefish, including juvenile feeding and migration corridors in marine waters;
c. Habitat for Raptors and Herons of Local Importance: osprey, black-crowned night heron, and great blue heron;
d. Commercial and recreational shellfish areas;
e. Kelp and eelgrass beds;
f. Herring, sand lance and smelt spawning areas;
g. Wildlife habitat networks designated by the county, and
h. Riparian corridors.

King County shall also protect the habitat for the red-tailed hawk and for candidate species, as listed by the Washington Department of Fish and Wildlife, found in King County outside of the Urban Growth Area.

E-173 King County should protect the following species of local importance, as listed by the Washington Department of Fish and Wildlife or listed by King County, on lands outside of the Urban Growth Area, where they are likely to be most successful. Protection should be accomplished through regulations, incentives or purchase.

Species of local importance are:

a. Mollusks – Freshwater mussel, Geoduck clam and Pacific oyster;
b. Crustaceans – Dungeness crab and Pandalid shrimp;
c. Echinoderms – Red urchin;
d. Fish – White sturgeon, Pacific herring, channel catfish, longfin smelt, surfsmelt, Pacific cod, Pacific whiting, black rockfish, copper rockfish, quillback rockfish, yelloweye rockfish, lingcod, Pacific sand lance, English sole, and rock sole;
e. Birds – Trumpeter swan, Tundra swan, Snow goose, Band-tailed pigeon, Brant, Harlequin duck, Blue grouse, Mountain quail, and Western bluebird; and
f. Mammals – Marten, mink, Columbian black-tailed deer, elk, and mountain goat.

E-174 King County should protect the following priority habitats listed by the Washington Department of Fish and Wildlife that are not otherwise protected by policies and codes. Protection should be accomplished through regulations, incentives or purchase. Priority habitats are: caves, cliffs, consolidated marine/estuarine shorelines, estuary, old growth/mature forest, unconsolidated marine/estuarine shorelines, snag-rich areas, and talus slopes.

E-175 Development proposals should be assessed for the presence of species of local importance. A comprehensive assessment should follow a standard procedure or guidelines and shall occur one time during the development review process.

E-176 King County should regularly review the Washington State Department of Fish and Wildlife's list of Priority Species and other scientific information on species of local importance, and evaluate whether any species should be added to or deleted from the list in Policies E-173 and E-174. Any additions or deletions should be made through the annual amendment process for the comprehensive plan.

Existing buffer requirements for streams and wetlands are not intended to, and do not, always adequately protect wildlife resources in those sensitive areas. Areas with critical wildlife resources may need larger buffers to protect the resource.

**E-177** **Stream and wetland buffer requirements may be increased to protect species of local importance, as listed in this chapter, and their habitats, as appropriate. Whenever possible, density transfers and/or buffer averaging should be allowed.**

Salmon are particularly important because of their significance to local and regional character, federally recognized tribes and the fisheries industry. Several salmon stocks within King County and other areas of Puget Sound are in a serious state of decline. Several salmon stocks within King County have been or are about to be listed under the Endangered Species Act. The most effective way to protect and enhance native fish populations is through protection of those river and stream channels, riparian corridors, lakes, wetlands, headwaters and watersheds that provide or impact spawning and rearing habitat, food resources and fish passage. Intermittent streams also can be critical to native fish populations. Hatcheries and other artificial propagation facilities that are managed to protect the abundance, productivity, genetic diversity, and spatial distribution of native salmon remain critical to maintaining sustainable salmon stocks and harvest opportunities while habitat protection and restoration measures for salmon are implemented.

**E-178** **King County should protect salmonid habitats by ensuring that land use and facility plans (transportation, water, sewer, electricity, gas) include riparian and stream habitat conservation measures developed by the county, cities, federally recognized tribes, service providers, and state and federal agencies. Project review of development proposals within basins that contain hatcheries and other artificial propagation facilities that are managed to protect the abundance, productivity, genetic diversity, and spatial distribution of native salmon and provide harvest opportunities should consider significant adverse impacts to those facilities.**

Protection of isolated blocks of habitat will not adequately protect wildlife in King County. Critical wildlife habitats and refuges need to be connected across the landscape through a system of habitat networks. Some areas may be important because they connect other areas together.

Network width is related to requirements of desired wildlife species, length of network segment and other desired uses within the network. Wider corridors will be required for larger species if the distance between refuges is great or if multiple uses, such as public access and trails, are desired. Since it may not be possible to protect wide corridors in the Urban Growth Area, it may not be possible to accommodate larger wildlife species in all areas. Networks will address some of the problems of habitat fragmentation for smaller species within the Urban Growth Area.

Potential linkages are identified on the Wildlife Network and Public Ownership Map. Open spaces set aside during subdivision of land should be located to make connections with larger offsite systems. This approach will also benefit other open space goals.

**E-179** **Dedicated open spaces and designated sensitive areas help provide wildlife habitat. Habitat networks for threatened, endangered and priority species of local importance, as listed in this chapter shall be designated and mapped. Habitat networks for other priority species in the Rural Area should be designated and mapped. Planning should be coordinated to ensure that connections are made with adjacent segments of the network. King County should provide incentives for new development within the networks to incorporate design techniques that protect and enhance wildlife habitat values.**

**King County shall also protect the habitat for candidate species, as listed by the Washington Department of Fish and Wildlife, found in King County outside of the Urban Growth Area.**

**E-180** **King County should work with adjacent jurisdictions, state and federal governments and federally recognized tribes during development of land use plans, Water Resource Inventory Area plans, and site development reviews to identify and protect habitat networks at jurisdictional boundaries.**

A key element in a comprehensive wildlife protection program is the integration of wildlife and habitats into developments of all types. Protection of many types of wildlife does not have to be at odds with many types of development. Urban multifamily projects, industrial developments, new school facilities and rural open space projects all provide opportunities to enhance wildlife amenities. Residential developers and businesses have been able to use wildlife in marketing strategies to attract more potential homeowners, renters and quality employees.

Techniques such as minimizing clearing during site preparation, using native plant species in required buffers, landscaping, using bridges rather than culverts to cross streams and innovative site design can be used to promote wildlife and minimize problems with nuisance wildlife. Other plan elements, such as open space, road system design and housing density, also have related impacts on the remaining wildlife values that must be considered.

Benefits to wildlife are enhanced if screening and landscaping is composed of native vegetation. Retention of natural vegetation can provide the same wildlife and aesthetic benefits at a lower cost.

**E-181** **New development should, where possible, incorporate native plant communities, both through preservation of existing native plants into the site plan, and addition of new native plants.**

**E-182** **The county should be a good steward of public lands and should integrate fish and wildlife habitats into capital improvement projects whenever feasible. Fish and Wildlife Habitat Conservation Areas should be protected and where possible, enhanced as part of capital improvement projects.**

**E-183** **The county should promote voluntary wildlife habitat enhancement projects by private individuals and businesses through educational and incentive programs.**

## F. Soils and Organics

Soils play a critical role in the natural environment. Healthy soils keep disease-causing organisms in check, recycle and store nutrients, and provide an important medium for air and water to pass through. The properties of a healthy soil are similar to those of a sponge, faucet and filter. They naturally regulate the flow of water, bind and degrade pollutants. The presence of millions of macro and microorganisms in soil creates a "vibrant soil culture" where organic material is consumed and air and water are retained. Nutrients are made available to plants to allow healthy root growth and oxygen generation.

Human activity often causes soil compaction, removal and erosion of healthy, native soils. Fewer organisms are present in disturbed soils. The resulting decrease in organic matter inhibits the soil's ability to hold water, which increases surface water runoff. In addition, plants can not thrive in disturbed soils because of the lack of nutrients. This, in turn, causes people to use more chemical fertilizers, pesticides, and water to induce plant growth.

Increasing the organic content in disturbed soils can help restore their environmental function. Composted organic materials that might be used include yard debris, food and wood wastes, soiled paper, biosolids and/or livestock wastes, but not fly ash from industrial smokestacks. Benefits of incorporating

composted organic materials in soils include: improved stream habitat, healthier plants, and closing the recycling loop for organic materials.

Organic soil content can be increased during the development process. Typically, in a new development, topsoil is removed, and then later replaced. Developers can incorporate composted organic materials during the construction process by replacing removed topsoil with organics in areas to be landscaped to mitigate the impacts of development.

**E-184** **Conservation of native soils should be accomplished through various mechanisms to ensure soils remain healthy and continue to function as a natural sponge and filter, minimizing erosion and surface water runoff. Native soils should be retained on site and reused on site to the maximum extent possible.**

**E-185** **Organic matter should be used in disturbed soils, such as those found in developed areas, and shall be increased through various mechanisms.**

Organics comprise a large portion of the waste generated by King County residences, businesses and farms. This organic waste stream requires significant solid waste, farm management, and wastewater treatment resources. Many of these "waste materials" (yard debris, food and wood waste, soiled paper, biosolids, and agricultural livestock wastes), can be recycled and reused to provide numerous uses that are beneficial to the environment and the economy.

King County has a long history of resource conservation and waste recycling. Programs have successfully captured organic materials for beneficial use such as yard debris, recycling and biosolids applications to farms, forests and composting. However, large volumes of yard debris and food scraps continue to be thrown away in the landfill. Significant volumes of livestock waste generated in the suburbs and rural areas are inadequately managed, which can adversely impact water quality and fish habitat.

Although efforts are underway to increase the amount of organic materials that are recycled, the region still lacks the capacity to process all of these materials. Along with its efforts to promote beneficial use of these products, King County is working with organic material processors and others to try and increase the processing capacity in the region. The challenge will be for King County to secure funding sources to ensure that sufficient processing capacity is in place to handle a variety of organic waste materials.

**E-186** **King County should implement programs to improve availability and markets for organic materials for soils that have been disturbed by new and existing developments.**

**E-187** **King County shall regard the region's organic waste materials as resources which should be reused as much as possible, and minimize the disposal of such materials.**

**E-188** **King County shall identify long-term options for expanding the organic waste material processing capacity in the county.**

King County seeks to divert as much material as possible from disposal to reduce overall costs of solid waste management, conserve resources, protect the environment, and strengthen the county's economy (see Chapter 7, Facilities and Utilities, Policy F-255). In many cases, organic materials can be recycled into a beneficial, highly valued resource helping to meet these diversion goals. Beneficial uses of organic materials include, but are not limited to, the following:

King County recognizes that in most cases, the best management method for yard debris and livestock wastes is to compost it on the property where it is generated. Examples of residential onsite yard debris management techniques include grasscycling (leaving the grass on the lawn when it is cut) and backyard composting.

**E-189** **King County shall promote and encourage the beneficial use of organic materials, including but not limited to their use in the following activities: agriculture and silviculture; road, park and other public project development; site development and new construction; restoration and remediation of disturbed soils; nursery and sod production; and landscaping. Organic materials do not include fly ash.**

**E-190** **King County agencies shall use recycled organic products, such as compost, whenever feasible.**

Biosolids are the nutrient rich organic product from the wastewater treatment process which can be recycled as a soil amendment. At King County's wastewater treatment plant, solids are removed from the wastewater and treated in large digesters where the organic solids are stabilized, reducing the volume by half. After digestion, a portion of water is removed, leaving the semisolid material ready for recycling.

The Biosolids Management Program emphasizes beneficial use of the resource and pursues environmental stewardship through diverse public-private partnerships. One hundred percent of county biosolids are beneficially used through the forestry and agriculture programs. A portion of the biosolids are composted as a Class A product.

**E-191** **King County should explore ways to beneficially use biosolids, whenever feasible, locally.**

Supporting agriculture is a key growth management strategy and vital to quality of life for King County residents (see Chapter 3: "Rural Legacy and Natural Resources Lands"). However, improper livestock management practices can have significant adverse impact on surface water, ground water and air quality.

On-farm composting as a method of managing livestock waste and other organic waste materials is becoming an important waste management strategy for farmers. Benefits of on-farm composting include:

- Additional revenue from the sale of compost;
- Reduced costs for water, fertilizers and pesticides, due to reduced water usage and reduced reliance on fertilizers and pesticides;
- Reduced impacts to surface waters; and
- Increased crop yields.

King County has approximately 200 commercial farms and 10,000 noncommercial farms in cities as well as unincorporated areas. King County's Livestock Management Ordinance, Ordinance 11168 adopted in December 1993, requires livestock owners to manage livestock waste so that it minimizes any impacts to streams. The Livestock Management Ordinance requires the preparation of farm plans to be developed jointly by farmers and the King Conservation District to assist in reducing water pollution from their operations. The conservation district provides technical assistance and education to agricultural landowners on how to implement best management practices for federal, state and local water quality regulations. These best management practices include slurry tanks and manure lagoons, the installation of fencing to keep stock from streams and wetlands, and development of plans for livestock manure storage facilities in accordance with the Sensitive Areas Ordinance.

**E-192** **King County shall develop alternatives to improve onsite and offsite management of livestock wastes and recommend strategies to integrate processing livestock wastes with other organic waste materials. These strategies should be consistent with the King County Comprehensive Solid Waste Management Plan, including but not limited to on-farm composting and land application of processed yard debris. Alternative strategies for onsite and offsite management of livestock wastes shall be based on farm management plans, which protect water quality in streams and wetlands. Solid waste management and water quality programs should be developed to prevent liquid farm wastes from contaminating our watersheds.**

# II. Endangered Species Act

In March 1999, The National Marine Fisheries Service (NMFS) listed the chinook salmon as "threatened" under the Endangered Species Act (ESA). In December 1999, the U.S. Fish and Wildlife Service (USFWS) listed the Puget Sound and Coastal Bull trout as threatened under the ESA. It is anticipated that listing of other salmonid species may follow in the near future.

The listing of a species under the act is cause for great concern, because Wild Pacific salmon have great environmental, cultural, economic, recreational and symbolic importance to the Puget Sound region. It is King County's goal to ensure long-term protection of our salmon resources to harvestable levels for today and tomorrow, with the least economic impact possible. Successful restoration and maintenance of healthy salmon populations will require time, money and effort, and collaboration with federal, state, tribal and local governments, as well as businesses, environmental groups, and citizens.

In accordance with the ESA, National Oceanic Atmospheric Administration (NOAA) Fisheries issued regulations deemed necessary to provide for the conservation of Puget Sound chinook salmon and other West Coast salmonids. This rule, commonly referred to as a 4(d) rule, legally establishes the protective measures that are necessary and advisable to provide for conservation of a listed species. The rule also makes it a violation of the ESA for any person, government, or other entity to "take" a threatened species. "Take" under the ESA includes altering habitat of a listed species such that it causes harm.

Local governments in the Puget Sound region, in cooperation with state and tribal governments and other major stakeholders, established the Tri-County salmon conservation coalition to identify early actions and develop long-term conservation strategies. The early actions focus on protecting salmon habitat in order to preserve options for recovery. The long-term conservation strategy is being developed at the Watershed Resource Inventory Area (WRIA) level. The boundaries of WRIAs are defined under state regulations, and generally adhere to the watershed boundaries of major river or lake systems. King County is participating in the development Water Resource Inventory Area plans for WRIA 8 (Cedar/Sammamish Watershed), WRIA 9 (the Green/Duwamish Watershed), WRIA 7 (the Snohomish/Snoqualmie Watershed), about half of which is in King County, and WRIA 10 (the White/Puyallup Watershed), a small percentage of which is in King County.

**E-201** **King County shall continue to participate in the Water Resource Inventory Area planning efforts and in other regional planning efforts, such as the Tri-County salmon conservation coalition and Shared Strategy for Puget Sound, to develop plans for each of the watersheds in King County. These plans shall:**

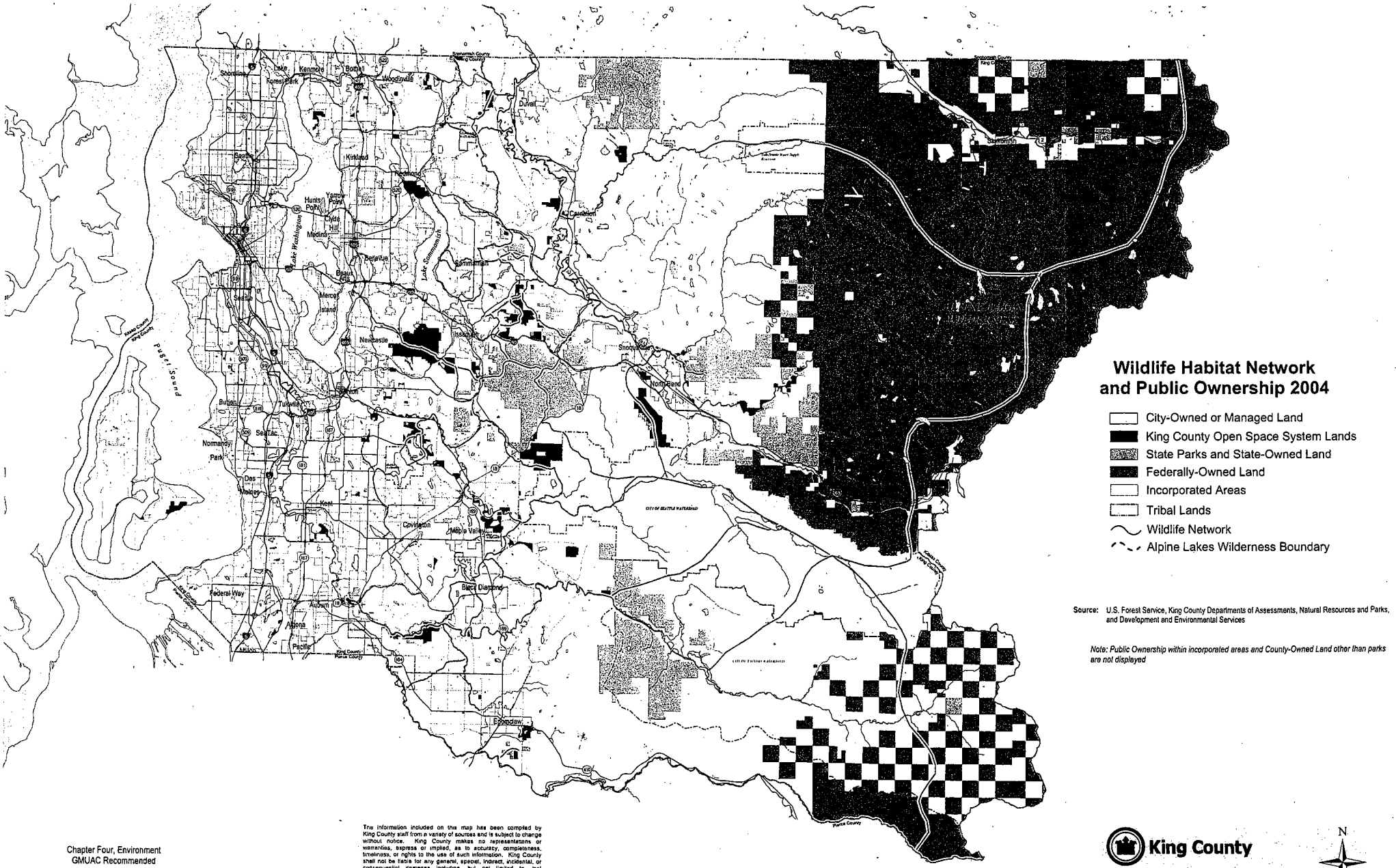
- **a. Focus on early federally listed salmonid species first, take an ecosystem approach to management and seek to address management needs for other species over time;**
- **b. Identify early actions and long-term projects and programs that will lead to information on habitat conditions in King County that can enable the recovery of endangered or threatened salmonids, while maintaining the economic vitality and strength of the region;**
- **c. Address both King County's growth management needs and conservation needs;**
- **d. Be comprehensive and based on best available science as defined in WAC 365-195-905 through 365-195-925;**
- **e. Address water quality, water quantity and channel characteristics;**
- **f. Be developed in coordination with key decision-makers and stakeholders; and**
- **g. Provide for monitoring and adaptive management.**

E-202 King County has evaluated and will continue to evaluate programs and regulations to determine their effectiveness in contributing to ESA listed species conservation and recovery, and will update and enhance programs and plans where needed including evaluation of the zoning code, the Critical Areas Code, the Shoreline Master Program, the Clearing and Grading Code, the landscaping Code, the Surface Water Design Manual, the flood hazard reduction plan, regional wastewater services plan, best management practices for vegetation management and use of insecticides, herbicides and fungicides, and best management practices for agricultural lands and forest lands under county authority. King County may amend these regulations, plans and best management practices to enhance their effectiveness in protecting and restoring salmonid habitat, using a variety of resources including best available science as defined in WAC 365-195-905 through 365-195-925 and resource documents developed by the Tri-County salmon conservation coalition and the shared strategy.

E-203 Through the Watershed Resource Inventory Area planning process, geographic areas vital to the conservation and recovery of listed salmonid species shall be identified. King County will evaluate this information to determine appropriate short and long-term strategies, including, but not limited to: designation of Fish and Wildlife Habitat Conservation Areas, development regulations (special district overlays, zoning, etc.) acquisitions, facility maintenance programs, and capital improvement projects.

E-204 King County may use its authority under the Growth Management Act, including its authority to designate and protect critical areas, such as fish and wildlife habitat conservation areas, to preserve and protect critical habitat listed for salmonid species by developing and implementing development regulations and nonregulatory programs.

E-205 King County shall, in cooperation with the cities, ensure a no net loss of housing capacity that preserves the ability to accommodate the 2022 growth targets, while pursuing compliance with Endangered Species Act requirements. To achieve this goal, densities shall be increased on buildable lands, consistent with Policy U-463.




Chapter Four, Environment
GMUAC Recommended

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## Chapter Five

# Parks, Open Space and Cultural Resources

The quality of life in King County is directly linked to the quality of our 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 enrich our 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 and other open spaces and in supporting cultural opportunities such as music, theater, ethnic heritage museums, literary activities, public art collections, urban historic districts and rural landmarks.

# I. Parks, Recreation and Open Space

The Growth Management Act states that counties are the providers of regional services and local rural services, while cities are the appropriate providers of local urban services. As the regional government, King County manages a regional open space system of parks, trails, natural or ecological areas and working resource lands. While the cities are the managers of local park, trails and open space lands in the Urban Growth Area, King County will continue to be the provider of local park, trails and open space lands in the Rural Area.

Population growth and associated development in recent years have transformed the county's landscape as forested and open lands have been converted to urban uses resulting in the fragmentation of wildlife corridors, riparian habitat and the depletion of working resource lands and open vistas. The policies in this section provide guidance for the open space system of lands the county owns and manages to protect the health of natural systems, provide recreational opportunities, shape community character, and help sustain agriculture and forestry economics. The policies also reinforce the county's focus on linking components of the open space system.

Regional active and multiuse parks serve a countywide population and provide high-quality, highly developed facilities to support multiple events, large group gatherings and special events. Local rural park sites provide for active and passive recreation close to home. Local trails provide recreation, circulation within the local community and access to the regional trail system.

Natural areas and some parks contain undeveloped or undevelopable acreage that remain in a natural or near natural state and support habitat and other ecologically significant attributes. Together these sites enhance environmental and visual quality and meet regional and local rural recreation needs.

**P-101** **For the purposes of the King County Open Space system, "Regional Parks" shall mean sites and facilities that are large in size, have unique features or characteristics and serve communities from many jurisdictions, and "local" shall mean sites and facilities that predominantly serve communities in the unincorporated area.**

## A. The Regional Open Space System of Parks, Trails, Natural Areas and Working Resource Lands

The policies in this chapter provide the basis to develop a contiguous open space system, connecting and including active and passive parks, trails, natural areas and working agricultural and forest resource lands. The Open Space System map shows these publicly-owned open space lands and provides the basis for identifying the linkages necessary to strengthen the physical and functional connectivity of the county's open system. The following policies reinforce the importance of the county's open space system, and guide planning and management of appropriate recreational opportunities that best meet regional and local needs, preserve ecologically significant resources and protect working resource lands. Implementation of these policies is guided by the *King County Park, Recreation and Open Space Plan*, adopted in 1996 (and subsequent updates).

**P-102** **King County shall be a regional leader in the provision of a regional open space system of parks, trails, natural areas, working resource lands, and flood hazard reduction lands. The regional network of open spaces provides benefits to all county residents including: recreation facilities, conservation of natural and working resource lands, flood hazard protection and related programs, and services.**

**Preservation will include wildlife corridors and riparian habitat, as well as open space areas separating urban and rural areas.**

## B. Local Parks

In the Rural Area, the large geographic area and dispersed populations, individual lots, low residential density and economies of site management dictate fewer individual park sites. Nearby regional parks and other open spaces also provide recreational opportunities. King County's role in the Rural Area will reflect rural levels of service.

**P-103** **Local parks, trails and other open spaces that complement the regional system should be provided in each community, in Rural Areas, to enhance environmental and visual quality and meet local recreation needs. King County shall provide local parks, trails and other open spaces in the Rural Area.**

**P-104** **King County should provide local parks within rural communities with fields and other facilities that provide opportunities for active sports. These facilities shall be in addition to and compatible with King County's regional park system.**

## C. Components of the Regional Open Space System

King County's regional open space system contains lands with many functions including active and passive recreation, special purpose sites such as pools and trails; natural areas, including waterways, greenways, and forested areas with educational, scientific, wildlife habitat, cultural or scenic values; working resource lands including agriculture and forest lands; and community-defining systems, including physical and or visual buffers between areas of urban and rural development. Many sites within the open space system serve more than one function, but each site serves a primary role within the system.

### 1. Active Recreation, Multiuse Sites and Trails

King County's local and regional parks and facilities accommodate a wide range of active and passive recreation activities. Active recreation includes a functional system of highly developed sites with organized, scheduled activities such as soccer and softball. Passive recreation includes activities such as informal play, hiking, walking, jogging and picnicking. Multiuse sites can include a combination of active recreation and passive recreation with less intensely developed facilities and natural areas. The Trail System is a major element of the recreation and natural systems and provides recreation and nonmotorized transportation, as well as corridors often used by wildlife.

Regional programs serve a broad spectrum of users. These programs include those not generally viable for individual communities due to site or facility requirements or the unique nature of the offering requiring a broader user base to support them. Educational or interpretive programming promotes appropriate and enjoyable use of the park system. Public awareness of resources and their values builds support and stewardship for the system and its resources.

**P-105** **King County shall provide regional parks and recreational facilities that serve users from many neighborhoods and communities. Regional parks include unique sites and facilities that should be equitably distributed.**

**P-106** **King County shall complete a regional trails system, linking trail corridors to form a countywide network. King County will continue to primarily own the land necessary for the operation and management of the trail.**

**P-107** **King County should facilitate educational, interpretive and aquatic programs on county-owned properties that further the enjoyment, understanding and appreciation of the natural, cultural and recreational resources of the park system and the region.**

**P-108** **King County should facilitate and seek regional and national programs and special events at regional sites and facilities.**

## 2. Natural Areas (Ecological Sites)

The King County Open Space system includes many sites whose primary purpose is to conserve and restore ecological value. These sites may allow public use that does not harm the ecological resources of the site. These natural areas include many environmental features of King County's landscape, which play a role in protecting a diversity of vegetation and fish and wildlife important to the beauty and character of the region. King County will focus on linking natural areas to create regional open space corridors of greenways and waterways along the major river systems, shorelines, and the Mountains-to-Sound Greenway.

Preserving these areas in partnership with other agencies, private groups and individuals will provide multiple values including environmental and economic benefits of surface water management, aquifer recharge, and fish and wildlife habitat preservation and enhancement.

**P-109** **King County will manage its natural areas to protect, preserve and enhance important natural resource habitat, biological diversity, and the ecological integrity of natural systems.**

**P-110** **King County shall recognize and protect the natural character and ecological value of its natural areas. These areas are important for preserving fish and wildlife and their habitat, native vegetation, and features of scientific and educational value. Development and public use may be limited to preserve the natural state and reduce disturbance of the natural resources. Site improvements should be focused on providing educational and interpretive opportunities. Public access should be directed to the less fragile portions of a site to ensure continued protection of the ecological resources.**

## 3. Working Resource Lands

The county's open space system includes lands that are managed as working farms and forests. The county has purchased several properties with the intention of conserving the resource use on the site. County ownership and management of these lands conserves the resource land base, allowing the resource activity to continue, while contributing to the local rural economy, providing education about agriculture and forestry, and providing passive recreational opportunities on some properties. The county's policies to conserve farmland and encourage agriculture are discussed in Chapter 3.

The Farmland Preservation Program (FPP) is a county program that preserves farmland through the purchase of development rights. The farms in the FPP generally remain in private ownership. The county has purchased a farm outright in few cases, with the intention of reselling the land without the development rights to a private farmer. The county has developed a program to lease farms to small-scale farmers until such time that the property can be resold.

**P-111** **Farmland owned by King County shall contribute to the preservation of contiguous tracts of agriculture land and make affordable farmland available for use by small-scale and new farmers.**

**P-112** **Farmers leasing properties owned by King County shall use Agricultural best management practices, Integrated Pest Management and other sustainable farming methods.**

**P-113** **The use and management of farmlands owned by King County shall be consistent with any requirements imposed by the funding program used to purchase each**

**property and shall serve to meet and enhance the objectives of the King County Agriculture Program.**

One element of the King County Forestry Program is the conservation of forestland through acquisition to allow forest management on the property. The working forests owned by King County are generally very large parcels of land (several hundred acres or more), which support sustainable forest management practices and contribute to the retention of a contiguous forest. These properties contribute to environmental protection, high-quality passive recreation, the public understanding of forestry, and scenic vistas.

**P-114** **Forest land owned by King County shall provide large tracts of forested property in the Rural Forest Focus Areas and the Forest Production District (FPD) that will remain in active forestry, protect areas from development or provide a buffer between commercial forestland and adjacent residential development.**

**P-115** **Forest land owned by King County shall be used to sustain and enhance environmental benefits, demonstrate progressive forest management and research, and provide revenue for the management of the working forest lands.**

**P-116** **Forest land owned by King County shall provide a balance between sustainable timber production, conservation and restoration of resources, and appropriate public use.**

### 4. Other Open Spaces

Preservation of open space in the county is grander than the county system. Large areas of the county are owned and managed by federal agencies, the state, and other local jurisdictions that manage the land for environmental protection, resource production, or a wide range of recreation opportunities. Additionally, open space benefits are often provided by private land owners managing their land in ways that protect the environment, conserve natural resources, or provide open vistas. King County acquires for other reasons, such as flood hazards or providing needed public facilities. These lands can also contribute to open space conservation efforts.

King County has acquired lands and manages facilities along major river and stream systems for the primary purpose of flood plain management and flood hazard protection. Major streams and rivers are vital components of the county's open space system, therefore the flood hazard reduction lands function as critical links in the county's open space network. King County will continue to maintain flood hazard reduction land and facilities within available funding levels. The county will also seek innovative measures for maintaining and improving flood protection, reducing maintenance costs, integrating flood protection and recreational opportunities, and achieving wildlife habitat protection and salmon recovery.

## D. Achieving the Open Space System

Parks and other county-owned open space lands ensure a quality of life today and a legacy to generations of tomorrow. In King County, many types of open spaces and fish and wildlife habitat remain in private ownership and may be subject to future development. To ensure that these lands and resources are protected and to offer an alternative to acquisition, the county offers landowners a wide variety of tools to preserve their property. Policies outlining strategies for using these tools can be found in chapters 3, 4, and 7.

Cooperation, coordination and partnerships with public agencies, private groups and individuals are necessary to develop the regional parks and open space system, to meet existing needs for park and recreation facilities and to accommodate the needs of growth. The Mountains-to-Sound Greenway, along the I-90 corridor, is a successful model for coordination of efforts by public and private entities to protect the backbone of the county's open space system.

King County will achieve the multiple benefits of resource protection and recreation by building partnerships and coordinating with providers and user groups of the parks and open space system. Working together, stewardship can be fostered and these lands and facilities can be enhanced, restored and operated more economically and efficiently to benefit all county residents.

**P-117** **King County shall explore incentives, regulations and funding mechanisms to preserve, acquire and manage valuable park and open space lands.**

**P-118** **Parks, trails and other open space lands should be acquired and developed to meet adopted standards with a combination of public funds and dedications or contributions from residential and commercial development, based on their service impacts.**

**P-119** **Open space sites should be acquired when identified in the King County Park, Recreation, and Open Space Plan, adopted in 1996 (and subsequent updates), or when needed to meet adopted local park and recreation standard, or to protect contiguous tracts of working resource lands or ecological resources.**

**P-120** **Trails should be acquired when identified in the King County Trails Plan or when identified as part of a community trail network.**

**P-121** **King County shall be a leader in establishing partnerships with cities, adjacent counties, federally recognized tribes, state and federal agencies, school and special purpose districts, community organizations, nonprofit organizations, land owners and other citizens. The county and these partnerships should work to promote and protect all aspects of environmental quality and complete the regional parks and open space system, linking local and regional lands and facilities.**

**P-122** **Decisions on acquisition and development of park, trail, and other open space sites should consider funding needs for long term maintenance and operations.**

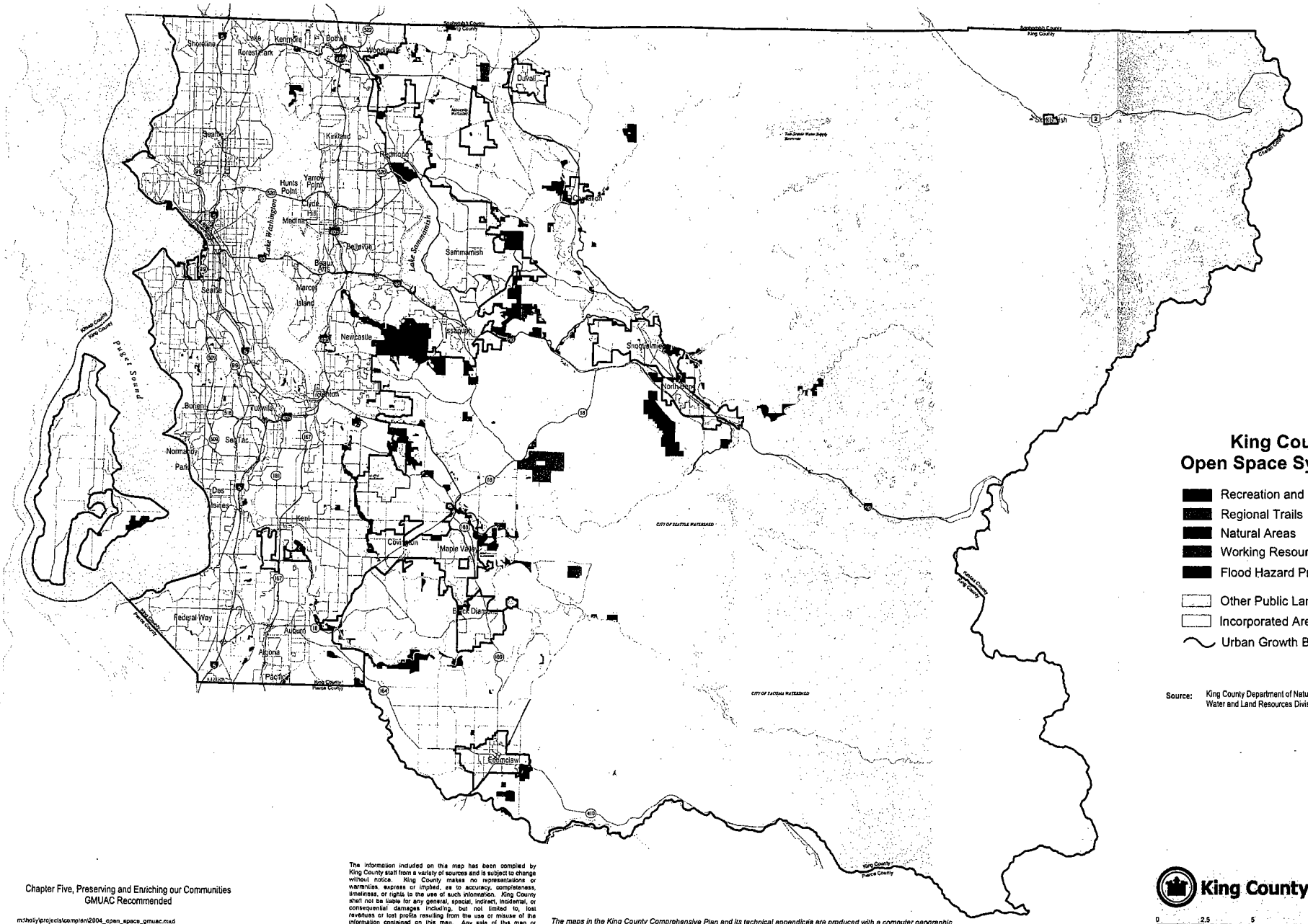
**P-123** **Open space lands shall be classified to identify the primary role in the open space system and purpose of acquisition as active recreation, trails, multiuse, natural area or working resource lands. They will be classified as regional or local and the primary role and purpose of the site will be identified.**

**P-124** **Lands preserved for public parks or open space should provide multiple benefits whenever possible.**

**P-125** **A variety of measures should be used to preserve and develop regional and local parks, trails and open space. Measures can include: county funding, partnerships, incentives, regulations, and trades of lands and shared development activities. Where local park districts have been created, King County will work in partnership with the districts to maximize resources and meet community goals.**

**P-126** **King County will adopt an entrepreneurial approach to managing and operating the open space system and work aggressively to implement multiple and appropriate strategies to sustain fiscally the open space system.**

**P-127** **Management of the regional open space system of Parks, Trails, Natural Areas and Working Resource Lands is guided by the King County Parks, Recreation and Open Space Plan, as adopted in 1996 (and subsequent updates). The plan includes policies on the management of parks and trails, natural areas, and resource lands.**




# King County's Open Space System 2004

- Recreation and Multi-Use Parks
- Regional Trails
- Natural Areas
- Working Resource Lands
- Flood Hazard Properties
- Other Public Lands
- Incorporated Areas
- Urban Growth Boundary

Source: King County Department of Natural Resources and Parks
Water and Land Resources Division

Chapter Five, Preserving and Enriching our Communities
GMUAC Recommended

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July 2004

P-128 King County shall use park and recreation standards as adopted in the King County Park, Recreation and Open Space Plan, adopted in 1996 (and subsequent updates), as guidelines to evaluate and provide local parks, trails, and recreational services.

P-129 In the Urban Area, King County shall work in partnership with other jurisdictions to facilitate annexation and transfer of local parks, trails and other open spaces to cities or other providers to ensure continued service to the community.

P-130 King County should work with cities to share operational and maintenance costs of parks and other open spaces in unincorporated areas in which a substantial portion of the users are from incorporated areas.

# II. Cultural Resources

Cultural resources make a significant contribution to the quality of life in King County. Arts and heritage organizations, public art and historic and archaeological properties contribute to the region's economic vitality, play an essential role in cultural tourism, and contribute significantly to the county's overall quality of life. As King County grows, the need to protect, support and enhance cultural opportunities and resources is essential in order to sustain livability.

King County continues to play an important role in support and guidance for cultural resources in the region. While the creation of the CDA places operational responsibility for cultural resources with that body, the King County Council approves nominations for membership on the Authority Board, participates directly through board membership of three county councilmembers; meets with the CDA board to receive annual reports on progress and discuss plans for the coming year, and similar functions.

In the following policies and discussion, the term "cultural resources" refers to all performing and visual arts events, programs and facilities: public are; heritage events; programs and facilities; and historic properties. The term "historic properties" means all historic buildings, sites, objects, districts, and landscapes, prehistoric and historic archaeological resources, and traditional cultural places.

**P-201** **King County shall protect cultural resources and promote expanded cultural opportunities for residents to enhance the region's quality of life and economic vitality.**

**P-202** **King County shall support the transmission of the region's cultural legacy, promote cultural education, and encourage the preservation and celebration of cultural diversity and creativity.**

County residents need arts and heritage opportunities that balance regional programs and facilities for attendance with a network of local community opportunities for participation and education. The regional cultural system is comprised of a regional and local infrastructure of cultural organizations, individuals and venues; an interjurisdictional program for historic resource protection; and region-wide enhancement of public places with art works.

**P-203** **King County shall support and encourage development of regional cultural organizations, facilities, and services that address a countywide audience or are dedicated to unique and significant cultural themes or disciplines.**

**P-204** **King County shall support and encourage community cultural organizations, facilities, and services to provide opportunities for local access and participation by all residents throughout the county.**

## A. Arts

The region's artistic environment parallels its natural features in variety and richness. Its arts organizations, artists and opportunities are widely known and valued for their diversity, excellence and abundance of music, theater, dance, literary activity, and visual arts.

**P-205** **King County shall support excellence and vitality in the arts and support opportunities for attendance at and participation in diverse arts and cultural activities throughout the county.**

**P-206** **The Cultural Development Authority of King County or its successor organization shall advise the King County Executive and the Council on programs, policies and regulations that support and increase access to the arts.**

## B. Historic Preservation

Preservation of historic properties provides multiple benefits to the region; historic properties maintain a tangible connection with the historic and prehistoric past. They contribute character, diversity and aesthetic value to communities, particularly in times of rapid change. Historic attractions play a significant role in the region's appeal to tourists. Many municipalities do not have sufficient resources to administer an historic preservation program. As a result, the shared history of the region is endangered. Comprehensive and coordinated protection of significant historic properties is necessary in order to ensure that King County's collective history is preserved.

**P-207** **King County shall administer a regional historic preservation program to identify, evaluate, protect and enhance, historic properties.**

**P-208** **The Landmarks Commission shall advise the King County Executive and the Council on programs, policies and regulations that support and enhance preservation and protection of significant historic properties.**

## C. Public Art

Collectively, public art is a regional resource that enhances community character and diversity, sparks imagination, and provides a direct cultural experience for county residents every day. For new or changing communities, public art is a powerful contributor to local character, sense of place and belonging. Public art can also help mitigate the adverse effects of new development.

**P-209** **King County shall provide art in public facilities projects and places to enhance community character and quality of life. Maintenance and conservation shall be a consideration in the development and management of public art. King County undertakings (including public-private partnerships and development authorities) that include public funds or resources, have publicly visible physical components, or require mitigation should include public art. King County should encourage provision of public art in private development projects.**

**P-210** **The Cultural Development Authority of King County or its successor organization shall advise the King County Executive and the Council on programs, policies and regulations that support and increase access to public art.**

## D. Heritage

Museums, historical societies, ethnic organizations and other heritage groups, and historians, archivists, folklorists and other heritage specialists enrich community life and provide cultural experiences for county residents and visitors. Without appreciation, preservation and stewardship of local history by heritage specialists, groups and organizations, the county's rich history would be lost.

**P-211** **The Cultural Development Authority of King County or its successor organization shall advise the King County Executive and the Council on programs and policies that support and enrich King County's heritage.**

**P-212** **King County shall support, preserve and enhance its heritage and shall encourage opportunities for public attendance and participation in diverse heritage activities throughout the county.**

## E. Cooperation

Cultural resource management crosses jurisdictional boundaries and involves countless public and private players throughout the region. The range and complexity of cultural activity in the region requires coordination and cooperation. King County government is uniquely able to provide regional coordination and leadership.

**P-213** **King County shall pursue its cultural resource goals by working with residents, property owners, cultural organizations, public agencies, federally recognized tribes, schools and school districts, and others.**

**P-214** **King County shall work with cities to protect and enhance historic resources and public art located within city boundaries and annexation areas. The county shall advocate for and actively market its historic preservation services to agencies and cities that could benefit from such services.**

Cultural facilities and services are needed in locations and ways that expand public access, broaden diversity of content and audiences and enhance cultural opportunities for all residents.

**P-215** **King County shall encourage shared, multipurpose use of regional and community facilities for cultural activities to maximize their efficient use and to expand public access to cultural opportunities.**

## F. Stewardship of Cultural Resources

Historic preservation is an ongoing activity that requires identification and evaluation of resources, use of a variety of regulatory protection measures and incentives, and attention to long-term preservation, enhancement and interpretation. Land use planning should direct and coordinate patterns of development so as to minimize current and future conflicts with historic resources in urban and rural areas.

**P-216** **King County shall encourage land uses and development that retain and enhance significant historic properties and sustain historic community character. County building and zoning codes and other regulations and standards should provide flexibility to accommodate preservation and reuse of historic properties. Zoning actions should take into account the effects of zoning on historic properties.**

Project review can respond to and modify development proposals affecting historic and archaeological resources to eliminate or minimize adverse effects of development or changing land use. King County government can also protect historic resources through careful planning and review of its own undertakings, both direct and indirect. Archaeological resources are particularly sensitive and endangered.

**P-217** **King County shall review public and private projects and may condition them in order to protect historic properties. King County agencies shall coordinate with the Historic Preservation Program to provide consistent review and mitigation for projects within unincorporated areas and for county undertakings within cities.**

**P-218** **King County shall inventory historic properties in order to guide decision making in resource planning, capital projects, operations, environmental review and resource management.**

**P-219** **Archaeological properties shall be identified, evaluated and protected in a consistent and coordinated manner. King County shall establish consistent review and protection procedures and develop centralized professional archaeological staffing.**

Cultural resources are often destroyed through neglect. Maintenance and other management practices that protect historic features and character can assure long-term preservation. Information about the history and significance of a property fosters appreciation and informs owners, users and the public about its value.

King County government can lead by example through stewardship and wise management of its own cultural resources. Historic public buildings and facilities, such as bridges and roads, can be preserved and continue to be used; other historic resources can be converted to public use.

**P-220** **All King County agencies shall be stewards of cultural resources under their direct control. Agencies shall identify and assess cultural resources, preserve significant historic properties and public art, and provide public access to them whenever appropriate. Agencies shall collaborate with the Historic Preservation Program to nominate eligible properties for landmark designation.**

**P-221** **King County shall interpret its cultural resources to enhance their understanding and enjoyment by the public.**

**P-222** **King County shall acquire and preserve historic resources for use by county and other public agencies and shall give priority to occupying historic buildings whenever feasible.**

**P-223** **King County shall provide incentives to encourage investment in historic properties and public art. County programs and incentives for land and resource preservation and economic development shall support and be coordinated with cultural resource preservation and provision of public art.**

# Chapter Six

# Transportation

This chapter is based on the land use element as established in this plan. King County envisions a future transportation system that supports the regional land use strategy, which seeks to focus most growth in urbanized areas. King County's goals are to:

- Connect all modes of transportation to form an integrated, balanced system;
- Strengthen the region's economy by moving people and goods efficiently;
- Give individuals and families a range of affordable transportation options; and
- Minimize transportation's adverse effects on the environment.

This chapter is consistent with and meets the requirements of regional and countywide plans and policies that respond to growth management legislation. The Countywide Planning Policies (CPP) have been used to guide the development of the transportation element and to ensure consistency with plans and programs developed by adjacent jurisdictions.

Regional direction for the transportation element is set by the Metropolitan Transportation Plan, Destination 2030 developed by the Puget Sound Regional Council (PSRC). The Metropolitan Transportation Plan is consistent with the region's urban growth strategy, Vision 2020, also developed by the PSRC.

The framework and direction for the development of comprehensive plans is provided by growth management legislation. The transportation element of the King County Comprehensive Plan is consistent with and meets the requirements of growth management legislation.

## Components of the Transportation Element

The Transportation Element of this plan is comprised of five major components. The first is the Transportation chapter, which includes the narrative and policy language. The second is Technical Appendix C of this Plan, which contains the Land Use and Travel Forecast Technical Report, the Arterial Functional Classification Map, and a transportation inventory. The third includes the Transportation Needs Report, which is adopted herein by reference and contains a 20-year financial forecast and a 20-year list of transportation needs, and the Roads Capital Improvement Program, which is also adopted herein by reference. The fourth is the Long-Range Transit Development Plan and the Six-Year Transit Development Plan and Capital Improvement Program, which are also adopted herein by reference. The fifth and last component is the concurrency regulation, which implements the concurrency requirements and is codified at King County Code chapters 14.65 through 14.70.

# I. Regional System

## A. Countywide Transportation Service Provider

King County provides countywide transit service and builds and maintains arterials of countywide and regional significance within unincorporated King County. King County also provides contract transportation services to a number of King County cities.

The Growth Management Act fundamentally changed the way King County carries out comprehensive planning, placing special emphasis on transportation by making it unlawful to approve development that fails to meet the test of concurrency. Future development is constrained by King County's ability to finance needed transportation facilities or programs. To limit sprawl, create the desired urban form, and provide some measure of predictability, King County will support comprehensive plan policies by focusing resources in the most efficient and cost effective way.

As a countywide transportation service provider, King County will maintain Metro Transit's public transportation services and work with Sound Transit and other transit agencies to provide seamless, multimodal transit services. King County will cooperate with other local governments and the Washington State Department of Transportation to implement the Regional Arterial Network, improve freight mobility and carry out strategies to maintain the efficiency of freeways and arterials in the region.

In the unincorporated Urban Area, King County will complete the roadway network, add sidewalks, bike lanes and transit facilities as appropriate, and maintain the transportation infrastructure to allow denser development to occur. In the Rural Area, King County will emphasize maintenance and safety rather than increased traffic capacity.

King County International Airport/Boeing Field (KCIA) is an essential element of the county and region's multimodal transportation system. The airport is also a significant employment center and supports over 150 aviation-related businesses including the Boeing Company. The airport is a port-of-entry for international flights and serves regional air carriers, national and regional cargo carriers, corporate aviation, and general aviation aircraft. KCIA is a regulated facility under Federal Aviation Regulation Part 139 of the Federal Aviation Administration (FAA) Code of Federal Regulation (CFR).

**T-101** **As a countywide transportation service provider, King County establishes policy for transit and for the unincorporated area road system. General and long-range policy shall be established for the road system in the King County Comprehensive Plan and for transit in the Transit Long-Range Policy Framework. The Six-Year Transit Development Plan and the six-year capital improvement program for roads shall also be prepared consistent with these primary policy documents.**

**T-102** **In addition to involving the general public, transportation plans including any update to the Roads Strategic Plan shall be completed with timely input from the unincorporated area councils and the subarea transportation forums, among other bodies.**

**T-103** **King County should identify improvements and strategies needed to carry out the land use vision and meet the level-of-service requirements for transportation. Road improvements should be guided by the Roads Strategic Plan and prioritized in the Transportation Needs Report and Roads Capital Improvement Program. Public transportation projects should be identified in the improvement program of the Transit**

**Capital Budget and the Six-Year Transit Development Plan, and the Long-Range Policy Framework for Public Transportation.**

**T-104** **King County International Airport shall plan, design, and implement services, programs, and facilities in compliance with Federal Aviation Administration regulatory requirements to support a safe, secure, and efficient global aerospace system.**

**T-105** **King County should develop a long-range financial component that generally evaluates and describes funding sources and strategies to carry out the transportation element. An annual six-year financial plan should be prepared that considers transportation priorities and is used in developing the Capital Improvement Program.**

## B. Public Transportation

King County Metro Transit provides bus and van service, ridesharing, paratransit, employer programs and other custom services in cities and unincorporated areas. One of King County's missions is to increase transit ridership by providing the best possible public transportation service, thereby improving regional mobility and the quality of life in King County. To achieve this mission, King County works with other local governments and communities, including Sound Transit, to provide an integrated network of public transportation services.

A major redesign of the King County Metro Transit system was successfully implemented between 1996 and 1999. As a result, Metro Transit now offers more connections between employment centers and suburban activity centers. New partnerships with employers have also led to greater use of transit, carpools and vanpools to ease congestion during commute hours.

The Six-Year Transit Development Plan, 2002-2007, guides Metro Transit operations and capital investments. The plan focuses on the development of public transit service and facilities consistent with land use goals of this comprehensive plan, the Growth Management Act and the King County Countywide Planning Polices. Important issues for the Six-Year Transit Development Plan include: the coordination of transit and roadway improvements along arterials that cross more than one jurisdiction to improve traffic flow throughout the county; the coordination of regional transit services in the three-county area served by Sound Transit and its partner transit systems; and the improvement of intermodal connections.

### 1. Regional Coordination

Bus, rail, and ferry transit services cross county boundaries, providing the critical transportation links on which our regional economy depends. In addition, all of our transit services depend on convenient connections to our roadway, highway, and nonmotorized systems.

As the region continues to grow, transit routes and schedules must be coordinated between agencies and modes so transit will be a viable and convenient option for our citizens and visitors. It is also imperative that King County seek input from a broad spectrum of county residents to ensure that services meet citizen needs.

**T-106** **King County should work collaboratively with governments and communities to implement a locally based, regionally linked network of public transportation services and facilities addressing regional, inter-community, and local service needs. King County should actively develop, implement, and promote nonconventional public transportation options as a part of that system.**

**T-107** **Functional transportation plans should be coordinated with other related transportation plans and programs of other jurisdictions and may include coordinated funding arrangements to maximize the effectiveness of available resources.**

**T-108** **King County should work with the Washington State Department of Transportation and Kitsap County to ensure that service and capital plans for ferries are consistent with transit service plans and goals. King County should encourage additional passenger-only ferry services to enhance the county's multimodal transportation network for both commute and recreational trips.**

### 2. Transit Infrastructure

King County's transit infrastructure and service investments are developed to meet regional, inter-community, and local travel needs throughout the county. The policy framework used to make these investments must balance comprehensive plan requirements, regional cooperation, funding constraints, and community needs.

**T-109** **In areas where transit services and ridership demand warrant, the county should invest in transit supportive facilities consistent with the capital and service strategies in the Six-Year Transit Development Plan.**

### 3. Linking Transit and Land Use

To support transit ridership throughout the county, King County encourages land use policies that link denser development with transit service. It costs more to provide transit service in low-density, single-use communities. In denser, mixed-use communities like downtown Seattle, Belltown, downtown Bellevue and Renton, transit routes have high ridership and recover a high percentage of their operating costs, allowing for more frequent service. Transit-oriented development (TOD) and transit centers in transit corridors can provide similar benefits.

**T-110** **King County and local cities should adopt transit supportive road design standards, site access guidelines and land use regulations to promote transit use, high-density development, mixed uses and reduced parking in the Urban Growth Area. Site design should stress connectivity with adjacent neighborhoods and other land uses via transit, pedestrian and other nonmotorized facilities.**

**T-111** **Transit centers and park-and-ride lots should include safe and convenient access for buses, high-occupancy vehicles, pedestrians and bicycles to minimize conflicts with other traffic. Mixed land uses should be encouraged at transit centers and park-and-ride lots to meet passenger and commuter needs and reduce vehicle trips. Park-and-ride facilities should be designed with consideration of the most efficient use of land.**

**T-112** **King County supports transit-oriented development in transit corridors. King County shall encourage public/private partnerships to propose opportunities for joint transit-oriented development. Such developments should provide priority access for transit, pedestrians, bicyclists, car and van pools and other alternatives to single-occupant vehicles.**

## C. Regional and Freight Mobility

King County's transportation system relies heavily on freeways and arterials to move people and goods. As federal and state highways become more congested, efficient operation of the regional arterials has become more important. The management of this arterial system is now a central part of King County's efforts to sustain the region's livability and economic health. King County uses advanced information processing, communications, sensing, and control technologies to facilitate management of the arterial system.

Freight mobility is critical to King County's economy and western Washington's role as a major national and international trading region. King County should support efforts to plan and create a fast, reliable freight transportation system in the region. To maintain the region's competitive edge, our transportation infrastructure must provide for the efficient movement of goods and freight to and from our port and industrial areas balanced with the needs of general purpose and high occupancy vehicle traffic.

The freeway and arterial system that is most crucial to the movement of people and goods is included in the Metropolitan Transportation System (MTS) and Regional Arterial Network (RAN). The MTS is the system for the four-county region and is documented in PSRC's Destination 2030. RAN is an integrated system of roadways that are critical for the movement of people and goods in King County. The RAN approach encompasses growth management and capital investment strategies for improved mobility between urban centers. Since many RAN corridors pass through multiple jurisdictions, RAN stresses a regional, multimodal approach to coordinate improvements such as transit enhancements, additional capacity, traffic signals timed for maximum mobility, and high-occupancy-vehicle lanes for buses and carpools. Together the MTS and RAN comprise a very important, high capacity system for moving people and goods.

**T-113** **King County shall be a regional proponent for freight planning and mobility projects and actions that result in a reliable and efficient freight transportation system. The county should identify opportunities to create financial partnerships to achieve these goals.**

**T-114** **King County should identify and develop major transportation projects, including traffic operations and safety related projects, which improve freight mobility. This work shall be coordinated with local jurisdictions, other counties or regional agencies, the state, ports, and the private sector.**

## D. Transportation Demand Management

To sustain and enhance regional mobility, King County should be a leader in implementing programs and land use measures that encourage people and businesses to reduce single occupant vehicle trips. Transportation Demand Management (TDM) covers a broad range of efforts to reduce single-occupant vehicle travel including telecommuting, congestion pricing, parking management, nonmotorized travel, site design standards, public information, ridesharing, public transportation, joint use of parking facilities, and park and ride and other intermodal transfer facilities. Transportation demand management contributes to successful implementation of new private and public development, concurrency, the regional arterial network, and other transit and road investments such as High Occupancy Toll (HOT) lanes, High Occupancy Vehicle (HOV) lanes, and Intelligent Traffic Systems (ITS).

**T-115** **Transportation Demand Management (TDM) strategies should be used to promote travel efficiency and energy conservation and reduce the adverse environmental impacts of the transportation system. These strategies should include commute trip reduction, demand management and system management. TDM measures may include telecommuting, congestion pricing, parking management, nonmotorized travel, site design standards, public information, ridesharing, public transportation, joint use of parking facilities, and park and ride and other intermodal transfer facilities.**

**T-116** **Transportation demand and system management strategies beyond those adopted as county regulation may be considered as one of a menu of measures to mitigate for traffic impacts of proposed development. Transportation demand and system management strategies, as well as other mitigation requirements may be imposed on new development as mandatory mitigation measures as necessary to meet the requirements for mitigation of impacts pursuant to the State Environmental Policy Act and the State Subdivision Act.**

T-117 Management of employee parking, such as the provision of preferred parking for high-occupancy vehicles and bicycle parking, should be used to support alternatives to commuting by single-occupant vehicles. Employers should consider the accessibility to adequate public transportation and high-occupancy vehicle facilities and services when developing site and parking plans.

T-118 King County should participate financially in efforts to implement Transportation Demand Management strategies, including policies developed through regional consensus and adopted by the county. To this end, the county shall identify funds to implement transportation demand management strategies, public education/information, research and planning.

T-119 King County should work with the Washington State Department of Transportation, Puget Sound Regional Council, and cities to develop and implement a regional policy on appropriate applications of transportation pricing strategies that reflect the higher cost of peak hour automobile usage.

T-120 King County should work with the cities and other affected agencies to develop a regional parking strategy. This strategy should be consistent with regional and local transportation plans. King County should encourage shared parking facilities in areas where high-density, mixed-use development is planned and where walking is convenient for short trips. This strategy should include establishing minimum and maximum parking ratios.

# II. Linking Transportation Infrastructure and Services with Growth

## A. Land Use

The transportation element is based on adopted targets for household and employment growth to the year 2022. These growth targets have been developed with consensus of the cities and are based on a countywide growth strategy that encourages growth in the urban areas where public facilities exist or can be provided efficiently. The new demands for travel created by such growth could be accommodated consistent with level-of-service standards, revenue forecasts and the overall King County land use development strategy and vision.

The growth targets are the basis of the transportation element and consistent with land capacity and density estimates used to calculate travel demand in the county. Travel demand was used to project the needs for transportation system improvements. The population targets for each area should be considered as minimum growth amounts that may be exceeded under unexpected scenarios of growth and development. The expected growth in housing units includes development proposals that are already in the permitting process and are termed pipeline development.

King County's transportation system should improve the mobility of residents providing greater access to housing, jobs, goods and services, shopping and recreation, all of which are characteristic of a high quality of life. The transportation component of this plan establishes a vital link between land use and the transportation facilities and services needed to support growth. The land use vision established in this plan has been used to develop the transportation policies, needs, financing, and strategies.

**T-201** **The transportation system should provide mobility choices for county residents, visitors and businesses in support of Destination 2030, the regional transportation strategy; Vision 2020, the region's urban growth strategy; and the county's land use and development vision, goals and policies.**

**T-202** **Travel modes should be interconnected to form an integrated, coordinated and balanced multimodal transportation system that serves the travel needs of the county both effectively and efficiently.**

**T-203** **In addition to encouraging transit, and nonmotorized mobility choices including pedestrian and bicycle travel, the transportation system should address the needs of persons with disabilities. King County should evaluate and implement, when appropriate, innovative ways to address these needs in the design and operation of transportation infrastructure, facilities, and services.**

**T-204** **The transportation system should include:**

**a. Freeways, arterial streets and local/neighborhood streets;**
**b. Local and express bus transit and paratransit services, including Americans with Disabilities Act (ADA) service programs;**
**c. High-capacity transit;**
**d. High-occupancy-vehicle lanes and ridesharing facilities;**
**e. Demand and system management programs;**
**f. Facilities and programs for pedestrians, bicycles and equestrians;**
**g. Facilities to accommodate freight and goods delivery, including railroads, intermodal yards and distribution centers;**

**h. Airports; and**
**i. Marine transportation facilities and navigable waterways.**

**T-205** **The transportation system in the Urban Growth Area should be consistent with urban development policies and growth targets. System improvements should implement the Urban Land Use Chapter and be prioritized according to the capital and services strategies in the Six-Year Transit Development Plan and the goals, strategies, and actions in the Roads Strategic Plan and should be reflected in the Transportation Needs Report.**

**T-206** **The transportation system in the Rural Area and Natural Resource Lands should be consistent with their rural/resource character. Projects will be prioritized to address safety, operations, and capacity improvements that correct existing deficiencies or serve development that is already in the permitting process. All projects should emphasize safety, maintenance, and environmental quality.**

**T-207** **King County shall not construct and shall oppose the construction by other agencies of any new arterials or freeways or any additional arterial or freeway capacity in the Rural Area or Natural Resource Lands except for segments of certain arterials that pass through rural lands to serve the needs of urban areas. Any capacity increases to these urban connector arterials shall be designed to serve mobility and safety needs of the urban population while discouraging development in the surrounding Rural Area or Natural Resource lands.**

**T-208** **King County recognizes the impact to rural area mobility caused by urban connector arterials that traverse the rural area, and should work with state and federal agencies to mitigate these impacts when consistent with adopted transportation policy.**

## B. Travel Forecasts

Travel forecasts provide one of the important steps in linking land use and transportation. The land use vision and growth targets for planning areas have been allocated to the county's transportation zone system. This provides the level of detail needed to develop travel forecasts to analyze future transportation system performance and to identify system improvement needs. Travel forecasts are based on the regionally adopted household and job growth targets for 2022 for the Urban and Rural Areas. The travel forecasting process is based on the Puget Sound Regional Council's modeling and forecasting techniques.

**T-209** **The travel forecasts used to identify transportation improvements/needs shall be prepared consistent with state law and on a schedule that coincides with a major comprehensive plan update as outlined in King County Code.**

## C. Level of Service Standards

The Growth Management Act (GMA) requires level of service (LOS) standards for all arterials and transit routes to judge performance of the transportation system. The GMA also calls for specific actions and requirements for bringing into compliance facilities or services that are not meeting the adopted LOS standard. King County's LOS standards comply with growth management policies of encouraging growth in the urban area while restricting growth in the rural area.

Level of service is a qualitative measure that describes traffic flow and is often represented by a system using the letters A through F. Level of service A is the highest quality of service and level of service F is

the lowest. Level of service B is indicative of stable traffic flow. However, unlike level of service A, operating speed is beginning to be restricted by other traffic. At level of service E, operation is unstable, and speeds are reduced but will fluctuate widely from point to point. There is little independence of speed selection and maneuverability at level of service E. Level of service F is indicative of forced flow of traffic with extremely low speeds and long delays at intersections.

King County uses two sets of measures to determine whether a proposed development meets the LOS standards. They are an averaging of traffic congestion on roadways in the area and a measure of traffic congestion in an individual corridor. Area wide averaging is used to judge performance of the road system as measured against the adopted LOS standards. An individual corridor measure is used to judge performance of monitored corridors as measured against the adopted LOS standards.

**T-210** **The level of service (LOS) standard for the Urban Area and designated Rural Towns shall be E except as provided in Policy T-209. The LOS standard for the Rural Area shall be B except as provided in Policy T-209. These standards shall be used in concurrency testing.**

**T-211** **In Potential Annexation Areas where King County has a preannexation agreement with the annexing city, the county will apply the annexing city's adopted level of service (LOS) standard within that Potential Annexation Area.**

**T-212** **The LOS standard for certain minor residential and minor commercial developments, along with certain public and educational facilities, shall be LOS F. This standard shall be used in concurrency testing.**

**T-213** **Level of service guidelines for allocating transit service should be developed to be consistent with the Six-Year Transit Development Plan's policy objectives. The land use criteria that are used to determine where future transit service is allocated are established in the Six-Year Transit Development Plan's service strategies. These Service Strategies provide the framework for identifying the level of service that each community can plan for as the Six-Year Transit Development Plan is implemented.**

## D. Concurrency

The Growth Management Act (GMA) requires local jurisdictions to adopt and enforce ordinances that prohibit development approval if the development causes the level of service (LOS) on identified county arterials or certain state roads to decline below the adopted LOS standards. King County's Transportation Concurrency Management (TCM) program was developed to address the GMA's concurrency requirement. The TCM program requires that transportation facilities must be available to carry the traffic of a proposed development at county LOS standards, or else the proposed development cannot be approved. The requirements of King County's TCM program do not apply to transportation facilities designated by the Washington State Department of Transportation (WSDOT) as "highways of statewide significance."

**T-214** **King County's transportation concurrency test shall be a two-part test, involving area-wide averaging of roadway congestion and measuring of congestion in specific roadway corridors.**

**T-215** **A Certificate of Transportation Concurrency confirms that adopted level of service (LOS) standards are met by a proposed nonresidential development or a residential concurrency zone. A certificate of transportation concurrency will be issued only if a proposed development or residential concurrency zone passes both parts of the two-part transportation concurrency test.**

**T-216** **To ensure that adopted LOS standards are met, transportation improvements needed to serve new development must be currently in place, or construction for needed improvements must be funded in the adopted Six-Year Capital Improvement Program.**

## E. Mode Split

"Mode split" means the share of total vehicle traffic by mode – bus, nonmotorized vehicle, carpool, single occupant vehicle, etc. - during a particular time period. Mode split varies by time of day, weekdays vs. weekend, and location. A higher mode split for non-single occupant vehicles, usually during weekday peak periods, means fewer vehicles are needed to carry a given number of people. Mode split is used as a measure of the efficiency of the transportation system.

Countywide Planning Policy T-10 calls for local jurisdictions to develop mode split goals to established employment centers. Unincorporated King County does not have any established employment centers although cities within King County served by Metro Transit do. As part of the Six-Year Transit Development Plan development, King County coordinates the establishment of mode split goals for cities within the county.

The Metropolitan Transportation Plan provides policy guidance for determining mode split goals. This chapter is based on the mode split policy guidance provided by that plan.

**T-217** **The county should pursue mode split goals through the implementation of policies that support transportation demand management, transit service improvements, and expansion of high-occupancy vehicle programs. The county should recognize and support efforts locally, regionally, and statewide to advance Transportation Demand Management technologies.**

# III. Transportation System Planning and Design

## A. Arterials and Streets

King County designs, builds, operates and maintains roads, bridges and pathways in unincorporated areas of King County. The goal is to make the county's transportation system safe and efficient for all uses and modes of travel. King County's arterial system represents a broad range of mobility options. In the past, the arterial system has been characterized as the system for moving cars and other vehicles. The arterial system should be viewed as a resource for moving people and goods by many modes of transportation, including autos, carpools, buses, bicycles, pedestrians, and trucks.

**T-301** **The most cost-effective improvement should be considered first to solve existing and future deficiencies before higher-cost, capital-intensive projects are considered. Efficiency improvements supporting high-occupancy-vehicles (HOV) and transit operations on existing roads should be a higher priority than general capacity improvements enhancing single-occupant-vehicle (SOV) travel.**

**T-302** **Transportation improvements should be designed, built, and operated to minimize air, water and noise pollution and the disruption of natural surface water drainage in compliance with provisions and requirements of applicable federal, state and local environmental regulations. Natural and historic resource protection should also be considered. Particular care should be taken to minimize impacts where the location of such facilities could increase the pressure for development in sensitive areas or rural or resource lands.**

**T-303** **Needed rights-of-way, strategies to reduce demand and off-site improvements should be identified and required as conditions of development approval to the extent that such conditions are directly related to impact mitigation and will benefit the development.**

**T-304** **King County's road design and construction standards shall promote safe, cost-effective roads that encourage multimodal use, reflect the different needs and service levels for the Urban Growth Area and Rural Area, responding to the different needs for areawide mobility and access to abutting properties.**

**T-305** **Roadway safety improvements increase the safety of the traveling public by reducing the number and severity of accidents, providing refuge for pedestrians and bicyclists, providing positive traffic control, minimizing driver decisions, reducing hazardous roadway conditions, and reducing unexpected situations. Improvements of this type include, but are not limited to, pathways, traffic signals, turn and merge lanes, provisions for sight lines, removal of roadside obstacles, and improvements to lessen the likelihood and impacts of localized flooding.**

**T-306** **Appropriate neighborhood traffic control measures, land use, zoning, design and road standards and development conditions should be used to improve safety, transit access and nonmotorized travel in residential neighborhoods.**

**T-307** **King County should encourage the development of highly connective, grid-based arterial and nonarterial road networks in new developments and areas of in-fill development. To this end, the county should:**

**a. Make specific determinative findings to establish nonarterial grid system routes needed for public and emergency access in in-fill developments at the time of land-use permit review.**

**b. Encourage new commercial, multifamily, and single-family residential developments to develop highly connective street networks to promote better accessibility by all modes. The use of cul-de-sacs should be discouraged, but where they are used, they should include pedestrian pathways to connect with nearby streets.**

**T-308** **Development proposals should extend the public road system through dedication when the extension is in the public interest and is reasonably necessary as a result of the impacts of the development. The impacts that may warrant such an extension include, but are not limited to, impacts on neighborhood circulation, increases in the use of arterials for local vehicular trips, the reductions in traffic safety through uncoordinated and/or inadequately spaced street access to the arterials, and restrictions on the availability of alternative emergency access routes.**

**T-309** **The county should limit the placement of facilities or physical barriers and improvements, such as buildings, utilities, and surface water management facilities within specific areas of a development in order to allow for the future construction of roads to facilitate the establishment of a safe and efficient traffic circulation network, or to retain the availability of access to an adjacent property.**

**T-310** **As a condition of the approval of new development, the county should require the improvement of existing offsite roadways and undeveloped road rights-of-way, and/or other strategies to reduce demand on roads when the improvement or strategy is reasonably necessary as a result of the impacts of the development. The impacts that may warrant such improvements include, but are not limited to, those that create safety concerns, raise road operational issues or increase the number of residences served by a single access route.**

**T-311** **Arterial Functional Classification should be implemented through the King County Road Design and Construction Standards. The comprehensive plan's Urban Growth Area boundary should provide the distinction between urban and rural arterials.**

## B. Public Transportation Strategies

King County's transit infrastructure and service investments are consistent with the capital and services strategies in the Six-Year Transit Development Plan and balance policy requirements, regional cooperation, funding constraints, and community needs.

**T-312** **King County should plan, design, and implement a system of services and facilities that supports integration of regional and local services and that facilitates access to the system for pedestrian, bicyclists, transit collection/distribution services, and persons with disabilities, thereby providing a viable and interconnected network that is an alternative to auto usage.**

**T-313** **King County should support local and regional growth management plans and policies. King County should work with other jurisdictions to focus new and existing services and facilities to support targeted land use concentrations identified in local**

**comprehensive and regional plans and within the Urban Growth Area of King County.**

**T-314** **King County should adopt transit supportive policies assigning highest priority to serving urban centers and manufacturing centers with transit service, including transit priorities on arterial streets jointly designated for transit priority by the county, cities, and the Washington State Department of Transportation.**

**T-315** **King County should use a community-based planning process when working with cities and unincorporated area communities to develop effective transit services including consideration of local circulation needs, feeder bus service, fixed and nonfixed routes, and various coach sizes appropriate to the neighborhood scale and market.**

**T-316** **High-Capacity Transit facilities and services which are consistent with, and supportive of, the comprehensive plan should be supported and implemented.**

## C. Nonmotorized Transportation

The nonmotorized program is an essential element of King County's multimodal transportation system. Nonmotorized transportation users include pedestrians, bicyclists and (in certain areas of the county) equestrians. While each group has different needs, they all rely on King County's road system for safe access. Trail networks, sidewalks, bike lanes, and other nonmotorized improvements encourage walking and cycling. They also improve access to transit stops, resulting in increased transit ridership and improving the quality of life in their communities.

**T-317** **Efforts should be made to improve nonmotorized transportation countywide to increase safety, public health, mobility and convenience for nonmotorized modes of travel. These efforts should emphasize the ability of nonmotorized modes to extend the efficiency of regional transit, promote personal mobility in a range of land use areas and expand the transportation alternatives available to the public to form a complete or connected network.**

**T-318** **King County should evaluate and implement, where appropriate, nonmotorized transportation when general transportation improvements are made, including road construction, reconstruction, subdivision development and development of new transit systems.**

**T-319** **New land use plans, subdivisions, and urban planned development proposals should include enhancements to nonmotorized mobility and access to surrounding areas.**

**T-320** **King County design standards should allow flexibility in selecting, and the authority to require design features that benefit nonmotorized safety and accessibility.**

**T-321** **Unused rights-of-way should be considered for development as pedestrian, bicycle, equestrian or accessible connectors.**

**T-322** **King County should seek to improve pedestrian safety both within residential areas and at arterials near pedestrian activity centers such as schools, retail centers, concentrations of housing, transit facilities and trails. Within residential areas, King County shall offer a comprehensive package of neighborhood traffic services to unincorporated area residents and, on a contract basis, to local jurisdictions. Pedestrian safety improvements should include adequate signage, markings and**

**signalization where warranted. To foster safe walking conditions for students, King County should continue the School Pathways Program.**

## D. Air Quality

The Washington State Clean Air Conformity Act establishes guidelines and directives for implementing the federal Clean Air Act Amendments. The Washington Act specifically links air quality conformity to growth management planning efforts at the local and regional level.

The Washington Administrative Code states that local transportation plans shall include, ". . . policies and provisions that promote the reduction of criteria pollutants that exceed national ambient air quality standards." (WAC 173-420-080)

Global climate change continues to be a focus of local concern. It is clear that greenhouse gas emissions from transportation sources are a significant contributing factor to global climate change. Reducing greenhouse gas emissions from transportation sources is an important goal for King County.

The following policies have been developed to be consistent with and support the policies in Chapter 4, Section 1B of this Plan, "Air Quality and Forest/Tree Cover."

**T-323** **The transportation system should conform to the federal and state Clean Air Acts by maintaining its conformity with the Metropolitan Transportation Plan of the Puget Sound Regional Council and by following the requirements of Chapter 173-420 of the Washington Administrative Code.**

**T-324** **King County should work with the Puget Sound Regional Council, the State Department of Transportation, transit agencies and other jurisdictions in the development of Transportation Demand Management measures and other transportation and air quality programs where warranted. This work would address the requirements of the federal Clean Air Act as amended, the air quality provisions of the federal Transportation Equity Act for the 21st Century and the Washington State Clean Air Conformity Act and should include measures to address greenhouse gas emissions.**

**T-325** **King County should consider the following Transportation Demand Management strategies to reduce criteria pollutants and greenhouse gas emissions including, but not limited to: trip reduction strategies, transportation pricing controls, employer transportation management programs, work schedule changes, ridesharing programs, dedicated facilities for high-occupancy-vehicles, traffic flow improvements, parking management, bicycle and pedestrian programs, mixed use development, and car sharing programs.**

# IV. Finance

King County's transportation vision depends on adequate funding for transportation needs. The Growth Management Act requires that the county include an analysis of funding capabilities, a multiyear financing plan based on needs and a discussion of how to raise additional funds or reassess growth and level-of-service standards to resolve a potential funding shortfall for at least a ten-year period. This section provides such information and discusses the extent to which the transportation facilities can be funded within a reasonable revenue forecast and expenditure schedule.

## A. Funding Capabilities: Road-Related Sources

Financial viability to support transportation capital needs is tested at two levels. Initially, a 20-year plan is identified to meet transportation improvements needed to support the plan vision. The 20-year plan provides for an assessment of revenues from currently available resources and identifies reasonable options for securing additional revenues over the life of the plan. Secondly, the annual capital improvement program preparation provides a six-year window review that examines the specifics of how to implement the financing plan.

King County receives road revenues from a variety of sources, including unincorporated King County property tax, federal and state grants, state gas tax, local taxes and road mitigation payments from private developments. A full description of transportation financing can be found in the Roads Strategic Plan.

## B. Revenue Shortfall

Comparing the plan's future transportation needs with projections of revenue from current sources shows the total revenue shortfall over the 20-year planning horizon. Different strategies or actions can be identified to address this shortfall. As an example, priority for funding may be given to only projects directly related to achieving the level-of-service standard, to projects that are related to providing capacity or to noncapacity projects.

The intent of this plan is not to demonstrate a dollar by dollar accounting of transportation needs and revenues. Rather, it is to demonstrate the reasonableness of the plan and its implementation and to show that the goals of growth management can be met. Other sections of this chapter describe how the transportation element addresses growth management goals for transportation and adequate facilities/services. The reasonableness of the plan's transportation element focuses on the shortfall and the potential for funding future needs.

Strategies to address the shortfall can range from reconsideration of the transportation needs to new revenue options to changes in levels-of-service to revisions of the land use policies. Decisions on what to do should be made based on monitoring implementation of this plan. The following actions can be used to balance the funding shortfall of the plan:

1. Reduce transportation funding needs:
   - Reevaluate the need for projects;
   - Promote transportation demand management actions to reduce vehicle trips; and
   - Rescope project needs and downsize where possible.
2. Develop new revenue options:
   - Increase revenues by using existing sources;
   - Participate in regional funding strategy development;
   - Seek new or expanded revenue sources; and
   - Public/private participation.

3. Change level-of-service:
   - Adjust the level-of-service standard to allow more growth;
   - Adjust the level-of-service standard to allow more growth in selected areas only; and
   - Adjust the level-of-service standard to discourage more growth.
4. Change land use:
   - Revise the land use plan to encourage/discourage growth in selective areas;
   - Adjust the target forecast; and
   - Delay development until facilities are adequate.

**T-401** **Financial resources available for transportation improvements should support a program of capital facilities needed for a multimodal transportation system. The Transportation Priority Process should give priority to critical capacity projects needed to achieve level-of-service standards in the Urban Area.**

**T-402** **The essential maintenance, preservation, safety and operations costs of the transportation system should be funded prior to other costs for capital improvements so that existing investment is protected and current mobility is not degraded.**

**T-403** **During annual review of the Comprehensive Plan, King County should consider and address any potential shortfalls that may occur between expected revenues and needed improvement costs. Such resolution could include a reassessment of land use, growth targets, level-of-service standards and revenue availability.**

## C. Urban Unincorporated Area Road Financing

Each area of urban unincorporated King County is unique in terms of its character, the issues that its residents care most about, and its specific road-related needs. By targeting road capital funds toward each area's most pressing needs, the county can provide the greatest overall benefit for each public dollar spent. This prioritization process is particularly important since current funding is inadequate to meet all needs and since road infrastructure is often an issue in annexation discussions.

Road improvements essentially fall into three areas:

1. **Operational and safety improvements** such as signals, turn lanes, lighting, and crosswalks improve system efficiency and safety. These improvements are needed throughout the urban unincorporated area.

2. **Urban retrofit improvements** reconstruct existing street systems to current urban road design standards (curb, gutter and sidewalk, enclosed drainage, and adequate surface water detention facilities) without adding more than a modest amount of additional capacity. Urban retrofit improvements are especially needed in the West Hill and North Highline communities, where most neighborhoods were developed before current urban road design standards were established.

3. **Capacity improvements** build new roads or add two or more lanes to existing roads. These projects generally are needed in areas with significant congestion or that have greater potential for new development.

Continuation of funding for transportation projects that alleviate existing deficiencies is a high priority since all areas have existing capacity, operational, and safety deficiencies at one level or another.

**T-404** **King County's urban road investments shall address the unique needs of each unincorporated area and shall target the road deficiencies in each area that act as barriers to infill, redevelopment, annexation, and the achievement of growth targets.**

T-405 Projects addressing existing capacity, operational, and safety deficiencies shall have a high priority throughout the urban unincorporated area.

T-406 When funding transportation projects in areas where annexations or incorporations are expected, the Department of Transportation should seek interlocal agreements with the affected cities and other service providers to provide opportunities for joint grant applications and cooperative funding of improvements.

# V. Coordination

This chapter has been prepared in coordination with adjacent cities and counties to assess potential impacts on their jurisdictions. Citizen participation and coordination was also used to assist in the planning process and to reconcile any conflicts. The following activities have supported the coordination process:

- Review by the transportation subarea boards;
- Review by the Unincorporated Area Councils;
- Development of the Regional Arterial Network;
- The update of the Six-Year Transit Development Plan;
- The statewide and countywide grant application process;
- The Capital Improvement Program (CIP) coordination process; and
- Participation in the Puget Sound Regional Council, enabling King County to coordinate its transportation planning activities with other local and regional agencies' for the four central Puget Sound counties.

**T-501** **All elements of the transportation system should be planned and operated in coordination with the cities in and abutting King County, the adjoining counties, the Washington State Department of Transportation, the Port of Seattle, the transit agencies that provide service in and to the County, and the Puget Sound Regional Council. Prioritization of countywide facility improvements should be coordinated among jurisdictions to implement the countywide land use vision.**

**T-502** **King County should work with the Puget Sound Regional Council and its members to ensure that any regional projected aviation capacity problems, and the air transportation needs of the region's residents and economy are addressed in a timely manner.**

**T-503** **King County should support the completion of the designated freeway HOV lane and limited access highway system. Access to this HOV lane system should also be supported.**

# VI. Implementation and Monitoring

The balance between land use, transportation services and funding is critical. The Transportation Chapter will be implemented through the funding of planned transportation improvements and strategies from available resources and by the management and monitoring of the system to ensure there are adequate facilities to support growth. Roads needs will be prioritized through updates to the Roads Strategic Plan and the Transportation Needs Report. High-priority projects will be programmed for funding in the Capital Improvement Program. Transit projects will be implemented as the needed revenues become available and in coordination with other related improvements and service development needs as described in transit planning and budget documents.

The annual Capital Improvement Program and Financial Plan will be consistent with the comprehensive plan and will consider the current performance of the transportation system, concurrency needs of planned developments, priority projects, phased implementation of improvements and other related factors. Revenues from all sources including Mitigation Payment System fees will be programmed to appropriate projects.

Concurrency will be maintained through the development and use of the Transportation Concurrency Management Program to help manage development and achievement of the level-of-service standards adopted in the comprehensive plan.

System performance will be monitored through periodic traffic counts, speed and delay studies, travel time observations for autos and buses and by computer simulation of travel network characteristics. Information on system performance will be shared with other transportation agencies in the county and with the Washington State Department of Transportation. If performance deteriorates below adopted standards, then the comprehensive plan will be amended to include improvements needed to restore level-of-service standards, or a reassessment of standards, funding and growth will be considered.

**T-601** **King County should maintain an inventory of its transportation facilities and services to support its management of the system and to monitor system performance.**

**T-602** **King County shall periodically evaluate transportation components of the comprehensive plan and shall recommend actions that ensure implementation of the comprehensive plan vision.**

**T-603** **King County shall monitor and establish benchmarks to assess regional transportation system performance and implementation of the comprehensive plan. To accomplish this task King County should develop travel forecasts and maintain a Geographic Information System and databases. The data shall include existing and forecast regional population, employment, development and transportation information. The county, in cooperation with other jurisdictions, should produce reports on traffic and transportation activities. Such reports should highlight performance characteristics and identify the deficiencies, problems of safety and operations and areas not in compliance with level-of-service standards.**

# VII. Transportation Element: Requirements and Components

Specific requirements for the transportation element are found at RCW 36.70A.070(6)(a). The following sections describe how the transportation element of the King County Comprehensive Plan meets those requirements.

## A. Land Use Assumptions

The transportation element uses the same growth targets as the entire comprehensive plan. These targets are provided in Chapter Two of the Plan.

These regionally adopted growth targets have been used in developing the travel demand forecasts for the comprehensive plan and in the development of the Transportation Needs Report. The Six-Year Roads Capital Improvement Program is derived from the Transportation Needs Report. This links the transportation plan with growth targets for households and employment.

## B. Estimated Traffic Impacts to State-Owned Facilities

Both the King County Comprehensive Plan and the analysis conducted for the Transportation Concurrency Management program include state facilities. Both use standard transportation analysis techniques.

## C. An Inventory of Transportation Facilities and Services

The inventory is provided in Appendix C. As required by growth management legislation, it includes air, water, and ground transportation facilities and services as well as transit alignments and general aviation airport facilities. It includes both county-owned and state-owned transportation facilities within the county's boundaries.

## D. Level of Service Standards Including Standards for State Routes

King County has adopted urban and rural area level of service standards for its Transportation Concurrency Management Program. The standards consist of Transportation Adequacy Measure (TAM) and Travel Time measures to determine if proposed nonresidential developments and concurrency zones for proposed residential developments meet these standards. The TAM is used to judge the performance of the county's road system. Travel time is used to judge the performance of monitored corridors and critical road segments within the monitored corridors.

State routes, except for highways of statewide significance and state routes with HOV lanes, are included in the TAM calculation. Portions of six state routes that are regionally significant state highways are included in the county's list of monitored corridors

## E. Actions to Bring Facilities into Compliance

King County's traffic impact analyses and other planning processes have identified needed projects. These projects are listed in the Transportation Needs Report that is adopted by reference along with the KCCP. The Roads Strategic Plan and the six-year Capital Improvement Program identify specific projects, strategies, and actions to address transportation needs.

## F. Traffic Forecasts for at Least Ten Years

Travel forecasts were developed for the year 2022. See Section II and Appendix C for more information on forecasts.

## G. State and Local Transportation Needs to Meet Current and Future Demands

King County will be in compliance with this new GMA requirement by the December 31, 2000, deadline. The Transportation Needs Report six-year roads and transit development plans and capital improvement programs are the elements of the King County Comprehensive Plan that address the GMA requirement of identifying state and local system needs to meet current and future demand.

## H. Analysis of Funding Capability

A financial analysis is included in the Transportation Needs Report which is adopted as an element of the plan. More information on the financial analysis is provided in Section IV of this chapter of the KCCP.

## I. Intergovernmental Coordination

See Section V for a discussion of coordination.

## J. Concurrency

The concurrency program is described in Section II E of this plan.

## K. Consistency of Plans

The comprehensive plan is consistent with the Metropolitan Transportation Plan, the regional transportation plan for the four-county region. The Puget Sound Regional Council reviews the plan for consistency and has previously certified the King County Comprehensive Plan and also its amendments. In addition the comprehensive plan policies have been reviewed by other jurisdictions within King County.

The comprehensive plan provides policy direction for the development of the county's 6-year functional plans.

## Chapter Seven

# 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. This chapter contains policies that guide service provision.

# I. Regional Services

King County government is a regional and local service provider. Types of regional services provided include transit, wastewater treatment, and solid waste management. Local services provided to citizens of unincorporated urban King County and the rural areas include police, building permits, and health and human services. As annexations and incorporations of unincorporated urban areas continue, King County government will focus more on its role as the provider of regional services and protector of the County's rural and resource areas. The following policies direct King County's evolving role as regional service provider.

**F-101** **King County, the cities, special purpose districts and/or local service providers shall plan as partners. King County's planning will focus on unclaimed urban unincorporated areas and cities' Potential Annexation Areas.**

**F-102** **King County shall work with cities, special purpose districts, other local service providers and citizens to identify and distinguish local and countywide services. Over time, cities will assume primary responsibility for coordinating the provision of local services delivery. The county will assume primary responsibility for coordinating the provision of countywide services, including countywide services that must be delivered within city boundaries. The county will also work with cities, special purpose districts, and other counties to identify regional service and facility needs and develop strategies to provide them.**

**F-103** **King County will provide or manage countywide services which include but are not limited to:**

- **a. Transit;**
- **b. Economic development;**
- **c. Harborview Hospital;**
- **d. Public health;**
- **e. Regional park, trails and open space systems;**
- **f. Waste water collection and treatment;**
- **g. Solid waste management and recycling;**
- **h. Hazardous waste management;**
- **i. Water resource management;**
- **j. Surface water management;**
- **k. Flood warning and floodplain management;**
- **l. Protection and preservation of natural resource lands;**
- **m. Regional Arterial Network (RAN) and freight mobility; and**
- **n. Affordable housing.**

**F-104** **King County will, in cooperation with special purpose districts and/or local service providers, continue to plan for and provide public services to the Rural Area, consistent with rural standards and needs.**

**F-105** **To support the intent of the Growth Management Act, King County should work with cities and other service providers to establish priority areas for public funding of capital facilities, services and infrastructure.**

# II. Facilities and Services

## A. Providing a Spectrum of Services

King County and numerous service providers need to coordinate planning and funding activities to ensure that needed facilities and services are provided in the region.

**F-201** **All facilities and services should be provided in compliance with provisions and requirements of the Endangered Species Act.**

**F-202** **King County should seek to create quality communities by defining the needs and proposing strategies for a full range of public facilities and services, including physical infrastructure and health, human and public safety services. King County should ensure that there is an adequate supply of public facilities necessary to support communities.**

**F-203** **King County should work with the cities, special purpose districts and other service providers to define regional and local services and to determine the appropriate providers of those services.**

**F-204** **King County shall work with its neighboring counties, the state, Puget Sound Regional Council, special purpose districts, ports and the cities to identify areas of shared need and adequate land supply for public facilities. The county's capital acquisition budget shall reflect the jointly agreed-upon priorities and time schedule.**

**F-205** **Public and private community service providers should be encouraged to share or reuse facilities when appropriate, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools and other social and recreational facilities.**

## B. Urban and Rural Services

Although growth will be directed to Urban Areas, it is recognized that Rural Areas have facility and service needs also.

**F-206** **Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act.**

**F-207** **In the Rural Area, services provided by agencies should support a rural level of development and not facilitate urbanization.**

## C. Identifying Needs for Facilities and Services

Public facilities and services are vital to protect public health, safety and welfare and to protect and enhance community and environmental quality. Inadequate sewage disposal, for example, could directly threaten public health. Inadequate groundwater protection could result in unsafe drinking water and threaten stream flow. Deficiencies in other services, such as police protection or parks, might not raise

severe obstacles to any single new development, but over time could cause general threats to public health, safety and welfare and deterioration of community quality.

King County government is responsible for assuring that adequate facilities and services are available or can be made available to support planned growth. This responsibility is carried out by identifying needs for facilities and services based on the planned amount and location of growth. The mechanism for identifying needs is capital improvement programming.

The Growth Management Act requires the county to prepare a capital facility plan which includes an inventory of existing capital facilities owned by public entities, a forecast of the future needs for capital facilities, including the proposed locations and capacities of expanded or new facilities, and a six-year plan that will finance the expanded or new facilities.

The Capital Facility Plan Element for King County is comprised of the following four components:

1. Technical Appendix A is an executive summary of documents containing inventories of facilities and services provided by King County (health and human services and law, safety and justice, transportation) and those provided by other entities (drinking water supply, sanitary sewer collection and treatment, schools, fire protection, libraries, natural gas, telecommunications, and electricity).
2. Technical Appendix A is an executive summary of documents containing the forecast of future needs for capital facilities, including the proposed locations and capacities of expanded or new facilities:
3. Six-year plan that will finance the expanded or new facilities:
   a. Technical Appendix A is an executive summary of the finance plans for facilities and services provided by the county and other entities.
   b. Technical Appendix A references the Transportation Needs Report which includes an analysis of funding capability to judge needs against probable funding resources, and a 20-year financial forecast report based on identified needs.
   c. Current adopted King County Capital Improvement Program for facilities other than transportation.
4. Requirement to reassess land use if funding is unavailable to meet existing and future needs:
   a. Policies of Chapter Seven, Part I Facilities & Services, Sections B – F.
   b. Chapter Nine, Transportation, Section IV.

## D. Capital Facility Planning

King County and other service providers are required to prepare six-year capital facility plans that describe needs for the six-year facility and propose funding to meet those needs.

**F-208** **The capital facility plans and capital improvement programs prepared by all other agencies which provide services to unincorporated areas of the county should be consistent with the King County Comprehensive Plan.**

**F-209** **To reduce overall public costs, noise and disruption to the local area during construction, installation of new or maintenance of existing utility facilities should be timed and coordinated with other projects that utilize public right-of-ways and easements, where possible.**

**F-210** **King County's capital facility plans should identify financing strategies to support its adopted 20-year growth target and land use plan.**

**F-211** **King County's capital improvement program shall demonstrate that projected needs for facilities and services can be met within the Urban Growth Area and can be served in compliance with the concurrency requirements of the Growth Management Act or, if that is not possible, King County shall determine where and when deficits may occur and how needed facilities and services might be phased in and or financed to serve such deficit areas. Alternative phasing and financing strategies**

**must be identified and determined to be infeasible prior to triggering a land use and zoning reassessment under Policy F-216.**

**F-212** **School districts which choose to have the county collect impact fees for them, and water and sewer utilities that provide their services to unincorporated King County shall prepare capital facility plans consistent with requirements of the Growth Management Act and King County Code.**

**F-213** **Provision of an adequate supply of kindergarten through twelfth grade (K-12) public schools and K-12 public school facilities is essential to avoid overcrowding and to enhance the educational opportunities for our children. King County shall adopt regulations which are supportive of the permitting of K-12 public schools and K-12 facilities.**

## E. Addressing Service Deficiencies

In the event that needed facilities and services are not available to support either existing development or growth, King County will work with other service providers to address the service deficiency.

**F-214** **King County shall initiate a subarea planning process with any service provider that declares, through their capital facilities plan, an inability to accommodate projected service needs inside their service area.**

**F-215** **King County and its cities should coordinate planning for health and human service facilities and services. County investments in health and human service facilities should be targeted primarily to the designated Urban Centers and secondarily to other locations in the Urban Growth Area and Rural Towns.**

**F-216** **If an area-wide sewer, water, or transportation service deficiency is identified, King County and the applicable service providers shall remedy the deficiency through a joint planning process addressing capital improvement programs and long-term funding strategies. If financing and level of service remedies cannot solve the deficiency, King County shall change zoning to address the problem.**

## F. Financing Strategies

King County, cities, and other service providers will work together to address the financing needs of facilities and services.

**F-217** **King County shall work with the cities to create a financing partnership for areas of the Urban Growth Area that the cities will annex. This includes determining county/regional and city/municipal facilities and services and then committing to a shared financing strategy to build or provide these infrastructure improvements or services.**

**F-218** **King County should, in cooperation with other jurisdictions, develop funding strategies for governmental infrastructure that take into account economic development goals and consider the costs to, and benefits for, the jurisdictions and the region.**

## G. Essential Public Facilities

The region will work cooperatively to site essential public facilities in an equitable manner. Essential public facilities are defined in the Growth Management Act and include large, usually difficult to site facilities such as prisons, solid waste facilities, and airports.

F-219 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-220 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-221 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. Siting should consider environmental equity and environmental, economic, technical and service area factors. The net impact of siting new essential public facilities should be weighted 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-222 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.

F-223 Siting analysis for proposed new or expansions to existing essential public facilities shall consist of the following:

a. An inventory of similar existing essential public facilities in King County and neighboring counties, including their locations and capacities;
b. A forecast of the future needs for the essential public facility;
c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;
d. An analysis of the proposal's consistency with policies F-219 through F-222;
e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;
f. An analysis of economic and environmental impacts, including mitigation, of any existing essential public facility, as well as of any new site(s) under consideration as an alternative to expansion of an existing facility;
g. Extensive public involvement; and
h. Consideration of any applicable prior review conducted by a public agency, local government, or citizen's group.

F-224 King County supports coordination of regional water supply planning, sales of excess water supplies among municipalities in the region, water quality programs and water conservation and reuse programs.

## H. Water Supply

King County is not a water utility and does not provide potable water to citizens in the region. However, it plays an important role in the coordination or linking of water supply and growth. Moreover, the county reclaims water from its wastewater treatment plants. Reclaimed water can be used for many purposes, such as irrigation and industrial use, which currently utilize potable water sources.

Reclaimed water produced by King County must be consistent with the standards contained in the Washington Department of Ecology's "Orange Book," as promulgated under chapter 90.46 RCW. The "Orange Book" describes differing levels of treatment that are required to produce different classes of reclaimed water. King County currently produces only Class A reclaimed water, which is produced using the highest levels of treatment.

### 1. Potable Water Systems

Potable water is provided by Group A public water systems having 15 or more connections, Group B public water systems having 2 to 14 connections, and individual private wells serving one connection. Exempt wells refer to wells that do not require obtaining a water right from the state for withdrawal of water. These exempt wells are subject to all other rules and regulations other than the requirement to get a permit from the state to withdraw water. Water withdrawn from an exempt well for individual or group domestic water supply cannot exceed 5,000 gallons per day, nor may the water be used to irrigate more than a half acre of lawn or noncommercial garden. The type of water system required for new development will depend upon whether a proposed development is or is not located within the Urban Growth Area, is or is not within an approved service area of an existing public water system, and is or is not able to provide an adequate water supply as required under RCW 19.27.097 and/or RCW 58.17.110.

**F-225** **Group A water systems shall be responsible for fulfilling their duty to provide service within their service areas approved under state law. The service areas for Group A public water systems are defined by Coordinated Water System Plans approved under chapter 70.116 RCW or by individual water system plans reviewed by the county and approved by the state.**

**F-226** **In the Urban Growth Area all new construction and all new subdivisions shall be served by Group A public water systems except in the circumstance when no Group A public water system can provide service in a timely and reasonable manner per RCW 70.116.060 or when no existing system is willing and able to provide safe and reliable potable water with reasonable economy and efficiency per RCW 19.27.097.**

**F-227** **In the Urban Growth Area, individual private wells are not permitted unless application of Policy F-226 to a proposal for a single-family residence on an individual lot would deny all reasonable use of the property. In that case, the well would be allowed only as an interim facility until service by a public water system can be provided. The individual well must meet the criteria of the King County Board of Health Title 13.**

**F-228** **In the Urban Growth Area, if a Group A water provider cannot provide direct service to new development in a timely and reasonable manner as required under RCW 70.116.060 or chapter 43.20 RCW, a new public water system may be established if it is owned and operated by the following, in order of preference:**

**a. By the Group A system, in whose service area the system is located, via satellite management, or**

**b. By a satellite management agency approved by the State Department of Health under contract with the Group A system in whose service area the system is**

**located, provided that the existing Group A water system remains responsible for meeting the duty to serve the new system under RCW 43.20.260.**

**All new public water systems formed in the UGA shall connect to the Group A water system in whose service area the new system is located when direct service becomes available. All known and projected costs for anticipated connection shall be funded at the permitting stage of any proposed new construction or new subdivisions.**

**F-229** **In the Rural Area, individual private wells, Group B water systems, and Group A water systems are all allowed. Creation of a new public water system or the expansion of an existing Group B system may be allowed to serve new construction or new subdivisions when no Group A public water system can provide service in a timely and reasonable manner per RCW 70.116.060, or when an existing system is not willing and able to provide safe and reliable potable water with reasonable economy and efficiency per RCW 19.27.097.**

**F-230** **New public water systems established in the Rural Area shall be owned and operated by the following, in order of preference:**

**a. By the Group A public water system in whose service area the system is located, by direct service or satellite management by the Group A system,**
**b. By a satellite management agency approved by the State Department of Health and providing service within the county and under contract with the Group A system if it is located in a Group A system service area; or**
**c. By the owners of the lots that are provided water by the new system if the new system is not within the service area of an existing Group A system or not within the area covered by a satellite management agency. Approval for any such system shall be conditioned for future ownership or management by a satellite management agency, when such service becomes available, and for periodic review of system operations, as required by RCW 70.119A.060(2).**

Ecology has determined that the rivers and streams in the major river basins in King County have no water available for further consumptive appropriation without harmfully impacting instream values. For that reason, it has by regulation closed those basins to issuance of new water rights, and has directed that the natural interrelationships between surface and ground waters should be considered in future water allocation decisions in order to avoid adverse impacts to instream flows. The installation and use of wells that are exempt from ecology's water rights permitting process may further harm those rivers and streams when the wells are withdrawing ground water that is directly connected to the water in the stream. The installation of new exempt wells may also create health and safety problems by interfering with the water supplied by existing wells, and by creating more holes in the ground that can lead to contamination of entire aquifers. Under K.C.C. chapter 9.14, the Department of Natural Resources and Parks is to act as lead agency in coordinating the activities of DDES and Public Health in order to ensure that groundwater quality and quantity are protected, and facilitate implementation of the plans that have been developed to protect ground water in five groundwater management areas within King County.

**F-231** **New subdivisions with more than six single-family lots on Vashon-Maury Island and in closed basins in the Rural Area (as defined in WAC 173-507, 508, 509, 510, and 515) may not be served by a potable water system using an exempt well, or a combination of multiple exempt wells. One exempt well per subdivision will be permitted unless more than one exempt well is needed to meet the water flow requirements for the six residences. New developments in the Rural Area served by an exempt well, or wells shall not exceed one-half acre of irrigation.**

**F-232** **King County shall work with the State Department of Ecology and the State Department of Health to ensure that existing provisions of state law that provide for**

**measuring water withdrawals or diversions for sources of supply are fully utilized to meet public health, resource protection, land use, planning and fish recovery objectives and obligations. Any new or expanding Group B water system shall have a totalizing source meter and shall make information from the meter available upon request of King County.**

## 2. Regional Water Supply Planning

Over the past several years King County has been working cooperatively with many of the larger water utilities in the region to gather information about regional water demand and supply. King County would like to use this information to help develop a regional water supply plan.

**F-233** **King County supports development of a regional water supply plan for the entire region. Key components of this planning process should include:**

**a. Involvement, oversight and support of elected officials in the region;**
**b. Meaningful public participation including the involvement of the state and federally recognized tribes;**
**c. Prioritization of future supplies, including a role for conservation and reclaimed water;**
**d. Assigned accountability for implementing conservation and developing new supplies and infrastructure such as transmission pipelines; and**
**e. Legislative changes, if necessary, to implement the plan.**

**F-234** **King County should assure that a regional water supply plan for all of King County is prepared in cooperation with water utilities and in coordination with affected federally recognized tribal, local and state governments. A continuous and meaningful public process should be used to develop the regional water supply plan, resulting in a plan that is adopted by elected public officials in the region and used by the state in making water resource decisions. The regional water supply plan should implement and be consistent with growth management decisions made by local and regional jurisdictions under the Growth Management Act and the approved water quality and quantity strategies adopted by the region in compliance with federal requirements under the Endangered Species Act, Clean Water Act, and other authorities relevant to water quantity and quality.**

**F-235** **The county will work with water utilities to develop a water supply plan that prioritizes an array of potential sources, including conservation and reclaimed water, and defines a publicly- and state-accepted strategy for how the region could best meet future demands for water. During development of the regional water supply plan, the county will work in concert with water utilities to evaluate the projected water demands for population growth and other out of stream needs identified under the Growth Management Act, Endangered Species Act response provisions in plans developed under the state's Salmon Recovery Act, and Clean Water Act requirements for water quality.**

## 3. Utility System Interties

Water utilities obtain water supplies from many varying sources. Some water utilities receive the vast majority of their water supply from wells. Yet others receive substantial portions from municipal watersheds and reservoirs. The varying water supply sources can differ substantially in terms of dependability of output, so that while one water utility may have excess capacity, a neighboring water utility could be experiencing severe shortages and be unable to adequately serve their customers.

**F-236** **King County supports interties that allow the transfer of water resources among water utilities in urban areas to meet the projected demands for growth. The transfer**

**of water must be consistent with locally adopted growth management plans, regional water supply plans, groundwater plans, watershed plans, and approved Coordinated Water System Plans, and implement approved Endangered Species Act response requirements and Clean Water Act requirements.**

**F-237** **King County supports the development of appropriate regional water intertie capital projects, subject to approval from appropriate local, state, and federal agencies and consistent with Policy F-236.**

### 4. Water Reuse, Conservation and Accounting

King County residents depend on proper management of water resources to ensure adequate and reliable water supplies, and protection and preservation of natural resources. As a regional service provider, King County plays a role, along with others, in managing these water resources for long-term sustainable supply and protecting the long-term functions and values of natural water systems. As part of its responsibilities, King County reviews water utility plans for those utilities serving unincorporated King County and encourages the inclusion of elements related to water reuse and conservation in the plans. The King County Code directs county programs to specifically act as a clearinghouse for data related to groundwater quality and quantity in order to facilitate implementation by King County and others of the groundwater management plans that have been developed for major portions of King County.

**F-238** **King County's water reuse program and projects, as well as water reuse and water supply/resources, should be coordinated with a regional water supply plan in accordance with state and federal standards and coordinated with comprehensive land use plans.**

**F-239** **King County shall partner with utilities to publicize water conservation and encourage best management practices that conserve potable water supply through measures that include use of alternative supplies such as reclaimed water. In exercising its role in reviewing utility water system plans, King County Utilities Technical Review Committee (UTRC) shall encourage water purveyors to include aggressive conservation and reuse measures where applicable, as well as development of new sources to support planned land uses with reliable service at minimum cost. Efforts to encourage the use of reclaimed water shall focus on existing and proposed source supplies for large water users, such as golf courses and cemeteries.**

**F-240** **In its review of water comprehensive plans, the King County Utilities Technical Review Committee shall consider the following:**

**a. Consistency with land use plans and development regulations adopted under the Growth Management Act;**
**b. Approved or adopted regional water resource plans, including basin plans, groundwater plans, watershed-based conservation and recovery plans developed under ESA, salmon recovery plans developed under chapter 77.85 RCW, water resource plans developed under chapter 90.54 RCW, watershed plans developed under chapter 90.82 RCW, and a regional water supply plan or water resource management plan; and**
**c. The county's Regional Wastewater Services Plan.**

**F-241** **In reviewing proposals for modified and expanded service area boundaries for municipal water suppliers, the Utilities Technical Review Committee shall consider, in addition to Policy F-240:**

**a. Compliance by the water system with its comprehensive plan, including water conservation elements; and**
**b. Whether it can meet its duty to provide service within its service area, as required under chapter 43.20 RCW.**

**The county shall not approve a water system plan with a proposed service area where the water system is unable to provide service for one or more of the reasons identified in RCW 43.20.260. This does not preclude a modified or expanded service area boundary for the water system in order to correct problems and provide reliable potable water service within the proposed modified service area.**

**F-242** **The Utilities Technical Review Committee should develop a water accounting program in conjunction with affected water utilities. The water accounting program should coordinate information on the rate, timing, and location of new development with the projected ability of water utilities to issue certificates of water availability.**

### 5. Resource Management and Protection

Water system reservoirs and watersheds often serve a number of functions. These functions can include open space, recreation, forestry, and resource management. However, each function must be weighed against the primary purpose of such reservoirs and watershed, which is to provide and protect supplies of potable drinking water.

**F-243** **Public drinking water system reservoirs and their watersheds should be managed primarily for the protection of drinking water, but should allow for multiple uses, including recreation, when such uses do not jeopardize drinking water quality standards. Public watersheds must also be managed to protect downstream fish and agriculture resources.**

**F-244** **Groundwater-based public water supplies should be protected by preventing land uses that may adversely affect groundwater quality or quantity to the extent that the supply might be jeopardized.**

## I. Public Sewers and On-Site Wastewater Treatment and Disposal Systems

King County adopted the Regional Wastewater Services Plan in 1999. It called for a new north treatment plant to be in operation by 2010 with a capacity of 36 million gallons per day (mgd). King County is proposing to build the new wastewater system. The Brightwater System will include a treatment plant to provide secondary treatment of wastewater, pipelines and pump stations to carry wastewater to and from the plant, and an outfall to discharge the treated wastewater to Puget Sound.

King County has selected the location of the Brightwater facilities at what is referred to as the Route 9-195th Street System with an effluent corridor along NE 195th Street and a marine outfall in Zone 7S.

The siting process has taken many years and is the focal point of a comprehensive Environmental Impact Statement, which is likely to be issued in November of 2003. Snohomish County and cities in the Brightwater service area have participated actively in the siting and environmental review process.

In addition to King County's role as the regional wastewater treatment provider, the Seattle-King County Department of Public Health is the agency responsible for permitting on-site wastewater treatment and disposal systems (septic systems). In addition, King County reviews sewer utility comprehensive plans.

**F-245** **In the Urban Growth Area, all new development shall be served by public sewers unless:**

**a. Application of this policy to a proposal for a single-family residence on an individual lot would deny all reasonable use of the property; or**

**b. Application of this policy to a proposal that has a vested land use application for the redevelopment or expansion of an existing use, as well as an approved**

**septic design from Public Health – Seattle and King County, would render approval of the land use permit void; or**

**c. As permitted by policy CP-933.**

**F-246** **In the Urban Growth Area, King County and sewer utilities should jointly prioritize the replacement of on-site systems that serve existing development with public sewers, based on the risk of potential failure. King County and sewer utilities should analyze public funding options for such conversion and should prepare conversion plans that will enable quick and cost-effective local response to health and pollution problems that may occur when many on-site systems fail in an area.**

**F-247** City-owned parks that are redesignated from rural to urban to allow future annexation by a city and that are subsequently served by public sewers shall be tightlined. This policy applies to parks that were redesignated from rural to urban on or after September 20, 2004.

**F-248** **The existing public sewer system in the Town of Vashon cannot be expanded to serve land beyond the boundaries of the town, except as provided in Policy F-249 and as consistent with Title 57 RCW. On-site systems, community on-site systems or decentralized treatment systems may be used as appropriate for planned growth in other Rural Towns.**

**F-249** **Public sewer expansions shall not occur in the Rural Area and on Natural Resource Lands except where needed to address specific health and safety problems threatening the existing uses of structures or the needs of public schools or public school facilities. Public sewers may be extended, pursuant to this policy, only if they are tightlined and only after a finding is made by King County that no reasonable alternative technologies are technologically or economically feasible. Utility providers shall ensure, through a signed agreement between the school district and the utility provider, that any sewer service permitted for the school district is designed only to serve public schools or public school facilities. Public sewers which are allowed in the Rural Area or on Natural Resource Lands pursuant to this policy shall not be used to convert Rural Area land or Natural Resource Lands to urban uses and densities or to expand permitted nonresidential uses.**

**F-250** **Sewer facilities such as pump stations, force mains and trunk lines that do not provide connections to the Rural Area may be located in the Rural Area only when they are identified in a King County-approved comprehensive sewage system plan and upon a finding by King County that it is technically necessary in providing service to the Urban Growth Area.**

**F-251** **On-site wastewater treatment systems in the Rural Area and Natural Resource Lands should be designed, built and operated as permanent methods of sewage disposal.**

**F-252** **King County should monitor on-site systems that have shown evidence of failure or potential for failure. The data should be used to correct existing problems and prevent future problems. King County should analyze public funding options for correcting on-site wastewater system failures which may include, where feasible and otherwise consistent with this plan, conversion to community sewage systems or installation of public sewers.**

**F-253** **Collective on-site systems may be used only in the following circumstances in the Rural Area and Natural Resource Lands:**

**a. Existing on-site systems are failing within an area and the Seattle/King County Department of Public Health concurs that long-term individual on-site system repairs are not feasible and/or water quality is threatened by the presence of or**

**potential for health hazards resulting from inadequate on-site wastewater disposal methods;**

**b. An authorized public agency will manage the community system; and**

**c. The community system is designed only to serve existing structures and lots and cannot be used as a basis to increase density or to expand permitted nonresidential uses. Substandard vacant lots must be combined to the extent feasible to meet rural density policies. Management of the community system must be by an authorized public agency.**

## J. Solid Waste

Appropriate management of solid waste to protect the environment of King County is essential to public health. Responsibility for management of solid wastes generated by unincorporated area residents and businesses is shared by waste haulers certified by the Washington Utilities and Transportation Commission and the King County Solid Waste Division.

**F-254** **Solid waste should be handled and disposed of in environmentally sound ways that protect the quality of air, water and public health.**

**F-255** **King County shall divert as much material as possible from disposal to reduce the overall costs of solid waste management to county residents and businesses, conserve resources, protect the environment, and strengthen the county's economy.**

**F-256** **Solid waste management should be planned and disposal capacity provided on a regional basis.**

**F-257** **Solid waste handling facilities should be dispersed throughout the county in an equitable manner.**

## K. Surface Water Management

Surface water management activities address both the quantity and quality of water entering the natural environment. Urban areas are largely covered with impervious surfaces (e.g., buildings, streets, parking lots) that cause increased runoff and are a source of pollutants. Management in the Rural Area is important, too, because of the potential adverse impacts of forestry, agricultural, and livestock practices. Prevention or mitigation of flooding, erosion, sedimentation, and water quality and habitat degradation is important for both the built and natural environments.

**F-258** **To reduce flooding, erosion and sedimentation, prevent and mitigate habitat loss, enhance groundwater recharge and prevent water quality degradation, the surface waters of King County shall be managed through plans, programs and regulations developed by King County in cooperation with affected jurisdictions whenever possible.**

**F-259** **A watershed approach shall be taken to surface water management, with responsibility shared among King County and affected jurisdictions. This approach should emphasize prevention of water quality degradation through education programs and implementation of best management practices to reduce pollution entering surface waters, including Puget Sound.**

**F-260** **In the Rural Area, King County shall minimize the use of constructed facilities for surface water management and maximize the use of natural systems, provided that the ecological functions of the natural systems are not harmed. The county should provide incentives to keep these natural systems intact. Natural systems are also preferred in the Urban Growth Area, but it is recognized that structural systems will**

**be needed to realize urban growth and density goals. King County will plan and manage surface waters on a watershed basis pursuant to Policies E-123 through E-129. To accomplish this goal, water should not be diverted from one watershed into another, nor from one drainage basin into another, unless no other reasonable alternative is available for managing surface water run-off within the same watershed and drainage basin. Where such diversions are permitted, King County will require such environmental analysis and mitigation as is needed to protect surface water resources from significant adverse impacts.**

**F-261** **In the Urban Growth Area, regional and shared surface water management facilities should be encouraged to support infill development to preclude the need for individual on-site facilities, provide development incentives, encourage efficient use of land, and reduce overall facility maintenance costs. These facilities should be planned and financed through public and private partnerships.**

**F-262** **Regional and shared stormwater facilities should be funded through an adequate and equitable funding mechanism. Stormwater facilities required of new development should be designed and built for low-cost, long-term maintenance.**

**F-263** **King County should work cooperatively with other jurisdictions to develop and implement plans and programs that address the proper treatment and/or disposal of the wastes generated from maintenance of stormwater facilities.**

**F-264** **King County should work with jurisdictions to identify and agree upon regional and local storm and surface water management responsibilities and agree on the division of storm and surface water management service provision.**

## L. Floodplain Management

Both the Washington State Growth Management Act (chapter 36.70A RCW) and Title 86 RCW, Flood Control require interlocal consistency and coordination for effective floodplain management. Counties have been directed to prepare comprehensive floodplain management plans with participation of the cities. Under the King County Countywide Planning Policies (CPPs), comprehensive floodplain management plans, regulations, and programs within all jurisdictions in any of the major river basins in King County must be consistent with the King County Flood Hazard Reduction Plan. As such, King County is a regional service provider for floodplain management.

**F-265** **King County should participate with cities to prepare, update and implement comprehensive flood hazard reduction plans that meet or exceed standards established by the National Flood Insurance Program.**

**F-266** **King County shall maintain a regional flood warning program for the major river basins in King County.**

**F-267** **Maintenance of flood protection facilities on the mainstem rivers in King County should reflect a prioritized approach, based upon the Flood Hazard Reduction Plan policies, within available funding levels. Additional funding sources and partnerships in support of maintaining and improving flood protection facilities should be sought whenever possible.**

# III. Energy & Telecommunications

Energy and electronic communications systems are important public services that must be coordinated with land use planning. King County's economy and quality of life depend on readily available energy and telecommunications resources. Efficient use of energy resources can minimize long-term costs to the individual and to society.

One or more local, state or federal agencies regulate retail energy providers in King County. Gas and electric utility resource and conservation plans are approved by other agencies through a public process. The Washington Utilities and Transportation Commission (UTC) reviews and accepts plans of private electric and gas utilities, and the Seattle City Council approves the plans of Seattle City Light. Electric and gas utilities operate in King County under franchises with the county for use of the public right-of-way. The UTC also defines the costs that private utilities can recover, approves rates, sets service standards and resolves customer complaints. However, unregulated firms responding to market conditions may develop many new electricity resources.

Telecommunications services are regulated by several entities, including the Federal Communications Commission and the Washington Utilities and Transportation Commission. King County has some regulatory authority over telecommunications services through franchises and the development approval process.

## A. Energy

### 1. Consistency with Land Use Plans

State law mandates that electric and gas public service companies provide the same level of service on a uniform basis, regardless of location. (RCW 80.28.110). Policies in this chapter encourage the utilities to prioritize capital improvements in a manner consistent with land use.

Disruption of traffic due to public and private road projects frequently occurs in King County. Policies in this chapter support existing programs to notify utilities of upcoming projects to build, expand, or maintain county roads so utility and road construction can be coordinated.

Distribution systems for gas, electric and telecommunications installation in new construction now have separate permits. Permit consolidation is desirable as a means to expedite review while protecting the environment. Countywide Planning Policy ED–23 encourages jurisdictions to establish a master utility project.

**F-301** **Energy providers' resource and facility plans should be consistent with the King County Comprehensive Plan and should provide for a reliable source of energy in the event of natural disaster or other potential threats of disruption to service.**

**F-302** **King County should coordinate public road construction and maintenance projects with utility construction and maintenance.**

### 2. Conservation and Alternative Energy Sources

King County Countywide Planning Policy CO-6 states that "aggressive conservation efforts shall be implemented to address the need for adequate supply for electrical energy and water resources, protect

natural resources, and achieve improved air quality." King County has a continued commitment to energy conservation, use of renewable resources and quality enforcement of the energy code.

Solar features in building design can be cost effective in the Pacific Northwest. Solar energy is renewable, clean and reduces the use of fossil fuels. King County encourages the use of both passive and active solar energy use through subdivision and building design.

Gas and electric utilities offer low-income energy assistance programs. All feasible actions to increase the availability of conservation measures to low-income residents should be pursued, such as public-private cooperation and combining existing rehabilitation efforts with installation of energy efficiency measures.

**F-303** **Efficient energy consumption, conservation, the use of renewable technologies, and energy responsible land use decisions should be a priority in King County. King County promotes the maximum use of energy conservation and renewable energy resources now, while leaving options for increasing conservation and renewable technologies in the future.**

**F-304** **To implement the Countywide Planning Policy of aggressive conservation and promotion of regional air quality, King County should:**

**a. Effectively enforce the energy code as part of the general permit process;**
**b. Provide density incentives through the zoning code for energy-efficient developments;**
**c. Continue to improve the fuel efficiency and emissions of the county-owned fleet of motor vehicles;**
**d. Work with utilities to become a model of energy efficiency in facilities owned or operated by Metropolitan King County; and**
**e. Seek cost-effective ways to capture energy from county operations which otherwise would be lost, such as methane gas from landfills and sewage treatment.**

**F-305** **King County shall continue to explore methods of reusing or marketing methane gas from its sewage treatment plants, and shall explore the feasibility of expanding these methods to the methane gas produced at its landfills.**

**F-306** **King County encourages the use of solar energy and should protect solar access.**

**F-307** **King County should expand the availability of energy efficiency measures to low-income residents.**

### 3. Electric Utilities

The four-state Northwest Conservation and Electric Power Plan of the Northwest Power Planning Council provides a blueprint for the development of electricity resources. Bonneville Power Administration and other federal agencies, the region's utilities, state and local government, private businesses and the people of the Northwest all participate in implementing the Council's goals. Electric utilities serving King County include Bonneville Power Administration, Seattle City Light, and Tanner Electric Cooperative. Puget Sound Energy provides both electricity and natural gas service.

Hydropower is the largest single source of our existing electrical power, with the county's major suppliers located outside King County. These include the Grand Coulee, North Bonneville and Ross Dams. Federal and state approvals for hydroelectric dams are difficult and time-consuming to acquire, making hydropower a small part of projected new regional power-generating resources.

Existing hydropower facilities in King County include Snoqualmie Falls, Cedar Falls, Twin Falls, Weeks Falls, and Black Creek. Proposed projects include expansion of Snoqualmie Falls and new facilities at South Fork Tolt River, Hancock Creek and Calligan Creek (both are tributaries of the North Fork

Snoqualmie), the Upper South Fork Snoqualmie and Martin Creek near Stevens Pass. Few additional projects beyond these listed are expected to be built in King County.

The Federal Energy Regulatory Commission licenses such projects, but in doing so must consider existing plans and policies of public and private jurisdictions. While power generation benefits the public, care must be taken to ensure that small hydroelectric projects are constructed in an environmentally sound manner, directing new, small hydropower facilities, for example, to streams that do not have anadromous fish. Construction and operation must also be consistent with the intended functions and uses of forestlands, where most small hydroelectric projects are located.

Gas-fired combined cycle combustion turbines are expected to dominate new resource additions. These facilities typically fall below the size threshold for the Energy Facilities Site Evaluation Council's siting process. While these facilities have a relatively small physical footprint and are relatively clean, they do pose potential threats to local air and water quality.

**F-308** **To address the cumulative effects of multiple energy facilities, King County should continue to participate in the licensing and relicensing processes for all existing and proposed small hydroelectric projects within King County. Individual project reviews should address consistency with designated land uses and environmental protection goals. Specifically, hydroelectric projects should:**

**a. Not significantly interfere with commercial forestry operations;**
**b. Be located and operated in a manner such that impacts to salmonid fish and wildlife are minimized;**
**c. Avoid unstable and erosion-prone areas;**
**d. Include performance bonding to fund erosion control;**
**e. Provide full mitigation for construction and operation impacts;**
**f. Avoid, to the extent practicable, diminishing scenic values; and**
**g. Incorporate adequate public safety measures.**

**F-309** **King County and the utilities should identify and preserve corridors to accommodate future electric power transmission and distribution lines. Corridor designation should include:**

**a. Identification of appropriate shared uses and recognition of the values provided by nonutility uses, such as recreation;**
**b. Recognition of county roads as utility corridors; and**
**c. Evaluation of proposed facility plans on a system-wide basis, rather than project-by-project.**

**F-310** **When new, expanded or upgraded transmission is required, use of existing corridors that have above-ground utilities should be evaluated first. King County should facilitate appropriate corridor sharing among different utility types and owners.**

**F-311** **New electrical distribution lines should be installed underground where reasonably feasible and not a health or safety concern. The county should encourage underground placement of existing distribution lines through such tools as local improvement districts.**

Public concern exists over the potential health effects of electrical power lines. The concern focuses on the effects of extremely low level electromagnetic fields, called ELF/EMF or simply EMF. Seattle-King County Department of Public Health currently responds to inquiries from citizens about EMF and keeps abreast of current research. The following policy recognizes the inconclusive nature of the data concerning EMF and the need to have an informed citizenry through public disclosure of available research about the potential health risks. Scientific evidence to-date does not support firm conclusions about the existence of adverse health effects related to EMF.

**F-312** **King County will monitor scientific research on potential human health effects of extremely low frequency electric and magnetic fields (EMF). If federal or state agencies promulgate rules to reduce exposure to EMF — through changes in the use of appliances, construction practices, the location of electrical infrastructure or other activities — the county shall inform its citizens and take appropriate actions.**

### 4. Natural Gas

The most thermally efficient use of natural gas is in "direct applications." For example, to heat homes and businesses, the use of natural gas can reduce the demand for additional electricity. The choice of fuel shall be based on market conditions, with the customer comparing various fuels. Many homes and businesses in King County do not have the choice of natural gas, however, even within the Urban Growth Area.

Other factors that currently limit natural gas availability include state utility regulations, building and plumbing codes, and rebate programs that favor electric heat. Because of these barriers, most multifamily housing is built with electric heat, a significant consideration given that they represent a large share of projected new housing units in urban King County.

**F-313** **King County should work to remove barriers to the availability and efficient use of natural gas.**

### 5. Hazardous Liquid and Gas Transmission Pipelines

Hazardous liquid and gas transmission pipelines, as defined by RCW 81.88.040 and WAC 480-93-005, consecutively, provide a vital service of transporting hazardous materials from one location to another. Long-distance transmission pipelines move a variety of hazardous materials, including crude oil, petroleum products, natural gas and hazardous liquids, such as anhydrous ammonia. Pipeline rupture or failure can result in release of these materials, which are highly flammable, explosive or toxic. The policies in this chapter identify public values and goals to assure that the transmission of hazardous materials by pipeline address public health and safety.

The Federal Energy Regulatory Commission (FERC) regulates the location, construction and operational conditions of interstate natural gas pipelines through its certification process. The state and federal government regulate the location, construction and operational conditions of hazardous liquid and intrastate gas pipelines through the Energy Facility Site Evaluation Council (EFSEC). In its review of pipeline applications, however, EFSEC must determine whether the pipelines are consistent with county land use plans and zoning codes. Thus, King County's authority to regulate the location of pipelines is through the comprehensive plan and development regulations.

**F-314** **King County recognizes that federal and state regulatory programs govern the design, construction, and operation of hazardous liquid and gas transmission pipelines. To preserve the safety and reliability of the hazardous liquid and gas transmission pipeline system, land use, zoning and regulations shall be consistent with state and federal requirements.**

**F-315** **Any new hazardous liquid and gas transmission pipelines proposed for construction in King County shall meet the county's development regulations, including but not limited to, King County's zoning code, building code, grading code, and shoreline management code.**

King County anticipates that few new hazardous liquid or gas transmission pipelines will be constructed in the near future. However, as existing pipelines age and the relationship between resources, refineries and markets changes over time, new pipelines will need to be constructed. Hazardous liquid and gas transmission pipelines are best constructed away from locations where large numbers of people assemble. King County recognizes however, that under some circumstances, new gas transmission

pipelines may need to locate in densely populated areas as the only practical alternative to meet the demand for service.

**F-316** **New hazardous liquid and gas transmission pipelines should be located away from high-density residential zones, Urban Activity and Business Centers, Office Parks, sports fields, schools and day care centers or other land uses where large numbers of people would assemble.**

**F-317** **When new, expanded or upgraded hazardous liquid or gas transmission pipelines are required, use of existing corridors should be evaluated first. King County should facilitate appropriate corridor sharing among different utility types and owners.**

**F-318** **Hazardous liquid and gas transmission pipelines should not be located in areas susceptible to soil disturbance or liquifaction or in aquifer recharge areas. When it is impractical to avoid such areas, special engineering precautions should be taken to protect public health, safety and welfare.**

It is essential to map the location of existing hazardous liquid and gas transmission pipelines within King County so that developers know where they are and whom to call for information before construction begins. Accurate maps will assist King County in reviewing land use applications for land uses located near pipelines.

**F-319** **King County should map the location of existing and new hazardous liquid and gas transmission pipelines. Maps shall not substitute the one-call locating system and shall not be used for any construction or maintenance activity.**

Risks to life and property can be minimized by keeping land uses a safe distance from hazardous liquid and gas transmission pipelines. Pipelines transport a variety of materials, some of which flow under the force of gravity. While standard setbacks do not assure protection from materials that have the ability to migrate, setbacks may protect life and property from hazardous materials that are highly flammable, explosive or toxic. Limiting the allowable uses within pipeline rights-of-way can further reduce risks to life and property.

**F-320** **Structures designed for human occupancy shall not be located within hazardous liquid or gas transmission pipeline rights-of-way and should be set back from the pipeline to protect public health, safety and property. No structures shall be located over the pipeline.**

**F-321** **Land uses shall be restricted within hazardous liquid and gas transmission pipeline rights-of-way. Passive recreational uses, such as hiking trails, may be allowed if the risk to life and property is assessed and determined to be minimal.**

Pipeline failure can result from damage caused by excavation near existing pipelines. Many existing pipelines initially were constructed in less-populated areas with little development. As demand for land grows, the risk of conflict between existing pipelines and land development increases.

**F-322** **King County should promote the safety and reliability of the hazardous liquid and natural gas transmission pipeline systems by requiring developers, contractors, and excavators to notify the state, pipeline operators and utilities through the one-number locator service, before beginning excavation or construction.**

**F-323** **In the interest of safety and reliability of the hazardous liquid and natural gas interstate transmission pipeline systems, the county should take steps to protect and preserve the signs that mark pipelines.**

### 6. Natural Gas Distribution Systems

Natural gas pipelines fall into two major categories: gas transmission lines that transport natural gas from production fields to local distribution companies and distribution systems that deliver natural gas from transmission pipelines to retail customers. The federal government may define certain parts of the natural gas distribution system that serve large volume gas users as part of the transmission system. Distribution systems for transporting natural gas are fundamentally different from transmission gas pipelines and should be regulated based on their design, use and location.

Gas distribution systems are owned and operated by local distribution utilities. Such systems consist of the pipelines that deliver natural gas to end users together with intermediate supply lines. The distribution system is constructed incrementally, with addition of new segments and upgrading of existing lines in numerous small projects. The distribution system is a network that is primarily located in road rights-of-way, where service is available. Local distribution companies are subject to the comprehensive safety regulations administered by the Washington Utilities and Transportation Commission (WUTC) under state law and regulations and by the federal Office of Pipeline Safety under federal law and regulations. The rates and services of investor-owned utilities also are subject to comprehensive regulation by the WUTC under state law and regulations.

**F-324** **King County recognizes that the gas distribution system is primarily located in road rights-of-way.**

**F-325** **King County should promote the safety and reliability of the natural gas distribution pipeline systems by requiring developers, contractors, and excavators to notify the state, pipeline operators and utilities through the one-number locator service, before beginning excavation or construction.**

**F-326** **In the interest of safety and reliability of the natural gas distribution pipeline systems, the county should take steps to protect and preserve the signs that mark pipelines.**

**F-327** **Structures designed for human occupancy shall not be located within gas distribution pipeline rights-of-way and should be set back from the pipeline to protect public health, safety and property. No structures shall be located over the pipeline.**

**F-328** **Permit requirements shall require excavators to ensure adequate protection of any facilities that are encountered during their work. This shall include but not be limited to adhering to the foreign facility owners requirements for separation and backfill, developing joint plans when drilling or boring parallel to foreign facilities, and potholing all facilities that will be crossed by drilling or boring.**

## B. Telecommunications

### 1. Telecommunications

Telecommunication technologies are changing rapidly and will continue to change during the horizon of this plan. The future telecommunication system may make little distinction between cable, telephone and cellular. Telecommunication services include voice, data, video and other communication services on various mediums including, but not limited to, wire, fiber optic or radio wave. Effective telecommunications services are critical to citizens in several ways. They promote and enhance individual information exchange, contribute to a robust regional economy, and afford numerous public services, including delivery of emergency services, education and opportunities for citizen involvement.

**F-329** **King County complies with the Telecommunications Act of 1996 and provides the widespread availability of telecommunication systems to facilitate communication**

**between and among members of the public, public institutions and business in both the urban and rural areas.**

**F-330** **Telecommunication services are to be encouraged as a means to mitigate the transportation impact of development and growth.**

**F-331** **Long-term planning for telecommunications construction, reconstruction and facility upgrades should include provisions to insure that the system's capacity, design and equipment will allow users to take advantage of innovative uses, services and technology.**

**F-332** **Telecommunication companies and the county should coordinate activities when facilities are being installed or road construction projects are scheduled.**

**F-333** **Long-term planning for telecommunications systems should allow uninterrupted service during natural disasters.**

**F-334** **Colocation of telecommunication facilities is encouraged to reduce the unnecessary proliferation of individual, single-user towers. Colocation shall be required unless an applicant can demonstrate to the satisfaction of the county that colocation on an existing tower is not feasible and not consistent with service quality and access.**

**F-335** **Although visual impacts are always an important consideration in the decision to approve or deny a proposal, King County shall give greater weight to the visual impacts of telecommunication facilities proposed to be located on residentially-zoned lands or in the Rural Area. In addition, the visual impacts of proposals for an individual tower with a single user shall be given greater weight than proposals to colocate facilities.**

**F-336** **King County considers the placement of telecommunication facilities within street rights-of-way as the preferred alternative to the construction of facilities on private property. Regulatory standards shall require placement in street rights-of-way, especially within residential neighborhoods and Rural areas, unless such a location is not feasible or not consistent with service quality and access.**

## 2. Cable Services

King County Ordinance No. 10159 dictates current policy for cable services. It states in part:

> " it is the County's policy to promote the widespread availability of cable service and diverse information to County residents and to encourage the development of cable systems and cable technology as a means of communication between and among members of the public and public institutions."

The county's cable-related needs are expressed in the following policies:

**F-337** **Long-term planning for cable systems should include service to all areas of the county which meet the minimum density established in the cable company's franchise agreement and the county's Cable Television Ordinance.**

**F-338** **Cable companies should provide services that meet the cable-related needs and interests of all segments of the community, taking into account the cost of meeting such needs and interests.**

**F-339** **Cable companies should take affirmative steps to ensure that reasonable services are available regardless of income or the income of other people in the person's neighborhood.**

**F-340** **The goal of long-term cable planning should be a high-capacity, state-of-the-art system. Two-way capacity should be installed and activated. Cable systems should be interconnected to other communications systems. They should be designed to be "open"; that is, the systems should be usable by many, for a variety of purposes.**

**F-341** **Public uses of the cable system should be expanded as the system is upgraded.**

### 3. Internet Access

Rapidly changing technologies are providing opportunities for alternative work environments and lifestyles as more people transmit and receive information through the internet. While there is a growing interest in the use of computer technologies, few new developments are including high-speed internet access lines or home cabling. King County encourages private partnering between developers, builders and communication providers to expand the opportunities for access to the internet.

**F-342** **Developers should collaborate with major employers to create developments that facilitate and encourage telecommuting by installing high-speed internet lines during construction of the project.**

**F-343** **Builders and architects should work with the telecommunication industry to design state-of-the art cable-ready homes and offices.**

# Chapter Eight

# Community Plans

Though typically separate from the King County Comprehensive Plan, some community plan policies have been incorporated into the comprehensive plan. These policies apply to specific geographic areas of King County. The original community plan policy number appears in parentheses at the end of each policy.

Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King County. The first generation of community plans, substantially completed by 1984, were used to implement the county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital projects (primarily roads and parks) for each planning area. The second generation of community plans, from 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example low-density zoning for rural areas, resource lands and environmentally sensitive areas, higher urban residential densities, and development guidelines for major urban activity centers such as Kenmore) that were carried over to the 1994 King County Comprehensive Plan.

Under King County's pre-Growth Management Act (GMA) planning system, if a community plan conflicted with the comprehensive plan, the community plan governed. Under the GMA, the comprehensive plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled out the relationship between the comprehensive plan and community plans and directed the county to review community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant (or in a few cases in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and should be readopted as part of the comprehensive plan.

Although the community plans (except for the Vashon Town Plan, West Hill, and White Center – see Section XIII) are no longer in effect as separately adopted plans, in many cases the published plan documents contain valuable historical information about King County's communities and other information that provides background for the policies listed below and for the portions of the local pre-GMA area zoning that remain in effect.

The following section contains those community plan policies that are readopted as part of the King County comprehensive plan, and community plan policies that have been amended through subarea plans. This section also contains policies that have been adopted subsequent to community plans, but are specific to individual community planning areas.

# I. Bear Creek

The Bear Creek Community Plan became effective in February 1989, and directed most forecast growth into a concentrated area near the City of Redmond Watershed, first referred to as the "Novelty Hill Master Planned Developments." The rest of the Bear Creek Plateau was designated for a mixture of suburban and rural residential development. The 1994 King County Comprehensive Plan redesignated most of the planning area as rural. In 1995, some of the Bear Creek Community Plan's policies relating to the Novelty Hill Master Planned Developments (MPDs) were amended by Ordinance 11954. Also, the 1994 Comprehensive Plan refers to MPDs as Urban Planned Developments (UPDs). After the 1994 Comprehensive Plan's urban designation of the UPD sites was appealed and remanded to the county, the sites in question were redesignated for Fully Contained Communities (FCCs) as defined in the Growth Management Act, as well as UPDs (See policy R-104 in Chapter 3). The readopted policies for the most part address Novelty Hill and some area-specific transportation and trail issues.

**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**

**d. Groundwater recharge areas should be identified and protected to ensure that groundwater resources are protected from potential pollution.**

**e. To ensure that the existing road system in both King County and Redmond is not adversely affected, on-site and off-site traffic impacts shall be mitigated consistent with the Integrated Transportation Program (K.C.C. chapter 14.65).**

**f. A project environmental impact statement (EIS) shall be required for all property proposed for urban planned development within the UPD development area. The project EIS shall address the full range of public services necessary to serve urban development on Novelty Hill. The EIS shall include the cost of these services, the financial responsibility of the developer(s) and affected**

jurisdictions, and the method of phasing development to coincide with availability of these public services.

g. Since the remainder of residential land in Bear Creek will either be recognized as existing one-acre neighborhoods or designated as rural areas, all improvements to public facilities, including but not limited to road construction and sewers, shall be financed by the UPD developers provided the impacts are the result of UPD developments or according to a fair-share formula agreed to by affected parties.
h. A full range of housing densities, types and prices including housing for low-, moderate-, and medium-income groups shall be included in the UPD. The mix of single-family and multifamily housing in the UPDs shall approximate the existing county housing stock mix.
i. Urban planned development shall maintain and keep open for public use identified major equestrian and hiking trails.
j. Urban planned development shall provide active recreation facilities that adequately serve the needs of future residents and employees.
k. Urban planned development shall provide a minimum of 25% open space in addition to the preservation of all surveyed wetlands.
l. The Novelty Hill urban planned development area shall contain an urban activity center, which includes a commercial center to provide for the everyday shopping needs of the planned UPD population.
m. The activity center shall also contain a business park of sufficient size to provide a diversity of employment opportunities and a balance of jobs and households for the UPD area.
n. In order to preserve opportunities for a variety of employment types in the business park areas, retail development in freestanding buildings should be excluded. Up to 10% of gross floor area in business park buildings may be planned for retail uses, such as restaurants and business services, to serve business park employees.
o. Development conditions for the shopping and business park areas should encourage high quality development and site design.

The area will revert to rural if UPD development is denied or not pursued. If the UPD area reverts to rural, the zoning shall be RA-5. (BC-4)

CP-103 Sewer facilities necessary to serve urban planned development on Novelty Hill are planned, designed and constructed to serve only such development and are prohibited from serving nearby surrounding low-density urban and rural areas. Proposals to extend sewer service or expand urban development outside the Novelty Hill subarea are not appropriate and are inconsistent with the purpose of the King County Comprehensive Plan. (BC-5)

CP-104 The Novelty Hill urban planned development or fully contained community shall contain a commercial area of sufficient size to serve the future residents and employees. (BC-17)

CP-105 The natural drainage systems of Bear, Evans, and Patterson Creeks should be restored, maintained, and enhanced to protect water quality, preserve existing aquatic habitat, reduce public costs, and prevent environmental degradation. Public improvements and private developments should not alter natural drainage systems without mitigating measures which eliminate increased risk of flooding and erosion, negative impacts on water quality, and loss on aquatic or riparian habitat. (BC-32)

CP-106 An undisturbed corridor wide enough to maintain the natural biological and hydrological functions of streams should be preserved in all new development in the Bear Creek Planning Area. (BC-34)

CP-107 Bear, Evans, and Patterson Creeks and their tributaries should be protected from grazing animal access in order to: 1) reduce water quality degradation from animal wastes, 2) reduce bank collapse due to trampling, and 3) allow shading vegetation to reestablish along stream banks. (BC-35)

CP-108 Streams channeled in the Bear, Evans, and Patterson Creek drainages should not be placed in culverts unless absolutely necessary for property access. To reduce disruption to streams and their banks, bridges should be used for stream crossings, and crossings should serve several properties. When culverts are required, oversized culverts with gravel bottoms that maintain the channels' width and grade should be used. (BC-38)

CP-109 New development should rehabilitate degraded stream channels and banks in the Bear, Evans, and Patterson Creek drainages to prevent further erosion and water quality problems. Where conditions permit, the banks and channels should be restored to a natural state. (BC-39)

CP-110 Unique or significant wildlife should be identified and preserved. Development plans should identify significant wildlife habitat and should locate buildings, roads, and other features on less sensitive portions of the site. These considerations may result in a reduction in density from that otherwise allowed by zoning. (BC-40)

CP-111 The Bear and Evans Creeks' watersheds have been designated as critical areas for protection of the aquatic resources and human health. The following surface water management activities should be promoted.

a. Appropriate and reasoned changes in land use policies and regulations may be evaluated during the preparation of the Bear/Evans Creeks Basin Plan.
b. Ensure adequate field inspection of land development activities.
c. Implement a public information program to promote water resources and stream channel protection.
d. The Bear and Evans Creeks Basin Plan shall develop recommendations for water quality monitoring and recommended methods for citizen input and evaluation to assess the success of the county's policies and regulations pertaining to this planning area. (BC-41)

CP-112 Mitigation of traffic impacts to the City of Redmond arterial system will be accomplished through the interlocal agreement process. The Avondale arterial corridor study recommendations shall be used as a basis for traffic mitigation requirements for both city and county development affecting the corridor.

Mitigation shall preserve the operational integrity of the corridor and maintain existing local access. The primary arterial corridor between the Novelty Hill urban area and SR-520 should be located and designed to encourage transit and ride-sharing alternatives to single-occupant vehicle travel.

Transportation planning of new facilities and management of the transportation system should be coordinated with current and forecast needs of the East Sammamish and Northshore planning areas, adjacent areas of Snohomish County, and with the cities of Redmond and Kirkland, and should be a cooperative effort of the affected jurisdictions. Phasing of Bear Creek and Redmond development should

be strongly linked to the provision of adequate transportation facilities and travel demand management programs. (BC-45A)

CP-113 Establishment of new rights-of-way and acquisition of additional right-of-way in existing corridors should emphasize protection of natural systems and adequate buffering of existing and potential residential development. (BC-47)

CP-114 Road improvements in Cottage Lake, Ring Hill, Ames Lake, Union Hill, and the rural areas should incorporate design features such as grass-lined swales to minimize surface water disruption and to protect and enhance water quality. (BC-49)

CP-115 196th Avenue Northeast ("Red Brick Road") between Union Hill Road and Redmond-Fall City Road (SR-202) is a historic road and should be preserved by restoring its brick surface, limiting vehicular loads and speeds, and prohibiting access to commercially-zoned properties to the west. Access to these properties should be provided by other existing roads and by a new north-south road connecting Union Hill Road and 185th/187th Avenues Northeast. (BC-50)

CP-116 Park-and-ride and park-and-pool lots should be developed in Redmond, Cottage Lake, Ring Hill, Ames Lake, and Union Hill to provide focal points for transit and ride sharing. Park-and-pool lots should be located in rural areas along major commuting corridors such as SR-202, Redmond-Fall City Road, Novelty Hill Road, and Woodinville-Duvall Road. (BC-52)

CP-117 The Northwest Gas Pipeline and Puget Sound Power Line should be established as regional trails in Bear Creek to tie in with the East Sammamish planning area and to connect with the King County Tolt Pipeline Trail and the Snoqualmie Valley Trail. (BC-61)

CP-118 When the development of property occurs in Bear Creek, adequate rights-of-way should be provided for trail use. Trails should connect to existing and proposed schools, parks, riding stables, and recreation areas. (BC-62)

# II. East Sammamish

The East Sammamish Community Plan was adopted in December 1992. The East Sammamish Community Plan Update became effective in June 1993. Most of the planning area was designated for urban development, but important rural areas included Happy Valley, Grand Ridge and the eastern edge of the Sammamish Plateau. For the most part, the 1994 King County Comprehensive Plan reaffirmed the land use designations of the East Sammamish Community Plan Update. The major changes from the community plan occasioned by the 1994 Comprehensive Plan were replacement of the "urban reserve" approach to growth phasing with the service and finance strategy outlined in the 1994 Comprehensive Plan and designation of a portion of Grand Ridge for urban growth. Most of the readopted policies address drainage, transportation and road design.

**CP-201** **For all new development, increased standards for retention/detention, water quality facilities, and monitoring shall be considered, adopted and implemented as appropriate within the areas identified in surface water management basin planning and reconnaissance study areas. (NE-1)**

**CP-202** **As new roads are built and existing roads widened, special consideration shall be taken to create or retain the aesthetic character of the area through the use of vegetated buffers that utilize native vegetation. (NE-3)**

**CP-203** **Control mechanisms equal to or more effective than those adopted by Ordinance 9365 limiting or removing phosphorus and other non-point source pollutants from water bodies should be established and implemented as special requirements in area-specific basins plans to provide added protection to streams, lakes, wetlands. The Lake Sammamish Water Quality Management Project Report and, upon their adoption, the Issaquah Creek and East Lake Sammamish Basin and Non-point Source Control Plan, the Pine Lake Management Plan and the Beaver Lake Management Plan recommendations should be implemented to protect water bodies from non-point source pollution. (NE-7)**

**CP-204** **Development shall protect wildlife through site design and landscaping. New development within or adjacent to the wildlife habitat network should incorporate design techniques that protect and enhance wildlife habitat values. (NE-10)**

**CP-205** **All golf course proposals shall be carefully evaluated for their impacts on surface and groundwater quality, sensitive areas, and fish and wildlife resources and habitat. (NE-11)**

**CP-206** **Water used for irrigating golf courses should come from nonpotable water sources wherever possible. Use of natural surface water sources, such as streams, should be avoided due to impacts on fish and other wildlife habitat. A water conservation plan shall be submitted with golf course applications which should address measures such as the use of drought-tolerant plant species. (NE-12)**

**CP-207** **The Patterson Creek Basin currently provides highly-productive aquatic habitat. Urban development within this basin should be conditioned to protect this resource by minimizing site disturbance, impervious surfaces and disturbances of wetlands and streams. (No Community Plan Policy Number)**

CP-208 The Northwest Pipeline office and maintenance shop is an existing use and is recognized by this plan as providing a needed service to the area. This 6.5 acre site may redevelop for pipeline utility and/or school bus base uses exclusive of major maintenance functions that are compatible with the surrounding rural development and agricultural uses. Redesignation of additional properties in the immediate vicinity of Northwest Pipeline for manufacturing park uses or other urban uses shall not be permitted. (CI-13)

CP-209 New developments should be designed and constructed with an internal road system which includes a Neighborhood Collector linking with existing or planned adjacent developments, creating a complete Neighborhood Collector circulation system and such linkage should be designed to ensure safety of local streets. Through traffic on local access streets should be discouraged. (T-9)

CP-210 Metropolitan King County Government should establish park-and-ride facilities in the East Sammamish Community Planning area. Park-and-ride facilities should be built along 228th Avenue and/or adjacent to I-90 and SR-202. The park-and-ride lots should be sited adjacent to and connect with existing or proposed community or neighborhood centers or within the employment center located around the intersection of E. Lake Sammamish Parkway and SE 56th Street. Establishment of a site near, but to the north of, I-90 should be high priority response to current and anticipated I-90 access problems. (T-13)

CP-211 Consistent with the King County Open Space Plan, the county shall encourage establishment of an open space system in East Sammamish and give priority to protecting recreational, cultural and natural and sensitive areas such as shorelines, aquifer recharge areas, wildlife habitat, historic properties, archaeological sites, scenic vistas and community separators or greenbelts. The county may require lot clustering within or adjacent to open space areas; linkages between open spaces and may provide density bonuses or incentives to developers who preserve significant open space or establish trails beyond usually applied mitigation. (P-11)

CP-212 Urban separators should be established to provide visual relief from continuous development, provide important linkages for wildlife habitat, and maintain a visual separation between distinct communities. (P-17)

CP-213 There are areas within the urban separators that are especially suitable for trail connections for recreational use by present and anticipated population. King County should develop a trail and/or parks system utilizing the preserved open space within the urban separators. (P-18)

CP-214 When the development of properties occurs in the East Sammamish planning area, public access or easements should be required to complete the development of a local trail system for those areas where existing trails have historically been used by the public, or where the King County Open Space Plan identifies proposed trail alignment for regional and local trails. The Parks Division shall review the application during the development review process. (P-23)

# III. Enumclaw

The Enumclaw Community Plan and Area Zoning were commenced in 1986-87 and adopted in June 1990. The community plan refined boundaries between the Enumclaw Plateau's Agricultural Production District and abutting Rural Areas and Forest Production District, and designated the Urban Growth Area agreed to by King County and the City of Enumclaw. The 1994 King County Comprehensive Plan reaffirmed the Enumclaw Community Plan's land use designations.

**CP-301** **All development within 660 feet of the top of the Green River valley walls should be conditioned to avoid adverse impacts on the environment and risks to life and property. (EN-12)**

**CP-302** **King County should work with landowners on either side of SR-410 east of the City of Enumclaw to protect the scenic qualities of this highway corridor. (EN-22)**

**CP-303** **King County should work with Washington State Parks and Recreation Commission and landowners on either side of the Green River Gorge to protect the scenic qualities of the Green River Gorge conservation area. (EN-23)**

Enumclaw's expansion area, like that of other rural cities, is shown on the King County Comprehensive Plan Land Use Map.

**CP-304** **King County should work with the City of Enumclaw to establish an agreement guiding future annexations, including but not limited to the following elements:**

**a. Commitment from the city to extend and maintain public services to the area, including police, fire, transportation, sewer, water, storm water management and general government services.**
**b. Commitment from the city to provide a variety of residential development at an overall density for unconstrained land of at least four to eight units per acre.**
**c. Commitment from the city that the extension of public services to meet the needs of future residents will maintain service levels to existing city residents.**
**d. Commitment that the city will continue environmental protection for sensitive areas, (including but not limited to flood plains, steep slopes, wetlands, seismic and landslide hazard areas) at or above King County standards.**
**e. Commitment from the city to use measures to buffer or protect abutting forest or agriculture resource lands.**
**f. Commitment that the city will provide protection of historic sites and areas equal to the county's Historic Preservation Ordinance.**
**g. Commitment by King County to consult with the city on public improvement standards, such as local road standards, drainage control requirements and transportation standards that will apply to development in expansion areas.**
**h. Commitment by King County to notify the city of development proposals in the expansion area and to consult with the city to condition development approvals to mitigate adverse impacts on city services and to implement city plans, policies and standards.**
**i. Commitment by King County to notify the city of development proposals in an impact area, which includes all lands within a one-mile radius of the expansion area, and to consult with the city where applicable to condition development approvals to mitigate adverse impacts on city services.**

j. Agreement on which jurisdiction will have responsibility for parks, roads, storm water or other public facilities after annexation. (EN-40)

CP-305 Access to state park lands should be designed to minimize adverse traffic impacts on the Southeast Green Valley Road. (EN-56)

CP-306 Any expansion of aircraft runway or hangar capacity in the Enumclaw planning area should be concentrated on or near the existing Enumclaw airport. Existing legally approved landing strips associated with low-density residential developments, such as Evergreen Sky Ranch, shall not be expanded. (EN-60)

CP-307 Redevelopment of the Enumclaw landfill site should be subject to studies to assure public health and safety. If these studies determine that there is no threat to public health and safety the site's rural designation may be changed to accommodate a public use such as a park or other facility without an amendment to the King County Comprehensive Plan. (EN-71)

# IV. Federal Way

Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and 1984 to 1986. Federal Way was part of the first generation of community plans in the county that were adopted separately from their implementing area zoning. After these experiences, the county decided to adopt both together to avoid going through essentially the same decisions twice for each community. The City of Federal Way incorporated in 1990, removing most of the planning area from the county's jurisdiction. None of the Federal Way Community Plan or its amendments are readopted.

# V. Highline

Highline has one of the longest histories of any community planning area. Between its original adoption in 1976 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan, and SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has grown slowly since 1970, the incorporations and annexations have resulted in a massive decrease in the unincorporated area population (down over 38 percent between 1990 and 1994).

None of the Highline Community Plan is readopted with the exception of West Hill and White Center which were adopted in 1994 as part of the comprehensive plan but published separately. (See Section XIII.)

# VI. Newcastle

The Newcastle Community Plan commenced in 1978 and was adopted in May 1983. The final adopted plan designated three sites for Master Planned Developments (MPDs), but stipulated that only two MPDs could occur without an update of the community plan. One MPD was approved by the county in the late 1980s. Bellevue annexed Factoria and Newport Hills in 1993 and the City of Newcastle was incorporated in 1994, so the noncity portion of the planning area's population fell 13 percent between 1990 and 1994 even though the whole planning area is forecast to grow almost 18 percent between 1994 and 2010. The planning area also includes some areas designated Rural by either the 1985 or 1994 King County Comprehensive Plans.

**CP-601** **King County supports the nomination of the Odd Fellows Cemetery and counterbalance right-of-way to the National and State Registers of Historic Places. (N-33)**

**CP-602** **Limit grazing animal access to May Creek and its tributaries in order to 1) reduce water quality degradation from animal wastes, 2) reduce bank collapse due to animals' hooves, and 3) allow shading vegetation to reestablish along stream banks. (N-41)**

**CP-603** **May Creek is acknowledged as a regional asset and should be protected. Thus, King County shall not increase zoning density on lands that drain into May Creek (i.e. the May Valley Basin) without first determining and implementing surface water runoff mitigation necessary to control flooding and siltation in May Creek.**

# VII. Northshore

The Northshore planning area has been one of King County's faster-growing planning areas. The first "Northshore Communities Development Plan" began in 1972-73 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.

**CP-701** **The north and east slopes of Norway Hill have an established neighborhood character and limited future development potential. They are, therefore, designated low density urban, 1 home per acre. King County recognizes that extensive steep slopes and erosive soils at the top of Norway Hill (above the 300-foot elevation mark) warrant lower residential densities. (E-10)**

**CP-702** **The undeveloped area to the south of Metro's Brickyard Park and Ride lot should retain its office-only designation in recognition of its proximity to a major transportation corridor and the need for increased employment opportunity in proximity to planned high-density residential areas. (E-13)**

**CP-703** **King County, Snohomish County, the City of Bothell, and the City of Woodinville should work on specific areas of mutual concern, such as the Swamp Creek and Daniels Creek drainage basins, the SR-527 transportation corridor, the proposed regional facilities of the University of Washington, and the future expansion of the City of Bothell. (E-25)**

**CP-704** **Swamp Creek provides important wildlife habitat and serves as an urban separator between Kenmore and Bothell. To protect the Swamp Creek corridor, no development should be allowed in the Swamp Creek floodplain. Residential development shall be clustered away from the tributary, as defined in the area zoning. (R-7)**

**CP-705** **Significant vegetation is a diminishing resource in the Northshore community. Significant vegetation contributes significantly to environmental quality, neighborhood character, and the quality of life in Northshore. All new residential development shall retain significant existing vegetation. Native vegetation should be utilized wherever possible. (R-17)**

**CP-706** **New development must provide pedestrian connections to off-site facilities such as existing trails, walkways, community facilities and services, transit, schools and surrounding residential neighborhoods. Pedestrian links should be provided internally in all new residential development. Bicycle and equestrian links should be provided where possible. (R-19)**

**CP-707** **King County recognizes the importance of existing mobile home parks in providing affordable housing options. Mobile home parks outside of the Woodinville and**

Kenmore commercial core areas are designated for mobile homes park uses, and shall be zoned appropriately.

King County shall continue to examine the feasibility of funding and developing a replacement mobile home park in north King County for displaced mobile homes on county-owned or privately owned sites.

King County should develop interlocal agreements with the cities of Bothell, Redmond, Kirkland, Woodinville and Kenmore for joint development of replacement parks to accommodate mobile home owners if they are displaced from mobile home parks within cities. (R-21)

CP-708 Roadway improvements addressing the transportation needs in the Sammamish Valley from the South Woodinville bypass to northeast 124th Street should carefully preserve the rural character of the valley as indicated by this and other adopted land use plans. Incorporating roadway design characteristics, such as tree windbreaks and shoulders instead of curb and gutter, will enhance this rural atmosphere. Access from adjacent properties to the proposed Willows Road extension shall be discouraged. Where access is necessary from adjacent properties, access shall be consolidated. (T-11)

CP-709 King County should improve motorized and nonmotorized transportation circulation east and west across the I-405 corridor to provide relief in the congested Totem Lake and Kingsgate areas. The county should also cooperate with other jurisdictions. (T-12)

CP-710 Transit improvements and HOV treatments on I-405 and SR-522 should be given highest priority. This may include developer contributions to these improvements as part of the development review process. (T-25)

CP-711 Transportation projects in Northshore should incorporate bicycle friendly design, utilizing a variety of design techniques appropriate to the particular project and right-of-way characteristics, including, but not limited to, bicycle lanes, wide outside travel lanes, paved shoulders, bicycle sensitive signal detectors, and appropriate signing. Existing bicycle facilities should be preserved or enhanced when general road improvements are made. Secure parking for bicycles should be provided at activity centers throughout Northshore. (T-33)

CP-712 Pedestrian and bicycle linkages are encouraged and should be planned. There should also be a link for equestrian uses from Hollywood Hill and NE 171st Street to the Sammamish River trail in the vicinity of the South Woodinville CBD bypass. (W-14)

CP-713 Protection of natural vegetation coverage at levels sufficient to moderate surface water runoff and erosion and to protect the integrity of stream channels should be required through special zoning requirements, critical drainage basin requirements, or countywide ordinance. When revegetation is required, appropriate native vegetation should be used. (NR-4)

CP-714 Until such times as the Sammamish River Basin Plan is adopted, special attention should be given to the Reconnaissance Report #10 during the development review process. The comprehensive plan land use map should be amended, if analysis through the Sammamish River Basin Plan indicates a need to modify adopted land uses in order to protect water resources of the Sammamish Basin. (NR-8)

CP-715 Unique geologic conditions in Northshore have resulted in hillsides that have a high risk of large scale erosion. Increased on-site retention/detention requirements in areas drainage over steep and erosive slopes should be adopted and implemented as special zoning requirements. (NR-9)

CP-716 A community-wide trail system for pedestrians, equestrians, and bicyclists should be developed. This trail system should connect regional trails with local trails and walkways. (P-6)

CP-717 When the development of properties occurs in the Northshore Planning Area, public access or easements should be required to complete the development of a local trail system. Adequate right-of-way should be provided for trail use. To ensure that the provision of trail corridor right-of-way does not result in a reduction in the number of permitted building lots, the area within the trail right-of-way, not otherwise credited as part of a road right-of-way dedication, should also be credited toward the lot area of any proposed development. Trails should connect to existing and proposed schools, parks, riding stables, recreation areas and neighborhoods. (P-9)

CP-718 King County should work closely with other jurisdictions and public agencies to seek appropriate trail links between elements of the open space system including, but not limited to the Burke-Gilman trail, Sammamish River trail, and the Tolt Pipeline Trail. (P-10)

CP-719 Existing public access points to the Sammamish River should be maintained and additional access points acquired and developed to ensure the use of this river as trail corridor and fishing area. (P-11)

CP-720 King County should transfer ownership of county-owned property located north of NE 145th, south of 148th Street, west of 124th Avenue NE and east of 119th Avenue NE to the cities of Bothell and Kirkland in order to preserve it for park and open space purposes. (P-16)

# VIII. Shoreline

The Shoreline Community Plan was commenced in March 1977 and adopted in August 1980. The new City of Shoreline commenced operating in August 1995; between Shoreline and Lake Forest Park the planning area has very little unincorporated territory left, all of which is in one or the other city's Potential Annexation Area (PAA).

All of the unincorporated share of the planning area's 2012 household growth target will be accommodated within the new City of Shoreline. Therefore, none of the Shoreline Community Plan's policies are readopted.

# IX. Snoqualmie Valley

The Snoqualmie Valley Community Plan was initiated in April 1984, and adopted in August 1989. The process resulted in designation of the Snoqualmie Ridge Urban Growth Area for the City of Snoqualmie. The area was annexed by the City of Snoqualmie, and development is proceeding under an interlocal agreement as directed by the community plan. The 1994 King County Comprehensive Plan largely reaffirmed the Rural and Resource Lands land use map designations of the community plan.

**CP-901** **King County, in cooperation with the Valley cities, and state and federal agencies, should conduct a study of baseline conditions and cumulative impacts of development on the Snoqualmie River's water quality, and identify methods of equitably controlling these impacts. (SQP-1 through SQP-6)**

**CP-902** **Wildlife populations in the Snoqualmie Valley planning area are recognized as a regionally important resource and an important characteristic of the area's rural character. Special studies should be undertaken, in cooperation with the Washington State Department of Wildlife, to identify wildlife populations at risk due to the land uses allowed by the King County Comprehensive Plan and to develop mitigation measures to protect the continued viability of the area's wildlife populations. Should these studies indicate unmitigatable impact affecting wildlife populations due to the land uses allowed by the plan, a comprehensive plan amendment study will be undertaken to provide for the continued existence of this valuable resource. (SQP-17)**

**CP-903** **Properties in erosion-prone drainage basins are subject to special development conditions applied to protect the safety and property of county residents through reducing or eliminating the occurrence of gully formation and sever erosion. These conditions may include:**

**a. A drainage control plan;**
**b. Installation of drainage control features prior to any land clearing, vegetation removal, site grading, road construction, or utility installation; and**
**c. Runoff control requirements. (SQP-21)**

**CP-904** **King County will oppose annexations to Snoqualmie Valley cities that currently contain designated floodplain lands until interlocal agreements have been enacted to advance the policies and standards set forth in the comprehensive plan. (SQP-27)**

**CP-905** **The Shoreline Environment designations of the King County Shoreline Management Program should be consistent with comprehensive plan land use map designations and zoning. King County should initiate the shoreline redesignation process consistent with K.C.C. 25.32.130. (SQP-32)**

**CP-906** **Until expansion areas are annexed, zoning for the expansion areas shall be urban reserve at 5 acre densities with the exception of the existing commercial/industrial area in the SE North Bend Way expansion area, and the existing industrial area in the Snoqualmie expansion area. (SQP-57)**

Community plan policies SQP 58 to 61 referred to "expansion areas one and two," reflecting the Snoqualmie Community Plan's attempt to phase growth of the valley cities. These phasing approaches were embodied in the interlocal agreement the county signed with the City of Snoqualmie; they may be reflected in the cities' comprehensive plans. The King County Comprehensive Plan simplifies the designations into one expansion area for each city.

**CP-907** **King County will support development within the Snoqualmie Valley cities of Duvall, Carnation, Snoqualmie and North Bend and annexation and development of lands within their expansion areas, when each city demonstrates that its wastewater and storm water treatment systems for the existing and proposed city jurisdiction will not degrade the water quality of the Snoqualmie River and its tributaries. (SQP-58)**

**CP-908** **King County will not support Snoqualmie Valley cities' annexations into expansion areas until each city has adopted mechanisms to reduce or eliminate flood hazards within its jurisdiction. (SQP-59)**

**CP-909** **King County shall initiate an amendment to the King County Comprehensive Plan if the cumulative impact of development of the cities' expansion areas will reduce the quality of the Snoqualmie River and its tributaries below the current "A and AA" standards. (SQP-61)**

**CP-910** **King County will not support any annexations by a Snoqualmie Valley city until it can be demonstrated that building permits have been approved at urban densities for development of at least one-half of the environmentally unconstrained land in all the annexations by the rural city since January 1990. Exceptions to this policy may be considered by King County subject to an interlocal agreement and where all other applicable policies herein are satisfied. (SQP-62)**

**CP-911** **The county shall oppose an annexation by a Snoqualmie Valley city unless it lies within approved service areas as designated by comprehensive plans for water and sewer, is accompanied by all the proposed amendments to extend water and sewer comprehensive plan, or the area is already adequately served by such utilities. (SQP-63)**

**CP-912** **King County shall work with the City of Carnation in a public process with citizen participation to enter into an interlocal agreement to allow joint planning for a planning and service area including land northeast of Carnation. The purpose of the interlocal is to insure that further development of these lands does not materially impact the character or vitality of the city or the viability of the surrounding resource lands. Elements of the interlocal agreement shall include:**

**a. The agreement shall expressly recognize the City of Carnation's ability to extend by contract public water and the city shall be the preferred water purveyor within the service area, provided that densities remain at rural residential levels as identified in the King County Comprehensive Plan;**
**b. An arrangement for coordination on SEPA action required for development proposals within the planning area;**
**c. Visibility of proposed new development from the City of Carnation shall be addressed and mitigated;**
**d. Water quality issues shall be addressed and mitigated. (SQP-67)**

**CP-913** **King County shall support annexation of the expansion area only when Carnation implements a long-term, nonstructural program to reduce flood damages on floodplains land within its jurisdiction. (SQP-68)**

**CP-914** **Achieving a long-term solution to flood damages within the City of Snoqualmie is one of King County's highest priorities for this planning area. (SQP-70)**

**CP-915** **King County reaffirms its support for the spirit and intent of the Snohomish Mediated Agreement, and the recommendations of the Snohomish River Basin Coordinating Council which led to the signing of the intergovernmental agreement for implementation. King County considers this work to be a sound basis for a long-term flood damage reduction program for the City of Snoqualmie. (SQP-72)**

**CP-916** **King County intends to assist the City of Snoqualmie to develop a long-term solution and an implementation program which will solve flooding problems in the city. (SQP-73)**

**CP-917** **If the long-term solution to flooding problems in the City of Snoqualmie is determined to have basin-wide impacts, these impacts shall be reviewed by the King County flood control management plan team or its equivalent to identify any additional mitigations which may be required. If the long-term solution to flooding problems is demonstrated to not have basin-wide impacts, it should be implemented as soon as possible and would not require a second, basin-wide, review of impacts and mitigations. (SQP-74)**

**CP-918** **King County urges a public/private resource commitment to implement a long-term solution to flooding problems in the City of Snoqualmie. (SQP-75)**

Policies SQP 76 through 78 have been and continue to be implemented through an interlocal agreement. Most of the annexations referenced have taken place and are reflected in the expansion area boundaries for the City of Snoqualmie adopted in the King County Comprehensive Plan's Land Use Map.

**CP-919** **Until a long-term solution to preventing flood damages in the City of Snoqualmie is agreed to by King County and the City of Snoqualmie, King County will support annexations in expansion areas when consistent with all appropriate policies herein and when higher residential densities can be achieved, municipal services can be provided, and river water quality will not be degraded. (SQP-77)**

**CP-920** **Annexations of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall not occur until completion of detailed planning, preparation and review of project-level Environmental Impact Statement(s), and a determination of required mitigations and amenities. The range of land uses to be allowed and the mitigations and amenities to be required shall be embodied in a binding Development Agreement between the City of Snoqualmie and the owners of proposed annexation lands.**

**CP-921** **The project-level Environmental Impact Statement(s) for lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall address aquifer recharge issues, and potential impacts to the water quality and quantity of Lake Alice, private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and all streams that flow off-site.**

CP-922 Based on the findings of the Environmental Impact Statement(s), the Development Agreement between the City of Snoqualmie and the owners of proposed annexation lands in the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall establish a program for long-term monitoring of the water quality and quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and of all streams flowing off-site.

CP-923 The Development Agreement shall also outline the remedies necessary if the monitoring program leads to findings that development activities on the annexation lands are the cause for adverse impacts to the water quality and/or quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and of streams flowing off-site. The owners of the annexation lands shall be responsible for the monitoring program and correction of any impacts determined to have been caused by their development activities. Remedies may include connection to the public water system, or construction of alternative wells.

CP-924 The project-level Environmental Impact Statement(s) for lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall address traffic safety issues, with a focus on safety concerns for rural homeowners dependent upon the southern stretch of the Snoqualmie Parkway for access to their homes. A range of alternatives to improve safety at the intersection of the Snoqualmie Parkway and SE 96th Street, including signalization, road widening and turn lanes shall be explored.

CP-925 Annexations of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall be subject to updated Comprehensive Water and Sanitary Sewer Plans to determine the full range of improvements landowners within the annexation will be required to provide.

CP-926 A Drainage Master Plan shall be required for any new development of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area. Stormwater facility design shall adhere to the standards in the most recent update of the King County Design Manual, or of the Snoqualmie Storm Drainage Plan, whichever is the most stringent.

CP-927 There shall be no road connections between the Phase 1 addition to the City of Snoqualmie's Urban Growth Area and 356th SE in the Snoqualmie Hills Planning Area, unless future analysis determines a restricted emergency access is necessary for safety purposes.

CP-928 There shall no be no road connections between the Phase 2 addition to the City of Snoqualmie's Urban Growth Area and Lake Alice Road, unless future analysis determines a restricted emergency access for Lake Alice residents is necessary for safety purposes.

CP-929 To protect the rural character of the neighborhoods surrounding the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area, the Phase 1 and Phase 2 areas shall include buffers to all rural lands along their perimeter. The size and structure of each buffer area shall be determined based on the characteristics of the land and existing vegetation, and its ability to perform the following functions: visual screening; noise reduction; and minimization of blow

**down. Buffers may include constructed berms and new plantings if deemed necessary and appropriate to perform the required functions.**

**CP-930** **King County supports the continued industrial use of Weyerhaeuser's Snoqualmie Mill site and its annexation to the City of Snoqualmie. (SQP-79)**

**CP-931** **King County will support annexations of land in North Bend's expansion area when higher residential densities can be achieved, municipal services can be provided, and river water quality will not be degraded. (SQP-81)**

**CP-932** **Commercial and light industrial land uses are appropriate along SE North Bend Way subject to special development conditions to mitigate impacts. (SQP-82)**

A map is included in Appendix A to Ordinance 12824 (p-suffix conversion ordinance) showing the application of p-suffix conditions to commercial and industrial properties on SE North Bend Way.

**CP-933** **Commercial and industrial zoned land (including potential-commercial or potential-industrial zoned land) within the City of North Bend's Urban Growth Area (UGA) are planned for nonretail, resource-based and highway-oriented uses. These uses shall be served by public sewers. If by December 31, 2006, the City of North Bend has not created any new wastewater treatment capacity, or has refused to allow connection for such uses, King County shall amend its policies and development regulations to allow wastewater treatment with on-site systems, provided there are no impacts to groundwater.**

**CP-934** **The area between Tanner and the Edgewick Interchange, south of SE 140th and north of I-90, is appropriate for nonretail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development. (SQP-84)**

**CP-935** **Land uses adjacent to the Edgewick Interchange shall be limited to highway-oriented commercial uses that do not impact ground water, and serve the traveling public. (SQP-85)**

**CP-936** **The area north of the Edgewick Interchange is appropriate for resource-based, shipping, distributing and trucking related industrial uses that do not impact ground water. (SQP-86)**

The Fall City policies in this section were revised through a subarea planning process involving members of the Fall City community in 1998 and 1999. Through this planning process, the Citizens Advisory Committee identified the following elements that local residents value about their town:

- It is surrounded by agricultural and forest lands which are entirely rural;
- It has a pattern of development that has evolved over more than a century, which includes historic buildings and landmarks, an open spacing of streets and buildings, and locally owned businesses in a small-scale downtown;
- It is located in a unique geographic area formed by the confluence of two important salmon-bearing rivers, the Raging River and the Snoqualmie River, in an agricultural valley containing a number of other salmonid streams that are also important to the ecology of King County;
- Compatible home occupations and small-scale animal husbandry in harmony with residential neighborhoods;
- Rural-level street improvement (e.g., no traffic lights, no sidewalks outside the business district, and no street lights except as needed for public safety);
- Scenic vistas, open space, and rural and resource uses surrounding Fall City; and

- Small rural town identity.

**CP-937** **Fall City is an unincorporated rural town which should have overall residential densities of one to four dwelling units per acre. Potential commercial zoning adopted in the 1999 Fall City Subarea Plan may be actualized through an area-wide rezone initiated by the King County Council once alternative wastewater treatment systems or public sewers are available.**

**CP-938** **The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the community's strong commitment to its rural character, recognizes existing uses, provides for limited future commercial development, and respects natural features. Additionally, it recognizes the current and long-term foreseeable rural level of utilities and other public services for the area. The land use implications of a major change in the water supply or a public health requirement for community-wide wastewater collection and treatment may be evaluated in a new community-based planning process; however this does not mean that zoning will change to allow more intense development beyond that adopted in the 1999 Fall City Subarea Plan. The rural character of Fall City should be preserved.**

**CP-939** **Within the residential area of Fall City, compatible home occupations and small-scale agricultural pursuits or similar rural land uses can continue.**

**CP-940** **King County should work with the State of Washington and the Fall City community to make transportation improvements in Fall City that will favor safe and pleasant pedestrian and other nonmotorized links between downtown businesses, the residential areas, and nearby King County Parks, and safe walkways to schools, rather than rapid through traffic.**

**CP-941** **King County should expand the soft surface pedestrian, equestrian and bicycle trail opportunities serving the Fall City area. Trail route options serving the community shall be reviewed to include a route along the left bank levee easement directly adjacent to the Raging River, historically used by the public as a pedestrian, equestrian and bicycle trail. This historically used trail generally follows the "wildlife corridor" along the bank of the Raging River from 328th Way SE approximately NE to the Preston Fall City Road. The selected trail system for the Fall City area shall be identified in the King County Parks and Recreation trail system plan.**

**CP-942** **Zoning for the existing industrial and office areas adopted in the 1999 Fall City Subarea Plan should be maintained but not expanded.**

**CP-943** **Land uses at freeway interchanges without existing commercial or industrial development, and outside rural neighborhoods and rural cities, are designated rural residential to support development in rural neighborhoods and rural cities, and to preserve the scenic nature of the corridor. (SQP-98)**

**CP-944** **New development at the Exit 22 Interchange shall not expand beyond the area designated in this plan and shall not adversely impact surrounding rural residential areas. All uses should be planned and sited to use long-term onsite waste disposal systems. (SQP-99)**

**CP-945** **The existing two acres of land currently zoned for commercial use at Preston (Exit 22) is recognized, but no additional land for commercial uses is designated. (SQP-100)**

CP-946 The presence of the Snoqualmie Tribe in the planning area has important historic and cultural significance for the Puget Sound region. The following places, recognized by the tribe as historically, culturally and archeologically important, should be considered for inclusion in the King County historic sites survey, and designation to local and/or national register of historic places.

The tribe recognizes the following areas as culturally significant:

a. Snoqualmie Falls;
b. The banks of the Snoqualmie River between the falls and the three forks confluence area;
c. Fall City Indian Cemetery;
d. Banks at the confluence of Snoqualmie and Raging Rivers;
e. Banks at the confluence of Snoqualmie and Tolt Rivers;
f. Fall City Park (site of John Sanawa's Council House and the first white school);
g. Mt. Si; and
h. Granite outcropping used as a quarry between North Bend and the City of Snoqualmie on SR-202. (SQP-122)

CP-947 King County recognizes the spiritual, historic, cultural and recreational value of the Snoqualmie Falls. Any development adjacent to Snoqualmie Falls shall be designed and sited to protect these values. (SQP-123)

CP-948 Because of the spiritual significance of the area at the base of the falls to the various tribes in the Puget Sound region, this area of the falls should remain free of development and open for public access. (SQP-124)

CP-949 The community of Preston is a significant cultural and historic reminder of the planning area's roots in the logging industry. The existing land use designation shall be maintained, and new development should respect the existing character of the community. (SQP-125)

CP-950 The industrial area adjacent to the Rural Neighborhood of Preston shall be recognized with appropriate zoning for industrial uses. This area is designated for industrial uses to recognize existing industrial use and vested applications for new industrial development.

The boundaries of this industrial area are permanent. No expansion of the designated industrial area will be permitted, and any effort to expand its boundaries is recognized as contrary to the Growth Management Act, including the 1997 amendments.

Any industrial development or redevelopment in the designated industrial area (excluding reconstruction in the event of accidental damage or destruction, or tenant improvements entirely within the building structures) shall be conditioned and scaled to maintain and protect the rural character of the area as defined in RCW 36.70A.030(14) and to protect sensitive natural features.

New industrial development or redevelopment (excluding structures and site improvements that existed or are vested by applications as of May 24, 1996, or tenant improvements entirely within building structures), on lots not subject to restrictions and conditions consistent with those reflected in Recording No. 9708190805 must be dependent upon being in the Rural Area and must be compatible with the functional and visual character of rural uses in the immediate vicinity and must not encourage

or facilitate conversion or redesignation of nearby Rural and Rural Neighborhood lands to commercial, industrial or urban uses.

The boundaries of this industrial area shall be those properties within the Preston Industrial Water System, as set by King County Ordinance 5948, with the exception of parcel #2924079054.

CP-951 King County supports efforts of the community of Preston to achieve recognition of its historical and cultural significance. Its historic character should be maintained through designation as an historic area. (SQP-126)

CP-952 The King County Historic Sites Survey should be updated to include additional sites identified by the Preston Heritage Committee. (SQP-127)

CP-953 The development of a regional railroad museum in the Snoqualmie area is encouraged to promote understanding of the regional significance of railroads in the settlement and development pattern of Washington State. (SQP-128)

CP-954 King County shall put high priority on the acquisition and development of a regional trail system linking the Snoqualmie Valley planning area to other parts of the county. (SQP-143)

CP-955 King County supports designation of the Middle Fork of the Snoqualmie River under either the national or state Wild and Scenic River program. (SQP-151)

CP-956 King County supports evaluation of the North Fork of the Snoqualmie River and the main stem of the Tolt River under either the national or state Wild and Scenic River program. (SQP-152)

CP-957 King County shall assist the City of North Bend, when requested, to develop a long-term solution and an implementation program which will solve flooding problems in the city.

# X. Soos Creek

Soos Creek is one of King County's largest and fastest growing planning areas. The first Soos Creek Plateau Communities Plan (SCCP) commenced during the fall of 1975, and was adopted in November 1979. The process was controversial, partly because Soos Creek served as a laboratory for several emerging planning concepts, including a Rural land use designation implemented with zoning limiting residential density to one home per five acres.

The Soos Creek Community Plan Update commenced in March 1988 and was adopted in December 1991. In 1995 the City of Kent initiated annexation of a very large area between it and Lake Meridian, intended to encompass most of its Potential Annexation Area (PAA) within the planning area. The cities of Maple Valley and Covington have commenced operating and assumed jurisdiction within their territories.

**CP-1001** **The continued viability and health of the Soos Creek planning area's stream systems and the fisheries resources dependent upon them should be assured through zoning, special zoning conditions and development regulations. The intent of this policy is to control densities along stream corridors identified by the Soos Creek Basin Plan. This policy will be implemented through the Area Zoning by placing rural and urban densities within 1/4-mile of significant stream systems identified as Types 1, 2, and 3 waters according to the Sensitive Areas Ordinance. (NR-1)**

**CP-1002** **Lot coverage limitations for building shall be applied in all stream corridors in urban designated areas of the Soos Creek basin and classified R-1, urban stream protection special district overlay. Total impervious surface should not exceed 8%, and total clearing of forested vegetation should not exceed 30%. Reforestation to achieve sites that are 70% forested should be required. (NR-1A)**

**CP-1003** **New development should rehabilitate degraded wetlands and stream channels and banks in the Soos Creek planning area's drainage's to prevent further erosion and water quality problems. These areas include, but are not limited to, May Creek, Garrison Creek, Molasses Creek and Olsen Creek. Where conditions permit, the banks and channels should be restored to a natural state. Where it has been determined that additional standards may be appropriate to control volume, these should be required for new development. (NR-3)**

**CP-1004** **Within the Soos Creek basin, bare ground associated with clearing, grading, utility installation, building construction, and other development activity should be covered or revegetated between October 1 and March 31 each year. Earth-moving and land-clearing activity should not occur during this period within the Soos Creek basin except for regular maintenance of public facilities and public agency response to emergencies that threaten the public health, safety and welfare. Landscaping of single-family residences, existing permitted commercial forestry and mining activities and development sites with approved and constructed drainage facilities that infiltrate 100 percent of surface runoff should be exempt from these restrictions. (NR-8)**

**CP-1005** **For new subdivisions in the Soos Creek basin Rural Area, a minimum of 20% of the property should be retained as a separate tract of undisturbed indigenous vegetation. (NR-9)**

CP-1006 All development within 660 feet of the top of the Cedar River Valley and the Green River Valley walls, particularly along the bluffs south and west of the Lea Hill plateau and within the Lake Heights area, should be conditioned to avoid adverse impacts on the environment and risks to life and property. (NR-14)

CP-1007 The Soos Creek Community Plan recognizes the importance of existing mobile home parks in providing affordable housing options. Mobile home parks in the urban areas of Soos Creek are designated for mobile home park uses, and should be zoned appropriately. King County should continue to examine the feasibility of funding and developing a replacement mobile home park in south King County for displaced mobile homes on county-owned or privately-owned sites. King County should develop intergovernmental agreements with the cities of Renton, Kent and Auburn for joint development of replacement parks to accommodate mobile home owners if they are displaced from mobile home parks within cities. (R-23)

CP-1008 Significant vegetation is a diminishing resource in the Soos Creek community. Significant vegetation contributes significantly to environmental quality, neighborhood character, and the quality of life in Soos Creek. All new residential development shall retain significant existing vegetation. Native vegetation should be utilized wherever possible. (R-33)

CP-1009 Multifamily zoned land should not be converted to institutional and commercial/office uses within the Soos Creek Planning Area. (C-5)

CP-1010 Equestrian crossings of arterials should be permitted only where they do not greatly disrupt traffic. Where possible, these crossings should be combined with pedestrian and bicycle crossings. There should be no at grade equestrian crossings of SR-516, except at Lake Meridian. (T-29)

CP-1011 Crest Airpark is an important local facility and should continue operation at current levels of use. (F-15)

CP-1012 Because of noise and public safety concerns, low-density, single-family development should be the primary land use allowed within Crest Airpark's north flight path within 1/2-mile of the airport runway. (F-16)

CP-1013 All new subdivisions within 1/4-mile of Crest Airpark should include a covenant. The covenant should state that the property owner and/or resident recognize the existence of Crest Airpark, its value to the community, and the noise and public safety aspects of living in proximity to the airpark. (F-17)

CP-1014 The operation of SIR is expected to continue indefinitely. The area authorized for racetrack use shall be confined to maximize protection of Little Soos Creek and its riparian area. Any future consideration of permits for its operation should be consistent with the spirit and intent of the 1991 rules and conditions which regulate operation of the facility. (F-18)

CP-1015 King County should give high priority to expanding the Big Soos Creek trail by linking the City of Covington to the south and Fairwood Center to the north to the existing trail system. (P-15)

CP-1016 King County should give high priority to linking the Green River and Cedar River corridors. (P-16)

**CP-1017** King County should coordinate with the City of Seattle, WSDOT, and other jurisdictions to link major elements of the open space system including the Cedar River, Lake Desire, Big Soos Creek, SR-18 and the Green River trail systems. (P-18a)

# XI. Tahoma/Raven Heights

The Tahoma/Raven Heights planning area is the second largest (149 square miles) and was the second-fastest growing community planning area during 1990-1994. The Tahoma/Raven Heights Communities Plan (T/RH) commenced in August 1979 and was adopted in October 1984. T/RH continued to apply the Growth Reserve and Rural designations and zoning that emerged during the Soos Creek planning process. The planning area is mostly unincorporated Rural or Forest Production District. In the years prior to the Growth Management Act (GMA) the City of Black Diamond completed one large annexation. A final Urban Growth Area for Black Diamond has been determined and may be adopted as part of future amendments to the 1994 King County Comprehensive Plan. The planning area has also been affected by the incorporation of the new City of Maple Valley. The city has commenced operation and assumed jurisdiction. It includes most of the Urban Growth Area in the planning area.

In response to data and recommendations emerging while the Soos Creek Basin Plan was being prepared, interim 5-acre zoning was applied to portions of the Jenkins and Covington Creek watersheds in July 1989. A T/RH Update covering about one-fifth of the planning area was initiated in March 1991, and adopted in December 1991. The area zoning was changed in some cases, but this action was based on the 1985 King County Comprehensive Plan and applicable basin plan policies, and did not result in any changes to the 1984 T/RH policies.

**CP-1101** **Resource activities should be encouraged in areas where such activities are not inconsistent with a rural atmosphere. In order to ensure continued development of natural resources prior to the development of the land for other purposes, extractive industries should be allowed to locate in areas known to have deposits of minerals. Premature urban/ suburban development should not be approved which forecloses the opportunity to use the resources. (T/RH-28)**

**CP-1102** **The demand from surrounding land uses and densities should not exceed the capacity of the area's groundwater resources nor otherwise cause deterioration of its quality. (T/RH-45)**

**CP-1103** **Existing businesses which qualify as legal uses located at Highway 169 and Cedar Grove Road should be given the same land use map designation as surrounding rural or resource properties, but recognized as Rural Businesses with neighborhood-scale business zoning. Any such development should not be expanded beyond the limits of the existing zoning of the specific parcel on which it is currently located, and if the use is abandoned the zoning should be redesignated to a rural zone consistent with that applied to surrounding properties.**

**C-1104** **King County supports annexation of the lands within the City of Black Diamond's Urban Growth Area subject to the requirements of the Black Diamond Urban Growth Area Agreement as adopted by Ordinance 12534. If the agreement is terminated, the affected lands under King County jurisdiction shall be treated as follows:**

**a. Land within the designated Urban Growth Area shall be redesignated to Rural and reclassified to the rural zoning in place prior to the effective date of Ordinance 12534. This zoning shall continue for a period of at least five years from the date of reclassification.**

**b. The areas identified in the agreement as county open space shall be maintained at the rural zoning in place prior to the effective date of Ordinance 12534. This zoning**

shall continue for a period of at least five years after the date of termination of the agreement.

CP-1105 King County supports expansion of the network of regional trails and conservation of natural resource lands and environmentally sensitive areas through community efforts such as the Rock Creek Valley Conservation Plan and the Friends of Rock Creek.

CP-1106 King County supports efforts to protect and enhance open space and ensure long-term habitat health and passive recreation opportunities in the Middle Green River through community efforts such as the Middle Green River Coalition.

# XII. Vashon

The Vashon Community Plan commenced in the spring of 1977 and was adopted in June 1981. Due to concerns about Vashon-Maury Island's water supply, which consists of local rain-fed aquifers, a revision to the plan was set for 1986 after completion of the Vashon/Maury Island Water Resources Study. The revision process began in April 1984, and the updated Vashon Community Plan was adopted in October 1986. In addition to responding to the Water Resources Study, the plan update also implemented the 1985 King County Comprehensive Plan's designation of the entire planning area as Rural. In 1996 the Vashon Town Plan repealed or modified several of the 1986 plan's policies, and adopted new policies and area zoning to guide development in the unincorporated Rural Town of Vashon. The Vashon Town Plan was adopted as a subarea plan and therefore is part of the King County Comprehensive Plan, as provided by the Growth Management Act (GMA). The policies below are the issue- or area-specific policies retained from the 1986 plan.

**CP-1201** **All of Vashon-Maury Island is recognized for its unique ecological functions as a Puget Sound island, and is designated in this plan as a rural area. Development activities should protect the entire ecological system, including the Puget Sound shoreline, island habitat areas, and ground and surface water resources. (V-1)**

**CP-1202** **All land use policies and regulations for Vashon shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single-source aquifer. All of Vashon Island shall therefore be considered a groundwater recharge area. Within the Island, based largely on soil types, there are areas of relatively high, medium, and low susceptibility to groundwater contamination. Areas deemed highly susceptible to contamination in the KCCP should receive extra protection. (V-3)**

**CP-1203** **Home occupations should continue to be allowed in residential areas on Vashon Island. (V-27)**

**CP-1204** **Development should be minimized and carefully managed in sensitive areas. The most fragile, hazardous or valuable areas, including areas highly susceptible to contamination, landslide hazard areas and wetlands, should remain largely undeveloped through application of a low density designation. (V-31)**

**CP-1205** **Protect and preserve the Island's wildlife habitats. (V-33)**

**CP-1206** **Where fish or wildlife habitat occur within a proposed short plat or subdivision, the proposal should be reviewed to ensure that the ingredients necessary for the habitat's preservation are not destroyed. Special conditions should be attached to protect the habitat, if necessary. (V-34)**

**CP-1207** **Fish and wildlife habitats identified on Vashon Island and considered to be especially unique and valuable or of potential countywide significance should receive special attention. Where these occur within a proposed plat or subdivision, Department of Development and Environmental Services (DDES), or its successor, may require the developer to submit a special report to assess more closely the impacts of the proposal on the habitat and to recommend specific measures to protect them. (V-35)**

Most fisheries in King County are regulated by agencies other than the county. Policies throughout this plan address fish habitat and the response to ESA listings. A harvestable fisheries habitat not otherwise

addressed is the intertidal shellfish habitat on Vashon Island. The King County Department of Natural Resources and Parks owns some of this habitat. While the State of Washington governs the harvest of some species in this habitat, the county should take affirmative action to assure long-term productivity and to protect public health. The 1997 report of the Beach Assessment Program documents the degradation of this resource from over-harvesting, increased beach use and other causes.

**CP-1208** **Intertidal shellfish habitat on Vashon Island shall be protected for its key role in the marine food chain, to protect public health, and to assure long-term productivity. King County shall explore effective means to protect this fisheries resource.**

**CP-1209** **Island water resources should continue to be the sole water-supply source in the future. The plan discourages importing water for domestic uses from off the Island. (V-52)**

**CP-1210** **Land uses and development densities should be planned so that demands on the Island's groundwater resources do not exceed its capacity to provide adequate supplies without deterioration of quality. In order to achieve this, ongoing research and monitoring as recommended in the Vashon Maury Island Water Resources Study should be conducted. (V-53)**

**CP-1211** **Protection of the groundwater aquifer is of primary importance to Vashon Island. Further water quality degradation which would interfere with or become injurious to existing or planned uses should not be allowed. (V-54)**

**CP-1212** **To protect domestic water resource, areas deemed highly susceptible to groundwater contamination and watersheds should be maintained in residential or similarly nonintensive uses at low densities. (V-57)**

**CP-1213** **As an additional requirement for the comprehensive plans of public water systems on Vashon Island, the county shall ask that information be included assessing the ability of existing and potential water sources to meet anticipated population growth. Planned expansion of the water system should be prohibited if the analysis reveals a risk to the adequacy of service including quality of water being provided to current users. (V-59)**

**CP-1214** **Special consideration should be given to the impacts of new development on the Island's groundwater resources. This should apply to major developments, development in areas highly susceptible to contamination, or development near public water supplies. (V-61)**

**CP-1215** **Park-and-Ride lot development both on the Island and at or near the ferry terminals which serve Vashon Island (Fauntleroy, Southworth, Pt. Defiance) should be encouraged. (V-67)**

**CP-1216** **Provide a safe and efficient system of commuter and recreational routes for bicyclists, pedestrians, and equestrians. (V-69)**

**CP-1217** **Street and highway improvements should be low-cost safety and maintenance projects wherever possible. (V-71)**

**CP-1218** **Additional water-related parks and beaches should be acquired along the saltwater shorelines of Vashon-Maury Islands. These parks should be retained as passive, natural areas. (V-83)**

**CP-1219** **Additional park sites should be acquired in the island's most environmentally sensitive natural areas. These sites should be retained as passive, open space areas allowing only those uses that would be compatible with sensitive areas. (V-84)**

**CP-1220** **A public trail system should be identified and encouraged for preservation on Vashon Island. (V-85)**

**CP-1221** **Trails on Vashon Island should serve bicyclists, equestrian and pedestrian uses. (V-85a)**

**CP-1222** **Trail systems at parks and on other public land should be encouraged on Vashon Island. Trails on public lands should be officially recognized and preserved. (V-85b)**

**CP-1223** **If and when county- and state-owned land on Vashon is logged, trails should be preserved for equestrian and pedestrian use. If possible, an unlogged buffer zone should be left when logging occurs. (V-85c)**

**CP-1224** **Voluntary dedication of trails should be encouraged when land is developed for more intensive uses. (V-85d)**

**CP-1225** **Trails should provide multiple uses where possible, serving both recreational and commuter needs. (V-85e)**

**CP-1226** **Trail corridors on Vashon Island should be established and designed based upon the following criteria:**

**a. Connect park and open space areas;**
**b. Provide access to shoreline areas, particularly public parks;**
**c. Incorporate views and other special features of scenic, historic, or archaeological interest;**
**d. Traverse development limitation areas where not incompatible with hazard or fragile natural areas;**
**e. Follow streambanks and ravines;**
**f. Follow undeveloped rights-of-way or along side existing roads; and**
**g. Provide access to and connect schools. (V-85f)**

**CP-1227** **The quantity and quality of Vashon-Maury Islands' groundwater supply should be monitored, along with building permit and subdivision data, to determine if planned densities can be achieved. If new information indicates the groundwater supply is endangered, the County shall take immediate steps to ensure new development does not impair the groundwater supply.**

Vashon-Maury Island is unique within King County in that it is an island community dependent upon a designated sole-source aquifer for its water supply. Given that the only source of drinking water is ground water, a higher level of protection of groundwater recharge is warranted on Vashon-Maury Island than in the rest of King County. Land clearing and building activities can reduce groundwater recharge. Low-impact development (LID) is a new approach to land development that involves protecting and enhancing native vegetation and soils, reducing impervious surface and managing storm water at the source. These techniques are well suited to development in rural-residential zoned areas and can be an effective way to protect groundwater quality and recharge.

**CP-1228** King County should work with residential builders and developers on Vashon-Maury Island to encourage the use of low impact development practices that protect and enhance native vegetation and soils and reduce impervious surface. King County should promote preservation of at least 65% forest cover on rural-residential zoned parcels. The 65% forest cover goal may be adjusted for parcels less than 2 ½ acres in size. Dispersion of runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual shall be the preferred method of stormwater management in the rural area.

# XIII. West Hill/White Center

The West Hill and White Center Community Plans, applying to portions of the original Highline Community Plan, were the last adopted by King County (West Hill in 1993, White Center in 1994), and as such were prepared in conformance with the Growth Management Act (GMA), and are already incorporated as part of the 1994 King County Comprehensive Plan. They will be reviewed and possibly revised as part of a future revision to this plan.

# Chapter Nine

# Implementation

The comprehensive plan guides land use over the long term by applying specific land use designations throughout the unincorporated portion of the King County and by providing guidelines for implementing regulations used to evaluate specific development proposals. To ensure that these implementing regulations are effective and warrant a high degree of public trust and confidence, the regulations must be equitable, reasonable and responsibly administered.

**I-101** **King County's regulation of land use should:**

a. **Protect public health, safety and general welfare, and property rights;**
b. **Protect consumers from fraudulent practices in land use, land sales and development;**
c. **Implement and be consistent with the comprehensive plan and other adopted land use goals, policies and plans;**
d. **Be expeditious, predictable, clear, straightforward and internally consistent;**
e. **Provide clear direction for resolution of regulatory conflict;**
f. **Be enforceable, efficiently administered and provide appropriate incentives and penalties;**
g. **Be consistently and effectively enforced;**
h. **Create public and private benefits worth their cost;**
i. **Be coordinated with timely provision of necessary public facilities and services;**
j. **Encourage creativity and diversity in meeting county goals and policies;**
k. **Be coordinated with cities, special purpose districts and other public agencies to promote compatible development standards throughout King County;**
l. **Be responsive, understandable and accessible to the public;**
m. **Provide effective public notice and reasonable opportunities for the public (especially those directly affected) to be heard and to influence decisions;**
n. **Avoid intruding on activities involving constitutionally protected freedoms of speech, petition, expression, assembly, association and economic competition, except when essential to protect public health, safety and welfare (and then the restriction should be no broader than necessary);**
o. **Treat all members of the public equally irregardless of race, culture or class and base regulatory decisions wholly on the applicable criteria and code requirements;**
p. **Make development requirements readily accessible to the public through up-to-date codes, technical assistance materials and other relevant documents; and**
q. **Provide for relief from existing regulations when they would deprive a property of uses allowed to similar properties with the same zoning or environmental or other constraints, and when such relief would neither endanger public health and safety nor conflict with adopted use policies. This policy is not intended for relief from rules governing the subdividing of land.**

# I. Land Use Designations and Zoning Classifications/Code

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 | R-12, R-18, R-24, R-48, RB (not allowed in White Center), NB, CB, O, I |
| Community Business Center | NB, CB, O, R-12, R-18, R-24, R-48 |
| Neighborhood Business Center | NB, O, R-12, R-18, R-24, R-48 |
| 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 |
| Rural City Urban Growth Area | UR I, RB –These two zones were in place in the North Bend UGA when the comprehensive plan was adopted in 1994. |
| 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 | NB |
| Rural Residential | 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 Owned Open Space/Recreation | All zones |
| Other Parks/Wilderness | All zones |

* This is the range of zoning that may be allowed within each comprehensive plan land use designations based on 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 |

The Zoning Code (Title 21A) establishes precise rules for each zoning classification such as permitted residential densities and activities or allowed commercial and industrial development activities, and striving for separation between incompatible uses. This code includes standards relative to bulk (i.e. lot size and coverage, building heights and setbacks, landscape standards).

**I-102** **The King County Zoning Code's zone classifications and development standards and the official zoning maps shall be consistent with the comprehensive plan and functional plans.**

# II. Other Implementing King County Codes

In addition to the Zoning Code, King County regulates land development and construction based on the comprehensive plan through a variety of technical code standards resulting in permits and approvals for specific projects.

In terms of land use regulation, the most important of these other implementing codes are Land Segregation (K.C.C. Title 19A) and Shoreline Management (K.C.C. Title 25). The Land Segregation code regulates division of a parcel of land into smaller lots for transfer of ownership. The Shoreline Management code regulates the issuance of substantial development permits for lands abutting waters governed by the Washington State Shoreline Management Act.

Other development approvals include commercial or industrial construction permits. Review of land segregation, substantial development permits and other development proposals are key parts of the development process for making sure facilities and services to support potential development are adequate and for evaluating environmental impacts.

**I-103** **When needed infrastructure and facilities are not available in a timely manner, development approvals shall either be denied or divided into phases, or the project proponents should provide the needed facilities and infrastructure to address impacts directly attributable to their project, or as may be provided by the proponent on a voluntary basis.**

**I-104** **King County's permitting systems should provide for expeditious review of projects consistent with zoning and adopted policies.**

**I-105** **Subdivision, short subdivision and other development approvals, including those requiring detailed environmental review under the State Environmental Policy Act (SEPA) shall be reviewed for consistency with the comprehensive plan, zoning, community, subarea and neighborhood plans, functional plans and capital improvement programs.**

**I-106** **King County shall enforce its land use and environmental regulations by pursuing code enforcement complaints, and providing oversight during the process of site development on all sites for which it issues permits.**

**I-107** **King County shall develop, as a part of the buildable lands analysis, a zoning yield and housing production monitoring program to determine whether housing capacity is being lost in the context of compliance with the Endangered Species Act, and shall propose revisions to the countywide planning policies to implement such a program.**

# II. Incentives

To ensure that the vision, goals, objectives, and policies of this plan become a reality, it will require adjusting policy and budget priorities by King County government. It will also require individuals to reconsider their daily decisions and choices relating to the management or development of their lands, as well as the decisions and choices of large scale public/private partnerships during the development of major projects will be critical factors contributing to the effective implementation of this plan. Incentives, like the TDC Program, must encourage the types of growth and development patterns desired by King County and its residents.

**I-201** **King County should develop incentives for the Urban Growth Area which encourage the development industry to provide a broad range of housing and business space. Incentives could include:**

a. **Identification of geographic areas with infill opportunities, granting them budget priority status and subjecting new development in these areas to more flexible standards;**
b. **Density bonuses for site designs which provide public benefits (for example, grid roads that connect with other developments and limit impacts on arterials);**
c. **Incentives which lower financial development risk;**
d. **Joint development opportunities at county-owned or operated facilities, utilization of air rights on county-owned or operated facilities, and the establishment of transit-supportive design guidelines; and**
e. **County capital improvement funding for public urban amenities including transportation, parks, open space, cultural and other facilities for cities participating in the King County Transfer of Development Rights Program.**

# Glossary

**Active Recreation Site**
Active recreation sites recognize a higher level of public use, and will require developed areas for organized or intense recreation. 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 Production Districts (APD)**
The Growth Management Act requires cities and counties to designate, where appropriate, agricultural lands that are not characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products. The comprehensive plan designates Agricultural Production Districts where the principal land use should be agriculture. Lands within Agricultural Production Districts should remain in parcels large enough for commercial agriculture. (See Chapter Three, Rural Legacy and Natural Resource Lands.)

**Annexation**
This is the process of adding or incorporating an area into a city's jurisdiction.

**Arterial Functional Classification**
Arterial functional classification is the designation of King County arterials into groups or classes according to the type of service they are intended to provide. A basic tenet to this process is that individual roads do not serve travel in any substantial way, but most travel involves movement through a network of roads. Functional classification helps to define the part that any individual road will play in serving the flow of traffic through the road system.

**Beneficial Uses**
"Beneficial uses" include uses of water resources that provide a benefit to the public, including, but not limited to, fish and wildlife habitat, fishing, swimming, transportation, recreation, water supply, flood control, water quality control, and aesthetic enjoyment.

**Best Management Practices (BMPs)**
These are defined by the Washington State Department of Ecology as physical, structural, and/or managerial practices that, when used singly, or in combination, prevent or reduce pollution of water. The types of BMPs are source control, runoff treatment, and stream bank erosion control.

**Capital Improvement Program (CIP)**
The 1994-1999 Adopted Capital Improvement Program budget allocates funds from various revenue sources to improve cultural and recreational opportunities for King County citizens, build needed roadways, protect our investment in existing buildings, protect the health of our citizens, enhance the management of natural resources, and provide necessary capital resources for our law, safety, and justice system.

**Clustering**
Clustering means developing a subdivision that reduces the individual lot areas to create permanent open space or a reserve for future development while it maintains the zoned residential density.

**Community Business Centers**
These are primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. (See Chapter Two, Urban Communities.)

**Comprehensive Plan**
The Growth Management Act requires certain cities and counties of the state to adopt comprehensive land use plans. A comprehensive plan is a generalized, coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to the Growth Management Act. A comprehensive plan consists of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. Each comprehensive plan includes a plan, scheme or design for land use, housing, capital facilities, utilities, rural areas, and transportation. Optional components include elements relating to conservation, solar energy, recreation, and subarea plans.

**Concurrency Management System**
The Growth Management Act requires jurisdictions to adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a transportation facility to decline below the standards adopted in the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made "concurrent" with the development. Concurrent with development means that transportation improvements or strategies are in place at the time of development or that financial commitment is made to complete the improvements or strategies within six years. The Concurrency Management System of King County establishes a process to manage new development based on transportation impacts on levels-of-service and the concurrency of needed improvements or actions. (See Chapter Six, Transportation).

**Coordinated Water System Plans**
Four Critical Water Supply Service Areas have been designated in King County in accordance with the Public Water System Coordinated Act of 1977 (chapter 70.116 RCW): East King County, Skyway, South King County, and Vashon Island. The Coordinated Water System Plan for each area provides an assessment of water supply and a program to meet future demand. Planning areas, within which a water purveyor is obligated to provide service consistent with county land use plans and regulations, were assigned for major purveyors.

**Countywide Planning Policies (CPP)**
The Growth Management Act requires that counties, as regional governments within their boundaries, prepare countywide planning policies which establish a countywide framework from which county and city comprehensive plans are to be developed and adopted. This framework is to ensure that city and county comprehensive plans are consistent. The "King County Countywide Planning Policies" were developed and recommended by the Growth Management Planning Council and are to serve as a blueprint for how King County and its cities should grow over the next 20 years. The Metropolitan King County Council adopted these policies in 1992. Since this time, amendments called "Phase II Countywide Planning Policies" have been made to the sections pertaining to affordable housing, economic development and rural character. The County Council has adopted these Phase II amendments. (See Chapter One, Regional Planning.)

**Critical Areas**
The Growth Management Act requires cities and counties to designate, where appropriate, critical areas which include: 1) wetlands, 2) areas with a critical recharging effect on aquifers used for potable water, 3) fish and wildlife habitat conservation areas, 4) frequently flooded areas, and 5) geologically hazardous areas. (See Chapter Four, Environment for King County's designation of critical areas.)

**Critical Habitat**
Specific areas which possess physical or biological features which are essential to the conservation of a listed species.

**Cultural Resources**

Cultural resources include performing and visual arts events, programs and facilities; public art; heritage events, programs and facilities; and historic properties.

**Deficiency**
Deficiency in a comprehensive plan or development regulation refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulation.

**Density**
The quantity of structures or buildings per unit area. Typically expressed as housing units per acre or square mile.

**Density Incentives/Bonuses**
Density incentives, or density bonuses, are programs allowing for additional dwelling units above the number permitted on a site by zoning (sometimes referred to as "base density") in exchange for public benefits provided by the developer. King County has incorporated use of density incentives with standard urban subdivision, mobile home park, and multifamily development projects. (King County Code, Title 21A)

**Development**
An area that is developed as a tract of land with built structures.

**Docket**
A list of suggested changes to a comprehensive plan or development regulations maintained by the department.

**Docket Process, The**
The docket process specifies that dockets are not just to note deficiencies, but also to suggest changes and make written comments. These suggested changes are reviewed by the county and made available for review by the public. Information provided to the public will include the county's response. An Internet docket process is available and can be found at: http://www.metrokc.gov/ddes/compplan/.

**Docketing**
Docketing means compiling and maintaining a list of suggested changes to the comprehensive plan or development regulations in a manner that will ensure such suggested changes will be considered by the county and will be available for review by the public.

**Drainage Basin**
A drainage basin, like a watershed, is an area that drains to a common outlet or an identifiable water body such as a river, stream, lake or wetland. In King County, 72 drainage basins are contained within six major watersheds. These drainage basins in turn contain numerous individual water bodies with small drainages.

**Ecological Function**
An ecological function refers to physical, chemical, and biological processes or attributes at some level of biological organization. For example, the ecological functions of wetlands includes food chain support, water quality maintenance, flood storage, and wildlife habitat.

**Emissions Trading**
Emissions trading means the transfer in ownership of emission reductions. Emission trading occurs when a source of air pollution reduces its emissions and then transfers ownership of the emission reduction to another party. Markets for emission reductions can be created by regulation (the market for sulfur dioxide allowances for example) or voluntarily (the current market for greenhouse gases).

**Endangered Species**

Endangered Species means any species which is in danger of extinction throughout all or a 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.

**Endangered Species Act (ESA)**
An act adopted by U.S. Congress in 1973 whose purpose is to provide a means whereby ecosystems upon which endangered and threatened species depend may be conserved and to provide a program for the conservation for such endangered and threatened species.

**Enhance**
Enhance means to increase one or more of the functions or values that an ecosystem or environmental feature possesses. An improvement in a functional attribute or value. (See Chapter Four, Environment).

**Environmentally Sensitive Areas**
Coal mine, erosion, flood, landslide, seismic, steep slope and volcanic hazard areas, and streams, wetlands and protection buffers constitute environmentally sensitive areas.

**Existing transportation needs**
Existing transportation needs are associated with households and businesses which are in existence at the time of plan adoption.

**Fair Housing Ordinance**
King County's Fair Housing Ordinance prohibits housing discrimination against persons on the basis of race, color, religion, national origin, age, sex, marital status, parental status, use of Section 8 subsidy, sexual orientation, disability or the use of a trained guide dog.

**Family-Wage Jobs**
Family-wage jobs which are capable of supporting a family. For the purposes of this plan, the term means jobs which pay more than the average annual wage for King County in a given year.

**Fish and Wildlife Habitat Conservation Areas**
Designation of Fish and Wildlife Habitat Conservation Areas is required by the Growth Management Act. This Comprehensive Plan designates the following as such areas: 1) areas with which endangered, threatened, and sensitive species have a primary association; 2) habitats and species of local importance; 3) commercial and recreational shellfish areas; 4) kelp and eel grass beds; 5) herring and smelt spawning areas; 6) naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat; 7) waters of the state; 8) lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and 9) state natural area preserves and natural resource conservation areas.

**Flood Hazard Reduction Plan**
The King County Flood Hazard Reduction Plan contains policies and program and project recommendations that guide floodplains use and development throughout King County.

**Floodplain**
The areas of land adjacent to lakes, rivers, and streams that are subject to periodic flooding. Floodplains are designated based on the predicted frequency of flooding for a particular area. For example, a 100-year floodplain is a land area that has a one percent probability of experiencing flooding in any given year.

**Forest Production Districts (FPD)**
The Growth Management Act requires cities and counties to designate, where appropriate, forest lands that are not characterized by urban growth and that have long-term significance for the commercial production of timber. The Comprehensive Plan designates Forest Production Districts where the primary use should be commercial forestry. Lands within the Forest Production District shall remain in large

parcels and in ownership conducive to forestry. (See Chapter Three, Rural Legacy and Natural Resource Lands).

**Fully Contained Community (FCC)**
A site-specific development project consisting of conceptual site plan(s), development standards, processing and other elements. It is also consistent with the criteria provided in RCW 36.70A.350 which states that FCCs should be located outside of the initially designated Urban Growth Area.

**Functional Classification**
See "Arterial Functional Classification"

**Functional Planning**
Functional plans are detailed plans for facilities and services and action plans and programs for other governmental activities. Some functional plans are operational or programmatic, which means they guide daily management decisions. Others include specific details of facility design and location and must be consistent with the Comprehensive Plan and development regulations. Functional plans are prepared by King County, independent special purpose districts or other public and private agencies. (See Chapter Nine, Implementation)

**Global Warming**
Global warming is an increase in worldwide atmospheric temperature.

**Groundwater Management Plans**
King County has five Groundwater Management Areas (GWMA) for which citizens and technical experts are addressing groundwater issues. For each GWMA, a Groundwater Management Plan (GWMP) has been developed per chapter 173-100 WAC (chapter 90.44 RCW). Each GWMP describes the area's groundwater resource, contains a detailed exploration of groundwater protection issues, and proposes solutions to perceived threats. These Plans identify Sensitive Aquifer Areas to receive a special level of protection.

**Growth Management Act (GMA)**
In 1990, the Washington State Legislature passed the State Growth Management Act (ESHB 2929). The Act calls for urban counties and cities in the state to develop comprehensive plans to guide growth management decisions for at least the next decade. Amendments to the Act in 1991 require that counties, working with the cities within their boundaries, develop Countywide Planning Policies to provide a common vision of the future to serve as the framework for all comprehensive plans throughout the county. (See Chapter One, Regional Planning)

**Growth Management Planning Council (GMPC)**
The GMPC, which was established by an interlocal agreement, is a 15-member council of elected officials from Seattle, suburban cities and King County. The GMPC has been responsible for the preparation and recommendation of the Countywide Planning Policies to the Metropolitan King County Council, which then adopts the policies and sends them to the cities for ratification.

**Habitat**
Habitat is the area where wildlife normally lives and grows. Habitat components include food, water, cover (security, breeding, thermal) and space.

**Habitat Network**
Habitat network is a system of fish and wildlife habitat where connections between large habitat blocks and open spaces are necessary for the support of fish and wildlife through their life cycles.

**Historic Properties**
Historic properties include historic buildings, sites, objects, districts and landscapes, prehistoric and historic archaeological resources, and traditional cultural places.

**Historic Property, Significant**
Significant historic properties are those properties that meet the criteria for designation as County landmarks and/or listing in the National Register of Historic Places.

**Impervious surface**
A hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development; and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots and gravel roads.

**Incorporated Areas**
Incorporated areas are those areas that exist within a city or a city's jurisdiction. King County contains 39 whole incorporated cities and parts of two others.

**Infill**
Infill means development or redevelopment on small properties or groups of properties within existing built-up areas.

**Initial Project Needs**
Road improvement projects that are needed to meet the impacts of a specific development are initial project needs. They must be concurrent with the development.

**King County Open Space System**
This is a system of linked publicly owned regional open space corridors of greenways and waterways along the major river systems, shorelines and the Mountain-to-Sound Greenway. (See Chapter Five, Preserving and Enriching the Community)

**Land Use Map**
The official land use map for the Comprehensive Plan that designates the general location and extent of the uses of land for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other land uses as required by the Growth Management Act. The Land Use Map is not included in the Plan because it is very large. It is available for review at the Department of Development and Environmental Services and at the Clerk of the King County Council. A smaller representation of the Land Use Map is included in the Comprehensive Plan.

**Level-of-Service – Transportation**
Transportation level-of-service is a qualitative measure, graded A through F, describing the operational conditions of the County's transportation system (assessing both design capacity and actual traffic volumes by corridor) as experienced by travelers and which is determined by using the Transportation Adequacy Measure (TAM) methodology.

**Locally Significant Resource Areas (LSRAs)**
LSRAs contribute to the aquatic resources within a specific basin, when compared to aquatic and terrestrial systems of similar size and structure elsewhere in the basin. They also provide wetland and stream habitat that is important for wildlife and salmonid diversity and abundance within the basin. (See Chapter Four, Environment)

**Low-Impact Development**
Low-impact development (LID) is a new approach to land development which works to match a site's natural hydrologic function by protecting native vegetation and soils, reducing impervious surface and managing stormwater at the source.

**Master Planned Resorts**

RCW 36.70A.040 defines Master Planned Resorts as a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreation facilities. A master planned resort may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

**May**
See definition for "shall"

**Median Household Income**
The median divides all households into two equal groups, one having income above the median and the other having income below the median.

**Mineral Resource Sites**
The Growth Management Act requires cities and counties to designate, where appropriate, mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals. The Comprehensive Plan designates as Mineral Resource Sites existing, approved mining sites, and also designates as Potential Mineral Resource Sites properties on which King County expects some future mines may be located. (See Chapter Three, Rural Legacy and Natural Resource Lands)

**Mitigation Bank**
A mitigation bank is a property approved by the appropriate county, state and federal agencies for restoration, creation, or enhancement to compensate for adverse impacts to wetlands caused by the development of public agency facilities and utility facilities.

**Mitigation Payment System**
This system establishes a requirement that new growth and development pay a proportionate share of the cost of supporting needed transportation improvements. The proportionate share is that portion of the cost of transportation facility improvement that is related to the service demands and needs of the new development. (See Chapter Six, Transportation)

**Mixed Use**
This term refers to a development with combined commercial and residential uses.

**Mode Split**
Mode split is the percentage of all trips using non-single occupant vehicular forms or modes of travel. Modes of travel include single-occupant vehicles, transit, carpooling, bicycling, walking, and other modes.

**Multifamily**
Multifamily housing structures are those with more than one unit. Multifamily housing includes duplexes, apartments and condominiums.

**Natural Resource Lands**
The Growth Management Act requires cities and counties to designate natural resource lands which include the following: 1) agricultural lands that have long-term significance for the commercial production of food or other agricultural products; 2) forest lands that have long-term significance for the commercial production of timber; and 3) mineral resource lands that have long-term significance for the extraction of minerals. The Comprehensive Plan designates Agricultural Production Districts, Forest Production Districts, and Mineral Resource Sites. (See Chapter Three, Rural Legacy and Natural Resource Lands)

**Natural Sites**
Natural sites recognize areas valued for their natural character. They may not be completely natural and undisturbed, but may be important in preserving rare or vanishing flora, fauna, geological sites or features

of scientific, traditional, cultural, and/or educational value. Development and use will focus on keeping the environment in a nearly undeveloped state. There may be little or limited public access to these sites.

**Neighborhood Business Centers**
These are shopping areas offering convenience goods and services to local residents. They primarily contain retail stores and offices. (See Chapter Two, Urban Communities)

**Neighborhood Plan**
Small-scale plans meant to provide detailed land use plans for neighborhoods. (See also Subarea Planning)

**New Growth**
New growth is growth that occurs subsequent to pipeline development for which no application is currently pending review/approval in the King County permitting process, but which is forecasted to occur over the next 20 years in this Comprehensive Plan.

**Nondegradation**
Nondegradation means to prevent the decline to a lower state, to keep from reducing the complexity, functions, or integrity of ecological processes or values.

**Nonmotorized Transportation**
This refers to pedestrian, bicycle, and equestrian travel, and the facilities needed to make it safe and convenient.

**Non-point Pollution**
Non-point pollution is pollution which enters any waters of the State from any dispersed land-based or water-based activities, including but not limited to atmosphere disposition, surface water runoff from agricultural lands, urban areas, or forest lands, subsurface or underground sources, or discharges from boats or marine vessels.

**Open Space**
The Growth Management Act requires cities and counties to identify open space corridors within and between urban growth areas which include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. Open space lands, as designated by the Comprehensive Plan, include federal, state and locally owned parks and wilderness areas, developed parks and areas left in a natural state so they can sustain sensitive ecosystems, community identity and aesthetics and links between important environmental or recreational resources. (See Chapter Five, Preserving and Enriching Our Community)

**Particulate Matter**
Particulate matter is solid or aerosol particles dispersed in the air including dust, soot, and oil. The major sources are industrial activities, fugitive road dust, motor vehicle emissions, and wood smoke.

**Passive Recreation Site**
Passive recreation sites require a lower level of development and provide areas for informal, self-directed activities for individuals and groups.

**Pervious surface**
A surface area which allows the entry of water into the soil mantle, as under natural conditions prior to development.

**Pipeline Development**
These are land use development applications, whether vested or unvested, that were submitted prior to adoption of King County Comprehensive Plan and are pending review/approval in the permitting process.

**Pipeline transportation needs**

Pipeline transportation needs are associated with growth that is pending through the County's development review process.

**Point Pollution**
Point pollution is pollution that enters any waters of the State from an identifiable source such as a pipe.

**Potential Annexation Area (PAA)**
A Potential Annexation Area is an area in unincorporated King County adjacent to a city that is expected to annex to the city and to which that city will be expected to provide services and utilities within the next two decades. (See Chapter Two, Urban Communities)

**Protect**
Protect means to keep from harm, attack, injury, or destruction; to maintain the integrity of, especially through environmental care.

**Public Benefit Rating System**
This is a current use taxation program whereby the reduction in property taxes is determined using a scoring system related to the numbers and quality of open space resources located on all or portions of the property.

**Puget Sound**
Puget Sound is an estuary – a semi-enclosed, glacial fjord where salt water from the ocean is mixed with fresh water. Puget Sound is bordered by about 1,300 miles of shoreline with a mix of beaches, bluffs, deltas, mudflats, kelp forests and eelgrass meadows. Approximately 100 miles of this saltwater shoreline lie within King County. King County's immediate responsibilities include those portions of Puget Sound which lie within the County, roughly between Point Wells to the north and Dumas Bay to the south. King County shares responsibility for the health of the main basin of Puget Sound with its neighbors -- Pierce County, Kitsap County, and Snohomish County.

**Puget Sound Regional Council (PSRC)**
The PSRC is the designated metropolitan planning organization for our area and is responsible for regional growth management and transportation planning in the four county region which includes King, Pierce, Snohomish and Kitsap Counties. PSRC's General Assembly includes mayors, county executives, and council commission members from the four counties. The Council also includes as members the ports of Everett, Seattle and Tacoma and the State Department of Transportation and Transportation Commission. The PSRC prepared Multi-county Planning Policies for the four-county region.

**Regionally Significant Resource Area (RSRA)**
RSRAs are those portions of watersheds that contribute to the resource base of the entire Puget Sound region by virtue of exceptional species and habitat diversity and abundance when compared to aquatic and terrestrial systems of similar size and structure elsewhere in the region. RSRAs may also support rare, threatened or endangered species or communities. (See Chapter Four, Environment)

**Regional Wastewater Services Plan (RWSP)**
In 1999, King County adopted the Regional Wastewater Services Plan, guiding the development of new facilities to manage wastewater into the future. The RWSP addresses four areas: wastewater treatment facilities, combined sewer overflow control, wastewater reuse, and bio-solids management. The RWSP outlines where new facilities will be built, the types of technology to be used and the future of reclaimed water and bio-solids. Short-term needs through 2006 are specified, and long-term alternatives to the current Metro system are identified.

**Restore**
Restore means to return land and water resources from a disturbed or totally altered condition to an approximation of their condition prior to disturbance or alteration. Restoration projects are conducted by public agencies through capital improvement projects and by developers as a means to mitigate adverse

impacts of their proposals. (Restoration of land is not required of developers when they protect land and water resources according to King County regulation.) (See Chapter Four, Environment)

**Rezones**
Rezoning is the term that refers to the process of individual requests and applications to change the zoning classification of land.

**Riparian**
Pertains to the banks of rivers and streams, and also sometimes wetlands, tidewater and lakes.

**Rural Area (See also Rural Zoning)**
The Growth Management Act requires that counties designate a rural area in order to conserve the rural character and quality of the existing rural lands in Washington. King County's Rural Area contains very low-density residential development, commercial and industrial development, farms, forests, watersheds crucial for both fisheries and flood control, mining areas, small cities and towns, historic sites and buildings, archaeological sites and regionally important recreation areas. (See Chapter Three, Rural Legacy and Natural Resource Lands)

**Rural Character**
Rural character refers to the pattern of land use and development established by a county in the rural element of its comprehensive plan:

(a) In which open space, the natural landscape, and vegetation predominate over the built environment;
(b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
(c) That provide visual landscapes that are traditionally found in rural areas and communities;
(d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
(e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
(f) That generally do not require the extension of urban governmental services; and
(g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.

**Rural Cities**
King County's rural cities are incorporated areas within the Rural Area whose local governments are involved in the region's planning processes on an equal legal basis with the suburban cities and Seattle. The incorporated rural cities are Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie. (See Chapter Three, Rural Legacy and Natural Resource Lands)

**Rural Growth**
Rural Growth refers to residential, commercial, and industrial growth that is scaled to be compatible with, and maintains the traditional character of the Rural Area. Rural growth typically does not require urban governmental services except in the case of some rural towns and to protect the environment as provided in this Comprehensive Plan. The basic elements of "Rural Character," as defined by the King County Countywide Planning Policies, are natural features, resource-based industries, rural towns, rural neighborhoods, rural infrastructure and services, open space system, rural housing, rural economy, and rural cities.

**Rural Neighborhoods**
Rural neighborhoods are small commercial developments, or in some cases, historic towns or buildings, that are too small to provide more than convenience shopping and services to surrounding residents. They generally do not have services such as water supply or sewage disposal systems any different from those serving surrounding rural residential development. (See Chapter Three, Rural Legacy and Natural Resource Lands)

**Rural Towns**
Rural towns are unincorporated towns governed directly by King County. They provide a focal point for community groups such as chambers of commerce or community councils to participate in public affairs. The purposes of rural town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in rural areas and to allow modest growth of residential and economic uses to keep them economically viable into the future. (See Chapter Three, Rural Legacy and Natural Resource Lands)

**Rural Zoning**
The rural zone is meant to provide an area-wide, long-term, rural character and to minimize land use conflicts with nearby agricultural, forest or mineral extraction production districts. These purposes are accomplished by: 1) limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and are able to be adequately supported by rural service levels; 2) allowing small scale farming and forestry activities and tourism and recreation uses which can be supported by rural service levels and which are compatible with rural character; and 3) increasing required setbacks to minimize conflicts with adjacent agriculture, forest or mineral zones.

**Salmonid**
A member of the fish family Salmonidae. In King County, salmonid species include Chinook, Coho, chum, sockeye, and pink salmon; cutthroat, rainbow, and brown trout and steelhead; Dolly Varden, brook trout, char, kokanee, and whitefish.

**Satellite System Management**
When large water utilities oversee the operations of smaller water systems, not connected to their own system, it is called satellite system management. The satellite system manager is hired by the smaller system to operate and maintain the system in accordance with local, state and federal health regulations.

**Sediment Transport**
Sediment transport is the process of taking soil from one place and depositing it in another via the flow of water. Deposition of the soil occurs when sediment in the water flow is more than the flow can transport.

**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 which 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. "Should" in a policy provides noncompulsory guidance, and establishes that the County has some discretion in making decisions. "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.

**Short Subdivisions**
These are subdivisions in unincorporated King County that are limited to four lots or less (nine in some cities), and are approved administratively by King County's Department of Development and Environmental Services.

**Should**
Noncompulsory guidance; establishes that the County has some discretion in making decisions.

**Significant Adverse Environmental Impact**
Significant as used in State Environmental Policy Act means a reasonable likelihood of more than a moderate adverse impact on the environment. Significance involves context and intensity and does not lend itself to a formula or quantifiable text. The context may vary with the physical setting. Intensity depends on the magnitude and duration of an impact. The severity of an impact should be weighed along with the likelihood of its occurrence. An impact may be significant if its chance of occurrence is not great, but the resulting environmental impact would be severe if it occurred.

**Single-Family**
Single-family housing units are individual structures including conventional houses and mobile homes.

**Subarea Planning**
This level of planning brings the policy direction of the comprehensive plan to a smaller geographic area. Subarea plans are meant to provide detailed land use plans for local geographic areas. These plans are meant to implement the King County Comprehensive Plan and be consistent with the County's Comprehensive Plan's policies, development regulations, and Land Use Map.

**Subdivision**
A subdivision is land that has been divided into legal lots, or is the process of dividing land into lots.

**Traditional Rural Development**
In King County, traditional rural land uses could include, but are not limited to: low density residential uses; small scale farming, forestry and mineral extraction; small, neighborhood churches; feed and grain stores; the keeping of horses and livestock; cottage industries, crafts and trades that support the residents of the rural area and/or the needs of the natural resource production areas; and public and private facilities necessary to serve rural homes such as utility installations or public schools. In general, the rural development pattern in King County has historically been comprised of houses, barns, fences and cultivated fields, but natural features and open spaces are the predominant visual image.

**Transfer of Development Rights (TDR)**
Transfer of development rights means the ability to transfer allowable density, in the form of permitted building lots or structures, from one property (the "sending site") to another (the "receiving site") in conjunction with conservation of all or part of the sending site as open space or working farm or forest. King County allows transfers of development rights as part of standard subdivision, mobile home park and multifamily project review processes through its TDR Program. (King County Code, Title 21A)

**Transit Oriented Development (TOD)**

A private or public/private real estate development project that creates, expands, maintains or preserves a mixed-use community or neighborhood within walking distance of a transit center, or stop, that is designed to encourage transit use and pedestrian activity. TOD projects support transit by increasing the density of residents, shoppers, visitors or employees per acre. New TOD projects are often coupled with an increase in transit service to the area.

**Transportation Adequacy Measure (TAM)**
The Transportation Adequacy Measure is the County's methodology for measuring the level-of-service performance of its transportation system. Transportation Adequacy Measure is a calculated index of the quality of transportation experienced by travelers. It is based on two components; a system-wide average ratio of traffic volumes to traffic capacities; (the lower this weighted average, the better the transportation adequacy) and the volume to capacity rates of certain roads that are critical to system performance (critical links). The TAM applies to discrete land areas (zones) in the County and is the basis for transportation level-of-service standards. (See Chapter Six, Transportation)

**Transportation Certificate of Concurrency**
An official notice given to a property owner by the Department of Transportation or its successor that indicates whether there is capacity on the transportation system to accommodate new growth. A Transportation Certificate of Concurrency is required to show that adequate transportation facilities are available to service growth as part of the development review process.

**Transportation Demand Management (TDM)**
TDM is a strategy for the reduction of automobile trips, particularly trips taken in single-occupant vehicles. TDM encourages public transportation over automobile use and specifically refers to policies, programs and actions implemented to increase the use of high-occupancy vehicles (public transit, car-pooling and van-pooling) and spread travel to less congested time periods through alternative work hour programs (See Chapter Six, Transportation).

**Transportation Facilities and Services**
These are the physical assets of the transportation system that are used to provide mobility. They include roads, transit, bridges, traffic signals, ramps, buses, bus garages, park and ride lots and passenger shelters.

**Transportation needs for new growth**
Transportation needs for new growth are associated with growth that has been planned for 2012 in this Comprehensive Plan.

**Transportation Needs Report (TNR)**
The TNR is a comprehensive list of recommended County transportation needs through the year 2012 needed to implement the land use element. It includes transportation needs for unincorporated King County, and some city, state, and adjacent County projects. It does not include transit service or capital needs. (See Chapter Six, Transportation)

**Unemployment Rate**
The unemployment rate is the percentage of the civilian labor force that is unemployed and actively seeking employment.

**Unincorporated Activity Centers**
Unincorporated Activity Centers are the primary locations for commercial and industrial development in urban unincorporated King County. Currently, White Center is the only designated Unincorporated Activity Center, as other such centers are now parts of cities. (See Chapter Two, Urban Communities)

**Unincorporated Areas**
Unincorporated areas are those areas outside any city and under King County's jurisdiction.

**Unique Wetland**
The term unique wetland refers to bogs and fens which have unusual and sensitive water chemistries.

**Urban Centers**
These are centers of concentrated employment and housing located within the Urban Growth Area designated by the Phase II Countywide Planning Policies. Urban Centers are to be serviced directly by high-capacity transit and are to contain a wide variety of land uses, including retail, recreational, cultural and public facilities, parks and open spaces. Urban Centers include the central business districts of Federal Way, Bellevue, Seattle, Renton, SeaTac, Kent, Redmond and Tukwila. Other Urban Centers are Seattle Center, Seattle First Hill/Capitol Hill, Seattle University District and Seattle Northgate. (See Chapter Two, Urban Communities)

**Urban Growth**
Urban growth refers to residential, commercial and industrial growth that makes intensive use of land for the location of buildings, structures and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. Urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth.

**Urban Growth Area (UGA)**
The Growth Management Act requires King County's Comprehensive Plan to designate an Urban Growth Area, where most future urban growth and development is to occur to limit urban sprawl, enhance open space, protect rural areas and more efficiently use human services, transportation and utilities. The Comprehensive Plan designates an UGA which includes areas and densities sufficient to permit the urban growth that is projected to occur in the County for the succeeding 20-year period. (See Chapter One, Regional Planning and Chapter Two, Urban Communities)

**Urban Growth Target**
The Growth Management Act and the Countywide Planning Policies require King County and its cities to plan for a 20-year population and employment growth target for each jurisdiction, based on designation of the Urban Growth Area, Urban Centers and the criteria of the Countywide Planning Policies. (See Chapter Two, Urban Communities)

**Urban Planned Developments (UPD)**
Urban Plan Developments are site specific projects consisting of conceptual site plans, development stands, processing and other elements.

**Urban Separator**
Urban separators are areas planned for permanent low-residential density within the Urban Growth Area. Urban separators protect adjacent resource land, environmentally sensitive areas, or rural areas and create open space corridors within and between urban areas which provide environmental, visual, recreations and wildlife benefits.

**Utilities Technical Review Committee (UTRC)**
This is an interdepartmental committee with responsibility for ensuring that water and sewer plans comply with County and State health requirements and County land use policies. The committee reviews the plans of all water and sewer utilities that operate in unincorporated King County and then recommends the plans to King County Executive and the Metropolitan King County Council for approval.

**Water Availability**
Water availability means the presence of a water source with applicable water rights that can serve the projected demand through the year 2000, as shown by adopted water comprehensive plans. In the case of Urban Planned Developments, water availability is defined as 1) presence of a water source with water rights that can serve the projected average daily demand through the year 2000, 2) a firm commitment to

serve an area with water, as evidenced by either a water availability certificate, utility extension agreement or a King County approved water system plan and 3) a firm financial commitment to provide water, as evidenced by either a capital improvement plan or utility extension agreement.

**Water Reuse**
Water reuse or wastewater reclamation involves using treated wastewater in place of drinking water for commercial irrigation and industrial processes. Also referred to as wastewater reuse.

**Water Supply Availability**
Water supply availability is the presence of a water source with applicable water rights that can serve the projected demand through the year 2000, as shown by adopted water comprehensive plans.

**Water System Classifications**
A public water system is defined as any system that has more than one connection. A well serving one house is a private system. Group A water systems have fifteen or more service connections. Group B water systems have two through fourteen service connections.

**Watershed**
A watershed, like a drainage basin, is an area that drains to a common outlet or an identifiable water body such as a river, stream, lake or wetland. The six major watersheds in King County are Cedar River, Green River, Skykomish River, Snoqualmie River and White River and the Puget Sound. These watersheds contain a total of 72 individual drainage basins. (See Chapter Four, Environment)

**Well Head Protection**
Well head protection is another way that King County can protect its groundwater resource. This program directs purveyors to identify 1, 5, and 10-year time of travel to their well(s) to identify contamination sources, and to propose methods to reduce or eliminate contamination sources.

**Wetland**
The term wetland means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, landscape amenities, or those wetlands created after July 1, 1990 that were unintentionally created as a result of the construction of a road, street or highway. Wetlands shall include those artificial wetlands intentionally created from nonwetland areas to mitigate conversion of wetlands.

**Wetland Banking**
Wetland banking is a process that allows certain wetlands to be developed if the development is accompanied by the restoration or creation of wetlands in other areas. (See Chapter Four, Environment)

**Wetland Functions**
Functions refer to the ecological (physical, chemical and biological) workings or attributes of a wetland regardless of their importance to society. Food chain support or the transport and transformation of chemicals in ecosystems are examples of wetland functions. Water quality maintenance, flood storage, and wildlife habitat are examples of ecological functions to which society attributes a value. (See Chapter Four, Environment)

**Wetland Values**
Values are estimates, usually subjective, of the worth, merit, quality, or importance of wetland attributes that are valuable and beneficial to society. Values vary by watershed or human community. Education, research, aesthetics, and recreation are examples of other wetland attributes that may be considered values in that they are beneficial to society.

**Will**
See definition for “shall”.

Frequently Used Acronyms

| | |
|---|---|
| APD | Agricultural Production District |
| BMP | Best Management Practices |
| CIP | Capital Improvement Program |
| CPP | Countywide Planning Policy |
| ESA | Endangered Species Act |
| FCC | Fully Contained Community |
| FPD | Forest Production District |
| GMA | Growth Management Act |
| GMPC | Growth Management Planning Council |
| HOT | High Occupancy Toll lane |
| HOV | High Occupancy Vehicle |
| ITS | Intelligent Transportation Systems |
| KCCP | King County Comprehensive Plan |
| LOS | Level of Service |
| LSRA | Locally Significant Resource Area |
| MPS | Mitigation Payment System |
| PAA | Potential Annexation Area |
| PBRS | Public Benefit Rating System |
| PSRC | Puget Sound Regional Council |
| RSRA | Regionally Significant Resource Area |
| RWSP | Regional Wastewater Services Plan |
| SEPA | State Environmental Policy Act |
| SOV | Single Occupancy Vehicle |
| TAM | Transportation Adequacy Measure |
| TDC | Transfer of Development Credits |
| TDM | Transportation Demand Management |
| TNR | Transportation Needs Report |
| TOD | Transit Oriented Development |
| UGA | Urban Growth Area |
| UPD | Urban Planned Development |
| UTRC | Utilities Technical Review Committee |