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Ivan,

Attached is a complete set of GMVUAC inputs to your Office in support of your preparation of the KCCP Update's Public review Draft. It is our hope our work will be given due consideration.

Thank you.

Chapter 2 - Urban Committees

Chapter 3 - Rural Area and Natural Resource Lands

Chapter 4 - Environment

Chapter 6 - Parks, Open Space, and Cultural Resources

Chapter 7 - Transportation

Chapter 8 - Services, Facilities, and Utilities

Chapter 9 - Economic Development

Area Zoning and Land Use Proposals

Rural Economic Strategies Update

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CHAPTER 2 -- URBAN COMMUNITIES

Urban Land Use

I. Urban Communities

Urban Separators and the Four-to-One Program

- U-182 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, and lands that are sending sites under the Transfer of Development Rights Program may transfer density at a rate of at least four units per acre.
- U-183 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.
- U-184 Designated urban separators should be preserved through park, trail and open space acquisitions; incentive programs such as the Transfer of Development Rights program; the Public Benefit Rating System program; and regulatory measures.
- U-185 Through the Four-to-One Program, King County shall actively pursue dedication of open space along the original Urban Growth Area line adopted in the 1994 King County Comprehensive Plan. 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. Land added to the Urban Growth Area for naturally appearing drainage facilities in support of its development does not require dedication of permanent open space.

QUESTIONS:

- 1. Besides the Open Space gain, why allow Rural Area acreage to be annexed into the UGA when it is not part of a recognized Potential Annexation Area (PAA)?***
 - 2. Please explain the rationale for the last sentence regarding "naturally appearing drainage facilities" and what the definition is thereof?***
- U-186 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.
- U-187 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;
 - d. Unique natural, biological, cultural, historical, or archeological features;
 - e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line; and
 - f. The land proposed as open space shall remain undeveloped, except for those uses allowed in U-188.
- U-188 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. Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Critical Area Ordinance; and

- c. 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 percent 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-189 Land added to the Urban Growth Area under the Four-to-One Program shall have a minimum density of four dwellings per acre and shall be physically contiguous to the original Urban Growth Area, unless there are limitations due to the presence of critical areas, and shall be able to be served by sewers and other efficient urban services and facilities; provided that such sewer and other urban services and facilities shall be provided directly from the urban area and shall not cross the open space or rural area. Drainage facilities to support the urban development shall be located within the urban portion of the development. 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.

QUESTION: 4,000-ac is a large amount of land to be annexed from the Rural Area into the UGA--is it a total or an annual limitation?

U-190 King County shall amend the Urban Growth Area to add rural lands to the UGA consistent with Policy U-185 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

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 the Rural Area, 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 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, when the area proposed for annexation is wholly within the annexing city's officially adopted PAA, and when the area 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 develop pre-annexation agreements to address the transition of services from the county to the annexing cities. The development of such agreements should include a public outreach process to include but not be limited to residents and property owners in the PAAs, as well as residents and property owners in the surrounding areas. Pre-annexation 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;
- Bonded Debt: State law (RCWs 35.13.110; 35.13.270, and 35A.14.801) is rigid here.**
RECOMMENDATION: Revisit State law (RCWs 35.13.110; 35.13.270, and 35A.14.801) so that Counties and Cities have the opportunity to “negotiate” any transfer of bonded debt incurred within the annexed area. Approval of County bonded debt could be similar to how cities do so upon annexation by offering a vote to the annexing residents and allow the county to require a disapproval of the annexation should residents vote against the bonded debt continuance.
- 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.
- 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.

CHAPTER 3 -- RURAL AREA AND NATURAL RESOURCE LANDS

I. Rural Area

A. Rural Legacy and Communities

R-101 King County will continue to preserve and sustain its rural legacy and communities through programs and partnerships that support, preserve, and sustain its historic, cultural, ecological, agricultural, forestry, and mining heritage through collaboration with local and regional preservation and heritage programs, and other interested stakeholders.

RECOMMENDATION: Add the following to the end of the last sentence:

“--unincorporated area councils, community organizations, rural residents, and rural business owners, including forest and farm owners, and rural communities, towns, and cities”

B. Rural Character

C. Public Engagement

R-102 King County will continue to support the diversity and richness of its rural communities and their distinct character by working with its rural constituencies and the unincorporated area councils and through its Community Service Areas program to sustain and enhance the rural character of rural and resource lands, Rural Neighborhood Commercial Centers, and Rural Towns.

II. Rural Designation

A. Rural Area Designation Criteria

R-201 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 as it relates to land use and development patterns (RCW 36.70A.030(15)). This definition can be found in the Glossary of this Plan. Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. In order to 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;

RECOMMENDATION: Replace from “Therefore, King County...” through “...important to tribes” with:

“Therefore, King County's land use regulations and development standards shall be designed, intended and applied to appropriately protect and enhance family farms, forestry, fisheries, mining, home occupations, and cottage industries suitable for the Rural Area; and in so doing, State water quality standards for both surface water and ground water, including environmentally sensitive areas ordinances, will be observed and reasonably enforced to protect and enhance the natural environment, wildlife, fisheries, and aquifers used for potable water. Furthermore, land use regulations and development standards will protect and enhance archaeological and cultural sites important to tribes, as well as historic resources, historical character and continuity important to neighborhood groups. Land use regulations and development standards

will not be designed, intended or applied to deny residents of the Rural Area, or in any manner or way diminish, the attributes and enjoyment associated with a rural lifestyle.”

- d. Community small-town atmosphere, safety, and locally owned small businesses;
- e. Economically and fiscally healthy Rural Towns and Rural Neighborhood Commercial Centers 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.

CONCERN: *Siting of Urban facilities in the Rural Area: Policies must be strengthened to forbid siting and approval of urban or largely urban-serving facilities in Unincorporated or Rural Areas. As an example, the following King County Code should be amended:*

KCC 21A.08.060 A. Government/business services land uses, under “Specific Land Use” – “Utility Facility” by adding Note #38 as a Development Condition to all Zoning Designations.

Note #38: *Utility Facilities consisting of regional surface water flow control and water quality facilities that are proposed to be wholly located within a Resource or Rural-designated area and associated in whole or in part with an existing or new proposed private residential development that is located wholly within an Urban-designated area are prohibited. Where such conditions are proposed for a new facility or where substantial facility or service area modifications to an existing regional surface water flow control and water quality facility are proposed, the requirements under Note #8 shall apply to Utility Facilities.*

RECOMMENDATION: *Add item “i” to R-201 as follows:*

“i. Rural uses not including urban or largely urban-serving facilities.”

- R-202 The Rural Area designations shown on the King County Comprehensive Plan Land Use Map include areas that are rural in character and meet one or more of the following criteria:
 - a. Opportunities exist for significant commercial or noncommercial farming and forestry (large-scale farms and forest lands are designated as Resource Lands);
 - b. The area will help buffer nearby Resource Lands from conflicting urban uses;
 - c. The area is contiguous to other lands in the Rural Area, Resource Lands or large, predominantly environmentally critical 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.
 - R-203 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 the Countywide Planning Policies.
- B. Forestry and Agriculture in Rural King County**
- R-204 Farming and forestry are vital to the preservation of rural King County and should be encouraged throughout the Rural Area. King County should encourage the retention of existing and establishment of new rural resource-based uses, with appropriate site management that protects habitat resources. King County’s regulation of farming, keeping of livestock, and forestry in the Rural Area should be consistent with these guiding principles:

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

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

1. Forestry

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

R-207 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 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-208 The Rural Forest Focus Areas should be maintained in parcels of 20 acres or more in order to retain large, contiguous blocks of rural forest. Regulations or incentives should seek to achieve a maximum density of one home per 20 acres.

2. Farming

R-209 The county should develop 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.

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

C. Equestrian Activities

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

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

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

- R-213 Soft-surface multiple-use trails in corridors separate from road rights-of-way are the preferred option for equestrian travel for safety reasons and to avoid conflicts with residential activities associated with the street. Existing off-road trails should be preserved during site development, with relocation as appropriate to accommodate development while maintaining trail connections. The King County Road Design and Construction Standards will accommodate safe equestrian travel within road rights-of-way. Where appropriate, capital improvement programs for transportation and park facilities shall also enable the use of new facilities by equestrians. Construction standards for multiple-use nonmotorized trails to be established in road rights-of-way within the Rural Area should assure a minimum eight-foot-wide gravel shoulder on arterial roads and 4.5 foot gravel shoulder on local access roads, or provide a trail separated from the driving lanes by a ditch or other barrier. Construction standards for soft-surface multiple-use nonmotorized trails in corridors separate from road rights-of-way shall be consistent with current trail construction and maintenance practices as promulgated by the U.S. Forest Service.
- R-214 King County's land use regulations should protect rural equestrian community trails by supporting preservation of equestrian trail links in the Rural Area and within the Agricultural and Forest Production District. Representatives of the equestrian community should be given the opportunity to review and monitor regulatory and policy actions by King County, such as rural area development regulations, that have the potential to affect equestrian trails.
- R-215 Property owners in the Agricultural and Forest Production Districts are encouraged to voluntarily allow continued equestrian access to existing trails or alternative access if the existing trail impedes future use of their property.
- R-216 Equestrian trails should be a category in the county's Public Benefit Rating System, so that a landowner who provides trail access may qualify for a tax reduction under the program.
- R-217 County departments negotiating trades or sales of county land shall determine whether any historically established trails exist on the property, and, when economically feasible, ensure that those trails are retained or replaced and are not lost as a condition of the trade or sale. Trails that provide key linkages, for either multi-use or equestrian trails, shall be considered to have strategic value to the county's trail network and shall be retained or replaced whenever possible.

III. Rural Densities and Development

A. Rural Growth Forecast

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

B. Residential Densities

- R-302 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.
- R-303 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.
- R-304 Rural area residential densities shall be applied in accordance with R-305 – R-309. Individual zone reclassifications are discouraged and should not be allowed in the Rural Area. Property owners seeking individual zone reclassifications should demonstrate compliance with R-305 – R-309.

QUESTION: What is an "individual zone reclassification"?

- R-305 A residential density of one home per 20 acres or 10 acres shall be achieved through regulatory and incentive programs on lands in the Rural Area that are managed for forestry or farming respectively, and are found to qualify for a Rural Forest Focus Area designation in accordance with R-207.
- R-306 A residential density of one home per 10 acres shall be applied in the Rural Area where:
- 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
 - 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
 - The predominant lot size is greater than or equal to 10 acres in size.
- R-307 For Vashon-Maury Island, a residential density of one home per 10 acres:
- 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
 - 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-308 A residential density of one home per 5 acres shall be applied in the Rural Area where:
- The land is physically suitable for development with minimal environmentally sensitive features or critical habitat as determined by legislatively adopted watershed based plans;
 - Development can be supported by rural services;
 - The land does not meet the criteria in this plan for lower density designations; and
 - The predominant lot size is less than 10 acres.
- R-309 The RA-2.5 zone has generally been applied to rural areas with an existing pattern of lots below five acres in size that were created prior to the adoption of the 1994 Comprehensive Plan. These smaller lots may still be developed individually or combined, provided that applicable standards for sewage disposal, environmental protection, water supply, roads and rural fire protection can be met. A subdivision at a density of one home per 2.5 acres shall only be permitted through the transfer of development rights from property in the designated Rural Forest Focus Areas. The site receiving the density must be approved as a Transfer of Development Rights receiving site in accordance with the King County Code. Properties on Vashon-Maury Islands shall not be eligible as receiving sites.

In order to make it perfectly clear that R-309 pertains only to RA-2.5-zoned properties, the following should be added to the beginning of the third sentence: "In the RA-2.5 zone..."

QUESTION ASKED OF KAREN WOLF (3/31/15):

1. Why is KC approving new RA-2.5 subdivision zoning in the Rural Area and why are such "subdivisions" allowed RA-2.5 zoning through a 5:1 TDR agreement from the "Rural Forest Focus Areas" (KCCP definition: "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.")?

ANSWER FROM KAREN WOLF (4/1/15):

1. "Long, long history to this policy. This has evolved over many years. The Rural Area originally had two zones: RA-5 & RA-10. But, since the Rural Area was created after much platting had been done, there were lots smaller than 5 acres. Consequently, you could have a subdivision with some 2.5 acre lots and 5 acre lots mixed together. In order to allow the 5-acre lots to be split similar to the neighboring lots, the Council created the RA-2.5 zone. At first, subdividing down to 2.5 acre lots was only allowed if the lot was surrounded on 3 sides by lots of 2.5 acres or smaller. As you can imagine, this difficult to implement and became

known as the “3-sided” provision. Over the years, us planners on the Executive side have tried to eliminate the 2.5 acre zone altogether. This had proven to be extremely difficult, as you can imagine. We were finally to get a tightening up of the 2.5 acre zone either in the 2008 or 2012 plan (can’t quite remember which one.) Now, you can only subdivide down to 2.5 acre lots if and only if TDRs are purchased from a Rural Forest Focus Area.”

CONCERNS: *We still have two major concerns:*

1. Allowing such 2.5 zoning perpetuates existing traffic flow issues, consequently, identifying a viable plan to address the traffic issue should be part of any subdivision adjustment, not just TDR agreements. To address Transportation Concurrency we recommend the language be changed to require all the TDRs to not only be purchased from the Rural Area, but also from the same Travel Shed. To do this, we recommend the following be added to the end of the third sentence: “...within the same Travel Shed.”

2. That said, Rural Area properties should not serve as receiving sites for any TDRs.

RECOMMENDATION: *The third sentence in R-309 should be modified as follows:*

“In the RA-2.5 zone aA subdivision at a density of one home per 2.5 acres shall only be permitted through the transfer of development rights from property in the designated Rural Forest Focus Areas within the same Travel Shed.”

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

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

C. Transfer of Development Rights Program

R-312 As an innovative means to permanently preserve private lands with countywide public benefit, to encourage higher densities in urban areas and reduce residential development capacity in Rural Area and Resource Lands, King County shall continue to operate an effective TDR Program.

R-313 The purpose of the TDR Program is to reduce development potential in the Rural Area and designated Resource Lands, and its priority is to encourage the transfer of development rights from private rural lands into the Urban Growth Area.

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

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

R-315 To promote transfers of development rights, King County shall:

- a. Facilitate transfers from private property owners with sending sites to property owners with receiving sites;
- b. Operate the King County TDR Bank to facilitate the TDR market and bridge the time gap between willing sellers and buyers of TDRs through buying, holding, and selling transferable development rights;

The County should provide the Public with access to maps showing all TDR-banked properties--both sending and receiving sites.

RECOMMENDATION: *Add a second sentence to R-314 b. as follows:*

“Maps showing all TDR-banked properties--both sending and receiving sites--shall be updated semiannually and made available to the Public.”

- c. Work with cities to develop interlocal agreements that encourage transfers of development rights from Rural and Resource lands into cities;
- d. Work with cities regarding annexation areas where TDRs are likely to be used;
- e. Work with communities and seek funding and other means to provide public amenities to enhance the livability of incorporated and unincorporated area neighborhoods accepting increased densities through TDR; and
- f. Work with the Washington State Department of Commerce, PSRC, and King County cities to implement Washington State Regional TDR legislation.

1. Sending and Receiving Sites

- R-316 Eligible sending sites shall be lands designated on the King County Comprehensive Plan land use map as Rural Area (RA), Agriculture (A), Forestry (F), and Urban Separator, and shall provide permanent land protection to create a significant public benefit. Priority sending sites are:
- a. Lands in Rural Forest Focus Areas;
 - b. Lands adjacent to the Urban Growth Area boundary;
 - c. Lands contributing to the protection of endangered and threatened species;
 - d. Lands that are suitable for inclusion in and provide important links to the regional open space system;
 - e. Agricultural and Forest Production District lands;
 - f. Intact shorelines of Puget Sound; or
 - g. Lands identified as important according to the Washington State Department of Ecology's Watershed Characterization analyses.
- R-317 For transfer of development rights purposes only, qualified sending sites are allocated development rights as follows:
- a. Sending sites with Rural Area or Agricultural zoning shall be allocated one TDR for every five acres of gross land area;
 - b. Sending sites with Forest zoning shall be allocated one TDR for every eighty acres of gross land area;
 - c. Sending sites with Urban Separator land use designation shall be allocated four TDRs for every one acre of gross land area;
 - d. If a sending site has an existing dwelling or retains one or more development rights for future use, the gross acreage shall be reduced in accordance with the site's zoning base density for the purposes of TDR allocation; and
 - e. King County shall provide bonus TDRs to sending sites in the Rural Area as follows:
 - 1. The sending site is a vacant RA zoned property and is no larger than one-half the size requirement of the base density for the zone; and
 - 2. The sending site is a RA zoned property and is located on a shoreline of the state and has a shoreline designation of conservancy or natural.

QUESTIONS:

- 1. How is R-317 consistent with R-309 above?***
- 2. What about Rural Area receiving sites--there is no mention?***
- 3. What about Rural Forest Focus Areas--there is no mention--how many TDRs are required?***

R-318 Prior to the county's allocation of transferable development rights to a sending site landowner, the landowner shall record and place on title of sending site parcel a conservation easement documenting the development restrictions. If development rights are being retained for future development, the subsequent development must be clustered, and the tract preserved with a permanent conservation easement shall be larger than the developed portion. In the case of lands within the Rural Forest Focus Areas, no more than one dwelling unit per 20 acres shall be retained, and the tract preserved with a conservation easement shall be at least 15 acres in size.

- R-319 TDRs may be used on receiving sites in the following order of preference as follows:
- a. Incorporated Cities. Transfers into incorporated areas shall be detailed in an interlocal agreement between the city receiving the development rights and the county;

- b. Unincorporated urban commercial centers;
- c. Other unincorporated urban areas; and
- d. Rural Areas zoned RA-2.5, unless they are on Vashon Island, may receive transfers of development rights, but only from the Rural Forest Focus Areas.

R-320 King County should seek other public funding and private-public partnerships for incorporated and unincorporated urban area amenities to strengthen the TDR program and facilitate the transfer of development rights from Rural and Resource Areas into the King County Urban Growth Area to preserve the rural environment, encourage retention of rural and resource-based uses, and avoid urban service demands in the Rural Area.

R-321 King County should pursue public funding and public-private partnerships, and bond or levy proposals, for additional TDR Bank funding to target threatened private rural or resource lands. Development rights purchased through such a program should be sold into any appropriate urban location.

2. Rural and Resource Land Preservation TDR Program

R-322 The goals of the Rural and Resource Land Preservation TDR Program are to: (1) reduce the development potential in rural and resource lands by 25%; (2) increase activity in the TDR market; (3) bolster demand for TDRs; (4) offer rural and resource property owners access to incentive programs; (5) protect low-density rural areas from encroaching urban development; and (6) reduce greenhouse gas emissions by decreasing vehicle miles traveled from the rural and resource areas and by sequestering carbon.

R-323 The Rural and Resource Land Preservation TDR Program shall include, but is not limited to, the following:

- a. In addition to the density that is allowed on a receiving site in the urban growth area from the purchase of TDRs, the county shall evaluate the climate change benefits achieved by reducing transportation related greenhouse gas emissions that result from the transfer of development rights from the sending site, provided that such consideration is not precluded by administrative rules promulgated by the state;
- b. In order to satisfy transportation concurrency requirements in the Rural Area in a transportation concurrency travel shed that is non-concurrent, a development proposal for a short subdivision creating up to four lots may purchase TDRs from other Rural Area properties in the same travel shed, or from the TDR Bank from credits from Rural Area properties in the same travel shed. The transfer shall not result in an increase in allowable density on the receiving site. A short subdivision creating two lots where the property has been owned by the applicant for five or more years and where the property has not been subdivided in the last ten years shall satisfy the transportation concurrency requirements without having to purchase TDRs;

QUESTION: Why is such a “short subdivision.” which will generate more traffic, *not* required to purchase TDRs to satisfy transportation concurrency requirements?

- c. King County shall provide an added density bonus of up to a 100% increase above the base density allowed in K.C. Code 21A.12.030, when TDRs are used for projects within any designated commercial center or activity center within the Urban Growth Area that provides enhanced walkability design and incorporates transit oriented development;

QUESTION: This “added density bonus” does not any any affect on the TDR Bank and, thus no affect on the sending site?

- d. King County may allow accessory dwelling units in the Rural Area that are greater than one thousand square feet, but less than 1,500 square feet, if the property owner purchases one TDR from the Rural Area; and
- e. King County may allow a detached accessory dwelling unit on a RA-5 zoned lot that is two and one-half acres or greater and less than three and three-quarters acres if the property owner purchases one TDR from the Rural Area.

D. Nonresidential Uses

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

- a. Provide convenient local products and services for nearby residents;
- b. Require location in a Rural Area;
- c. Support natural resource-based industries;
- d. Provide adaptive reuse of significant historic resources; or

- e. Provide recreational 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-325 Golf facilities shall be permitted when located outside of Rural Forest Focus Areas, Regionally Significant Resource Areas and Locally Significant Resource Areas, as a conditional use, in the RA-2.5 and RA-5 zones.
- R-326 Except as provided in R-327:
- a. New schools and institutions primarily serving rural residents shall be located in neighboring cities and rural towns;
 - b. New schools, institutions, and other community facilities primarily serving urban residents shall be located within the UGA; and
 - c. New community facilities and services that primarily serve rural residents shall be located in neighboring cities and rural towns, with limited exceptions when their use is dependent on a rural location and their size and scale supports rural character.

CONCERN: See comments under R-201.

RECOMMENDATION: Add item “d” to R-326 as follows:

“d. New stormwater facilities primarily serving urban needs shall be located within the UGA.”

- R-327 Consistent with the recommendations of the School Siting Task Force, included as Appendix Q, in the Rural Area:
- a. Except as otherwise provided in subsections d. and e. of this policy, an existing elementary, middle, or junior high school may be modified or expanded but shall not be converted to a high school;
 - b. An existing high school may be modified or expanded or converted to an elementary, middle, or junior high school;
 - c. Snoqualmie Valley 1: parcel number 1823099046, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as a new school;
 - d. Lake Washington 4: parcel numbers 0825069008 and 0825069056, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as a new school and convert an existing school on the site to a high school use;
 - e. Tahoma 1: parcel number 2622069047, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as a new school and convert an existing school on the site to a high school use only if no feasible alternative site can be located within the UGA;
 - f. Lake Washington 2: parcel numbers 3326069010 and 3326069009, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as a new school only if no feasible alternative site can be located within the UGA, in which case it may be incorporated into the UGA; and
 - g. Enumclaw A and D: the rural portions of parcel numbers 2321069064, 2321069063, and 2321069062, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as ballfields or recreational playfields only, for a school located on the urban portions of the parcels.
- R-328 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-329 Library services for the Rural Area should be provided by bookmobiles, or by libraries in Rural Towns or cities in the rural area.

E. Character/Development Standards

- R-330 New subdivisions in the Rural Area should strive to maintain the size and scale of traditional development patterns and rural character.
- R-331 New subdivisions in the Rural Area should be designed and developed to maximize conservation of existing forest cover and native vegetation, and to minimize impervious surfaces within individual lots and in the subdivision as a whole. King County shall develop additional site design standards for new subdivisions that further reduce the impacts of new

homes in the Rural Area on the natural environment, resource uses and other adjacent land uses.

R-332 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-333 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 the Forest Production District shall be built with greater setbacks from the Forest Production District boundaries for safety and to reduce nuisance complaints.

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

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

RECOMMENDATION: Add to the parenthetical expression in item “d” the following: “private well(s) for on-site water supply”

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

R-336 King County shall continue to support the rural development standards that have been established to protect the natural environment by addressing seasonal and maximum clearing limits, impervious surface limits, 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.

Rural Area design standards (e.g., KCC Title 21A.16--DEVELOPMENT STANDARDS - LANDSCAPING AND WATER USE) could be cited here, as well as any specific design standard manuals, etc.

RECOMMENDATION: Add specific King County Code Title cites, as appropriate.

IV. Rural Public Facilities and Service

R-401 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-402 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-403 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," cities in the rural area or Rural Towns, or new or existing schools pursuant to R-327 and F-264 shall be tightlined and have access restrictions precluding service to the Rural Area.

V. Rural Commercial Centers

A. Rural Neighborhood Commercial Centers

- R-501 The Rural Neighborhood Commercial Centers 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 Neighborhood Commercial Centers are needed to serve the Rural Area. Expansion of the boundaries of the existing Rural Neighborhood Commercial Centers shall not be permitted except through the subarea plan process.
- R-502 Rural Neighborhood Commercial Centers should accommodate only small-scale retail, community and human services, and personal service uses that provide convenience shopping and services to nearby Rural Area residents.
- R-503 King County should adopt commercial development standards for Rural Neighborhood Commercial Centers 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 Neighborhood Commercial Centers except as demonstrated as being needed to address the safety of the public.

B. Rural Towns

- R-504 King County designates the Rural Towns of Fall City, Snoqualmie Pass, and the Town of Vashon as unincorporated Rural Towns. These historical settlements in unincorporated King County should provide services and a range of housing choices for Rural Area residents. The boundaries of the designated Rural Towns are shown on the Comprehensive Plan Land Use Map. Adjustments to these boundaries shall only occur through a subarea 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-505 Commercial and industrial development that provides employment, shopping, and community and human services that strengthen the fiscal and economic health of rural communities should locate in Rural Towns if utilities and other services permit. Urban-level parking, landscaping, and street improvement standards are not appropriate for Rural Towns. Sidewalks and other pedestrian safety measures should be provided to serve the Rural Town.
- R-506 Rural Towns may contain higher-density housing than permitted in the surrounding Rural Area, and should provide affordable and resource-worker housing if utilities and other services permit. Development density in Rural Towns may approach that achieved in cities in the rural area.
- R-507 Rural Towns serve as activity centers for the Rural Area and may be served by a 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;
 - b. Residential development, including single-family housing on small lots as well as multifamily housing and mixed-use developments;
 - c. Other retail, commercial, and industrial uses, such as resource industries, tourism, commercial recreation, and light industry; and
 - d. Public facilities and services such as community services, churches, schools, and fire stations.
- R-508 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.

R-509 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. Cities in the Rural Area

R-510 The cities in the rural area and their Potential Annexation Areas are part of the overall Urban Growth Area for purposes of planning land uses and facility needs. King County should work with cities in the rural area to 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 Resource Lands.

CONCERN: King County has little to no power to influence development in Cities located within the Rural Area or substantially surrounded by the Rural Area (case in point: Black Diamond). because of this, how does the County intend to “minimize the impacts of new development on the surrounding rural land...”?

R-511 Within Potential Annexation Areas of cities in the rural area the following uses shall be permitted until the area annexes to the city:

- 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.

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

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

QUESTION: How is this consistent with the proposed “Demonstration Project” at Pacific Raceways? If the land is in the Rural Area and not zoned “Industrial,” then this policy should preclude consideration of such a “Demonstration Project.”

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

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

- a. Greater setbacks, and reduced building height, floor/lot ratios, and maximum impervious surface percentage standards in comparison to standards for urban industrial development;
- b. Maximum protection of sensitive natural features, especially salmonid habitat and water quality;
- c. Building and landscape design that respects the aesthetic qualities and character of the Rural Area, and provides substantial buffering from the adjoining uses and scenic vistas;
- d. Building colors and materials that are muted, signs that are not internally illuminated, and site and building lighting that is held to the minimum necessary for safety;
- e. Heavier industrial uses, new industrial uses producing substantial waste byproducts or wastewater discharge, or new paper, chemical and allied products manufacturing uses in the urban industrial zone shall be prohibited; and
- 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.

CONCERN: *Industrial uses that include newly generated heavy-gross-weight truck traffic should require specific mitigation for road repairs. Although such vehicles pay taxes on a gross weight basis, most, if not all, of that tax money goes to the State and then only a small portion finds its way back to the County, thus there are many County roads that suffer undue heavy-gross-weight truck damage that cannot be repaired (if at all) in a timely matter.*

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

E. Promoting Public Health in the Rural Area for All

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

R-517 King County should explore ways of creating and supporting community gardens, farmers' markets, produce stands and other similar community based food growing projects to provide and improve access to healthy food for all rural residents.

VI. Resource Lands

CONCERN: *This section does not address resource-based businesses in unincorporated areas, such as Marijuana production, processing and retail uses. Policies should preclude siting of Marijuana production, processing, and retail uses in residential areas in the Rural Area. SEPA reviews should ensure the particular issues associated with such businesses, such as Public Safety, are included and fully addressed. An excellent example in the Rural Area is the proposed Marijuana Processing Facility at the end of 200th Ave SE, a narrow (18 ft at its worst), unshouldered one-lane country road that is bordered by residences on both sides. The Commercial Site Development Permit Application already was found complete by KC DPER and the KC PAO has provided an opinion that all future permit applications are fully vested. The GMVUAC discussed this issue with Deputy KC Executive Fred Jarrett at its May 19 CSA Meeting and he requested full documentation, which the GMVUAC provided to Mr. Jarrett, DPER Director John Starbard, and the KC Ombudsman Office.*

A. Ensuring Conservation and Productive Use of Resource Lands

R-601 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.

R-602 The Agriculture Commission shall advise the King County Executive and Council on agricultural issues and programs, including, but not limited to:

- a. Existing and proposed legislation and regulations affecting commercial agriculture;
- b. Land use issues that affect agriculture; and
- c. Ways to maintain, enhance and promote agriculture and agricultural products in the region.

R-603 King County should work with other jurisdictions, agencies and agriculture and forestry interest groups to help maintain and enhance commercial agriculture and forestry production by addressing challenges common across the region.

B. Resource Conservation Strategy

R-604 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-605 Forestry and agriculture best management practices are encouraged because of their multiple benefits, including natural resource preservation and protection.

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

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

CONCERN: *Such “compatibility” is nigh impossible when such designated Districts or Sites are adjacent or in near proximity to Cities. Case in point: the Green Valley Agricultural Production District adjacent to the soon-to-quintuple-in-population City of Black Diamond.*

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

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

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

R-611 King County should develop and employ effective means to inform affected property owners about nearby resource management activities. This may include, but not be limited to:

- a. Notice on title for properties within five hundred feet of designated agriculture, forestry, and mineral resource lands;

CONCERN: *“Five hundred feet” is wholly inadequate for resource management activities--case in point: the Quality Aggregates operation near Lake Francis. A square 5-ac parcel is less than 500 ft on a side, such that the parcel adjacent to it on the other side could receive no notification at all. In all such cases KC Code 20.20.060(H): “Mailed notice for a proposal shall be sent by the department within fourteen days after the department’s determination of completeness: 1. By first class mail to owners of record of property in an area within five hundred feet of the site. The area shall be expanded when the department determines it is necessary to send mailed notices to at least twenty different property owners.” (underlined added.) We believe even twenty is insufficient in many regions of the Rural Area.*

RECOMMENDATION: *Modify Policy R-611a. to read: “Notice on title for properties within one thousand five hundred feet of designated agriculture, forestry, and mineral resource lands or the surrounding fifty (50) distinct property owners, whichever is greater;”*

- b. Signage; and
- c. Community meetings and other public notification tools.

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

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

R-614 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-615 King County should avoid duplication of federal and state regulations that apply to resource-based industries. However, King County reserves the authority to address issues of local concern with regard to resource-based activities and operations.

R-616 Resource-based industries should use practices that:

- a. Protect the long-term integrity of the built environment, adjacent land uses, and cultural resources;
- b. Maintain the long-term productivity of the resource base; and
- c. Result in maintenance of ecosystem health and habitat.

- R-617 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-618 King County should be a leader in resource management by demonstrating environmentally sound agriculture and forestry on county-owned land.
- R-619 King County shall include resource education through its signs on trail systems that are linked with working farms, forests, and mines. Interpretation should:
- a. Provide historical perspective;
 - b. Demonstrate current adaptive resource management practices (forestry, fisheries, wildlife, agriculture); and
 - c. Explain economics of various resource uses.

C. Forestry

1. Protecting Forest Lands

- R-620 The FPD 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 FPD when managed to be compatible with forestry.
- R-621 The FPD is a long-term designation. Lands may be removed from the FPD only through a subarea planning process, and only to recognize areas with historical retail commercial uses.
- R-622 King County recognizes the many values provided by the public forestland in the county, and encourages continued responsible forest management on these lands. King County should collaborate with other public land managers in planning for the conservation, use, and management of forest resources on public lands.
- R-623 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-624 To reduce conflicts with resource uses, a forest management plan shall be required as a condition of development for any residential uses in the FPD. Accessory dwelling units shall not be allowed in the FPD.
- R-625 Structures within the FPD 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.
- R-626 King County should conserve working forests and should encourage continued private forestry through the acquisition of development rights in the FPD. Land acquisition proposals that would remove lands from forest management should be evaluated to ensure that the long-term commercial significance of the FPD is not compromised.
- R-627 King County should promote and support production, harvest, utilization, and marketing of wood products grown in the county's rural and forest areas. King County should ensure that regulations applying to rural and forest areas do not discourage the establishment of sawmills and other wood product businesses and services.
- R-628 In consultation with 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-629 King County opposes the establishment or expansion of special purpose taxing districts and local improvement districts in the FPD, and shall not grant new or expanded franchises for utilities in the FPD, unless demonstrated that they directly benefit forestry or are necessary for transmission of power or water.
- R-630 Public and private forest owners are encouraged to provide for recreational, educational and cultural uses when compatible with forest protection.
- R-631 No master planned resorts shall be permitted in the FPD. New or expansion of existing recreational or institutional uses in the FPD may be permitted if compatible with long-term forestry, the interests of tribes and other resource management goals.

2. Promoting Forest Management

QUESTION: Why is there no discussion of "Rural Forest Focus Areas"?

- R-632 King County should continue to work with all affected parties and the WDNR to improve the enforcement of forest practice regulations in the Rural Area, and to ensure that landowners comply with county regulations when they are converting portions of a site to a non-forest

- use. Harvesting of forest lands for the purpose of converting to non-forest uses shall meet all applicable county standards for clearing and critical areas management. Landowners opting to conduct forest management activities under state approved forest practices permits should be restricted from developing those areas for non-resource purposes for six years from the date of forest practice approval. Recognizing that some landowners combine the development of a residence or an agricultural activity on a portion of the property with long-term forestry on the rest, the county should provide flexibility in its regulations to address the residential development and agricultural activity differently from the forest management.
- R-633 King County should ensure that regulations applying to forest practices do not discourage forest management on properties in long-term forestry. Forestry should be regulated consistent with best management practices in the Forest Practices Act. The county should work to simplify its regulatory processes related to forest management.
- R-634 The county should promote public understanding of the benefits of commercial timber production and encourage the use of local wood.
- R-635 Working with public and private forest land managers, King County shall encourage long-term forest productivity and the protection of land and water resources by participating in collaborative, multiownership planning efforts.
- R-636 King County promotes forest management that achieves long-term forest health; protection of watersheds, critical areas and habitat to support fish and wildlife populations; protection of threatened and endangered species; conservation and economic viability of working forests; carbon sequestration and reduction in greenhouse gas emissions; and adaptation to climate change.
- R-637 King County should encourage community fire planning so that residents are aware of the dangers of forest fires and take steps to make their properties less vulnerable. King County should support neighborhood-based efforts to manage forests to improve forest health and reduce the risk of wildfire.
- R-638 King County shall encourage the development of private/public partnerships that provide incentives for landowners to practice innovative, fish-friendly forestry and that can help ensure retention of the forest resource land base in perpetuity.
- R-639 King County encourages the use of recycled, organic-based soil amendments, such as biosolids, and fertilizers in forest ecosystems, which can help 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.
- R-640 King County should continue to collaborate with the University of Washington, Washington State University including Extension, state and federal agencies, and forest landowners to monitor and evaluate impacts of climate change on forests in King County.
- R-641 King County should consider climate change impacts and take steps to improve forest health and resilience to climate change impacts through its technical assistance to forest land owners, management of county-owned forest lands, and support of neighborhood-based efforts to reduce risks from wildfires.

D. Agriculture

1. Protecting Agricultural Lands

- R-642 King County shall continue to implement the objectives of the Farmland Preservation Program (FPP). 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. King County shall use the Transfer of Development Rights Program as another tool to preserve farmland.
- R-643 Agriculture Production Districts (APDs) 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 APDs to reduce the possibility of conflicts with adjacent land uses.
- R-644 King County should continue to seek funding and purchase additional development rights to farmland in the APDs.
- R-645 All parcels within the boundaries of an APD should be zoned Agricultural, either A-10 or A-35.

- R-646 Lands within APDs 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 smaller than 35 acres.
- R-647 Agriculture should be the principal land use in the APDs. 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-648 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 address the regulatory constraints that make it difficult for farmers to offer housing for farm employees.
- R-649 Agriculture must remain the predominant use in any Agriculture Production District (APD) and aquatic habitat or floodplain restoration projects, as well as, King County mitigation reserves program projects shall not reduce the ability to farm in the APD. Therefore, until the county implements the watershed planning process described in R-650, such projects are allowed only when supported by owners of the land where the proposed project is to be sited. Criteria to be considered:
- a. For a project proposed to be sited on lands that are unsuitable for direct agricultural production purposes, such as portions of property that have not historically been farmed due to soil conditions or frequent flooding, and which cannot be returned to productivity by drainage maintenance, or
 - b. For a project proposed to be sited on lands suitable for direct agricultural production:
 - (1) there are no unsuitable lands available that meet the technical or locational needs of the proposed project, and
 - (2) the project is included in, or consistent with, an approved Water Resources Inventory Area Salmon Recovery Plan, Farm Management Plan, Flood Hazard Management Plan or other similar watershed scale plan; or the project would not reduce the baseline agricultural productivity within the APD.
- R-650 Aquatic habitat restoration projects, floodplain restoration projects and projects under King County's mitigation reserves program in an Agricultural Production District (APD) shall be evaluated through a collaborative watershed planning process with the goal of maintaining and improving agricultural viability, improving ecological function and habitat quality, and restoring floodplains through integrated, watershed-wide strategies. A watershed planning process shall be established for an agricultural production district because of the number of potential restoration projects and shall:
- a. ensure that agricultural viability in the agricultural production district is not reduced as the result of actions taken and that agriculture remains the predominant use in the agricultural production district;
 - b. evaluate and recommend actions at all scales across the affected watershed to maintain and improve agricultural viability, restore ecological functions and aquatic habitat and restore floodplains, including voluntary actions taken by landowners;
 - c. be a collaborative effort among affected land owners, interested stakeholders, and King County and shall be updated on a periodic basis; and
 - d. identify and recommend actions that King County should take or ensure are taken to maintain and improve agricultural viability in the agricultural production district and address any impacts to agriculture from aquatic habitat restoration projects, floodplain restoration projects and projects under King County's mitigation reserves program constructed in the APD.
- R-651 Maintaining the viability of farmlands is a high priority for King County. Within the Agricultural Production Districts, measures to protect threatened or endangered species shall be tailored to ensure working farms can continue to operate.
- R-652 King County commits to preserve APD parcels in or near the Urban Growth Area because of their high production capabilities, their proximity to markets, and their value as open space. King County should work with cities adjacent to or near APDs to minimize the operational and

environmental impacts of urban development on farming, and to promote activities and infrastructure, such as farmers' markets and agriculture processing businesses, that benefit both the cities and the farms by improving access to locally grown agricultural products.

QUESTION: What "local services" does King County contract for with cities?

- R-653 The Lower Green River Agricultural Production District (APD) is a regionally designated resource that is to remain in unincorporated King County. The Lower Green River APD 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.
- R-654 Active recreational facilities should not be located within APDs. When new parks or trails are planned for areas within or adjacent to APDs, King County should work with farmers to minimize impacts to farmland and agricultural operations.
- R-655 Public services and utilities within and adjacent to APDs shall be designed to minimize significant adverse impacts on agriculture and to maintain total farmland acreage and the area's historic agricultural character:
- a. Whenever feasible, water lines, sewer lines and other public facilities should avoid crossing APDs. Installation should be timed to minimize negative impacts on seasonal agricultural practices;
 - b. Road projects planned for the APDs, including additional roads or the widening of roads, should be limited to those that are needed for safety or infrastructure preservation and that benefit agricultural uses. Where possible, arterials should be routed around the APDs. Roads that cross APDs should be aligned, designed, signed and maintained to minimize negative impacts on agriculture, and to support farm traffic; and

CONCERN: The approved 6,050-home Master-Planned Developments in the City of Black Diamond will render Green Valley Road a parking lot during peak commuting hours and adversely affect the Upper Green Valley APD and threaten Public safety.

- c. In cases when public or privately owned facilities meeting regional needs must intrude into APDs, they should be built and located to minimize disruption of agricultural activity.
- R-656 Lands can be removed from the APDs only when it can be demonstrated that:
- a. Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local APD boundaries;
 - b. The land is determined to be no longer suitable for agricultural purposes; and
 - c. Removal of the land from the APD may occur only if it is mitigated through the addition of agricultural land abutting the same APD that is, at a minimum, comparable in size, soil quality and agricultural value.

2. Sustaining Agriculture and Farming

- R-657 King County shall work with and provide support to Washington State University Extension for its research and education programs that assist small-scale commercial farmers.
- R-658 King County shall work with other jurisdictions to broaden support for the Puget Sound Fresh Program, which provides marketing assistance to farmers and links consumers to local farms and farmers' markets.
- R-659 King County should work with other jurisdictions, farm advocacy groups and others to support Farmlink and other programs that help new farmers get started, gain access to farmland and develop successful marketing methods.
- R-660 King County should work with other jurisdictions to continue to provide support to farmers' markets.
- R-661 The county should develop incentives to encourage agricultural activities in the remaining prime farmlands located outside the Agriculture Production Districts. These incentives could include tax credits, expedited permit review, reduced permit fees, permit exemptions for activities complying with best management practices or similar programs.
- R-662 Agricultural processing, packing and direct sales are considered agricultural activities and should be allowed at a size and scale appropriate to the zone in which they are operating.

- King County shall work with local and state health departments to develop regulations supporting these activities.
- R-663 King County supports the processing and packaging of farm products from crops and livestock, and will continue to work with farmers, ranchers, cities, neighboring counties, and other interested parties to address infrastructure and regulatory needs that promote sales to consumers, institutions, restaurants, and retail enterprises.
- R-664 King County supports innovative technologies to process dairy and other livestock waste to reduce nutrients and to create other products such as energy and compost in the Agriculture and Rural zoning classifications.
- R-665 The county should develop incentives that support local food production and processing to increase food security and provide a healthy local food supply, and reduce energy use.
- R-666 King County shall provide incentives, educational programs and other methods to encourage agricultural practices and technological improvements that maintain water quality, protect public health, protect fish and wildlife habitat, protect historic resources, maintain flood conveyance and storage, reduce greenhouse gas emissions, control noxious weeds, and prevent erosion of valuable agricultural soils while maintaining the functions needed for agricultural production.
- R-667 King County shall continue to support agriculture with an expedited review process and reduced fees for structures necessary for farm operations.
- R-668 The county shall work with federal, state, local, and private agencies to ensure and maintain adequate water for the needs of agriculture. Assessments of future surface and groundwater availability for agriculture should consider projected impacts of climate change.
- R-669 King County should continue to collaborate with the Washington State University Extension, the University of Washington, and King Conservation District to develop information on the likely impacts of climate change on agriculture in King County, and to develop mitigation and adaptation strategies that are appropriate for King County's soils and farm economy. Research should address soil management, water storage, irrigation, alternative crops, integrated pest management, and nutrient management. The information should be made available to farmers through technical assistance programs and farm planning.
- R-670 King County should provide incentives for soil management practices that reduce greenhouse emissions through its Agricultural Best Management Practices Cost-Sharing Program.
- R-671 King County should use pilot or demonstration projects and multi-agency collaboration to develop a new suite of practices that will provide options for landowners whose existing operations are affected by alluvial fan deposits. These should provide timely and cost-effective relief from debris and the associated changes to the watercourse along with protection of intact fish habitat and restoration of degraded fish habitat within these areas.
- R-672 King County should work with federal, state and local jurisdictions to reduce flood impacts to agricultural operations. The county will investigate the needs of agriculture before, during and after flood events, to determine if and how losses can be reduced, and will use this information in designing its floodplain policies and regulations.
- R-673 In addition to enhancing the Farmland Preservation Program, the county should develop more innovative solutions and incentives to keep agricultural land affordable and profitable for active farming.
- 3. Agriculture and the Food System**
- R-674 King County should work with farmers and ranchers to better understand the constraints to increased food production in the county and develop programs that reduce barriers and create incentives to growing food crops and raising food-producing livestock.
- R-675 King County should prioritize its programs to help build and support a sustainable, reliable, equitable, and resilient local food system.
- R-676 King County should consider adopting procurement policies that would encourage purchases of locally grown fresh foods.
- R-677 King County should promote local food production and processing to reduce the distance that food must travel from farm to table.
- R-678 King County should collaborate with other organizations to further the development of programs that increase the ability of shoppers to use food assistance benefits and the ability

of farmers to accept electronic and other forms of payment at farmers' markets and farm stands.

E. Mineral Resources

CONCERN: "Demonstration Projects" must not be used to convert resource-based lands into housing subdivisions, as has been proposed in the past (e.g., Reserve Silica site in Ravensdale). King County Code Title 21A.55 -- DEMONSTRATION PROJECTS (.010 and .030) should be strictly adhered to. The Code states the purpose of "Demonstration Projects" as to: "...evaluate alternative development standards and processes prior to amending King County policies and regulations" and "test the efficacy of alternative regulations that are proposed to facilitate increased quality of development and/or increased efficiency in the development review processes;..."

- R-679 King County shall identify existing and potential mining sites on the Mineral Resources Map in order to conserve mineral resources, promote compatibility with nearby land uses, protect environmental quality, maintain and enhance mineral resource industries and serve to notify property owners of the potential for mining activities. The county shall identify:
- Sites with existing Mineral zoning as Designated Mineral Resource Sites;
 - Sites where the landowner or operator has indicated an interest in mining, sites that as of the date of adoption of the 1994 Comprehensive Plan had potential Quarrying/Mining zoning, or sites that the county determines might support future mining as Potential Mineral Resource Sites;
 - Sites where mining operations predate zoning regulations but without zoning or other land use approvals as Non-Conforming Mineral Resource Sites; and
 - Owner-Identified Potential Sub-Surface Coal Sites.
- R-680 King County shall designate as mining on the Comprehensive Plan Land Use Map those sites that had Potential Mineral (M) zoning prior to the date of adoption of the 1994 Comprehensive Plan and those sites that had Mineral zoning as of the date of the adoption of the King County Comprehensive Plan 2000 Update.
A mining designation on the Land Use Map shall not create a presumption that Mineral zoning will be approved for sites with Potential Mineral zoning. Potential Mineral zoning shall not be applied to additional sites.
- R-681 King County may designate additional sites on the Comprehensive Plan Land Use Map as Mining only following a site-specific rezone to Mineral zoning. Upon approval of a rezone to Mineral zoning, the Comprehensive Plan Land Use Map shall be amended to designate the site as mining during the next comprehensive plan amendment cycle. King County should approve applications for site-specific rezones to Mineral zoning and applications for permits that would authorize mineral extraction and processing only following site-specific environmental study, early and continuous public notice and comment opportunities, when:
- The proposed site contains rock, sand, gravel, coal, oil, gas or other mineral resources;
 - The proposed site is large enough to confine or mitigate all operational impacts;
 - The proposal will allow operation with limited conflicts with adjacent land uses when mitigating measures are applied;
 - The proposal has been evaluated under the State Environmental Policy Act so that the county may approve, condition or deny applications consistent with the county's substantive SEPA authority, and in order to mitigate significant adverse environmental impacts.
 - Roads or rail facilities serving or proposed to serve the site can safely and adequately handle transport of products and are in close proximity to the site.
- R-682 King County should remove the Mining land use designation on the Comprehensive Plan Land Use Map and associated Potential Mineral zone or Mineral zoning for any sites that have been denied a rezone to Mineral.
If a grading or other permit necessary for the extraction of mineral resources is denied on a Designated Mineral Resource Site, the county shall evaluate whether such mineral resource designation is appropriate. The re-evaluation process may occur during the annual comprehensive plan amendment cycle and information produced during the permit review process shall be used to evaluate the appropriateness of changing the existing designation.

If the county determines that the site should not be designated as mineral resource land of long-term commercial significance as defined in the Growth Management Act, the site shall be redesignated to a Potential Surface Mineral Resource Site on the Mineral Resources Map and to a land use designation and zoning classification compatible with the surrounding properties.

R-683 King County may update the Mineral Resources Map to identify additional Potential Mineral Resource Sites only during the four-year comprehensive plan amendment cycle.

R-684 The preferred adjacent land uses to sites designated as Mining on the Land Use Map are mining, industrial, open space or forestry uses. Sites for newly proposed Mineral zones shall not be adjacent to or within Agricultural Production Districts. Agricultural lands and operations should be protected from significant impacts associated with nearby mine operations.

R-685 Mining activities are permitted within the Forest Production District, consistent with R-620. However, a conditional use permit shall be required for mining activities in the Forest Production District located within one-quarter mile of established residences or for proposals seeking to use local access streets where abutting lots are developed for residential use.

R-686 In order to comprehensively assess the environmental impacts associated with a zoning change, conditional use or operating approval for a mining proposal, the range of environmental impacts, including short-term and long-term effects arising or existing over the lifetime of the proposal, shall be assessed at the earliest possible stage. This should include the potential for future proposals for structures and operations related to mining, such as asphalt and concrete batch plants.

R-687 King County should prevent or minimize conflicts with mining when planning land uses adjacent to Designated and Potential Mineral Resource Sites. Subarea plans may indicate areas where mining is an inappropriate land use. Designated and Potential Mineral Resource Sites and nonconforming sites should be shown on Mineral Resources Map and subarea plan maps in order to notify nearby property owners and residents of existing and prospective mining activities.

CONCERN: Policies should include abandoned mine shaft identification and mapping, not just "existing and prospective mining" areas.

RECOMMENDATION: Add a 4th sentence to Policy R-687 to read: "Mapping also should identify abandoned mine-shafts to ensure safety for subsequent land uses."

R-688 The periodic review process for mineral extractive and processing operations shall include sufficient public notice and comment opportunities. The purpose of the periodic review process is to provide opportunities for public review and comment on the mineral resource facility's fulfillment of state and county regulations and implementation of industry-standard best management practices, and for King County to modify, add or remove conditions to address new circumstances and/or unanticipated project-generated impacts. The periodic review process is not intended to re-examine the appropriateness of the mineral resource use, or to consider expansion of operations beyond the scope of existing permitted operations since that review would be accomplished through the county's permitting process. The periodic review is intended to be a part of King County's ongoing enforcement and inspections of mineral resource sites, and not to be a part of the county's permitting process.

R-689 Conditions and mitigations for significant adverse environmental impacts associated with mining operations and their associated structures or facilities should be required, especially in the following areas:

- a. Air quality;
- b. Environmentally sensitive and critical areas, such as surface and groundwater quality and quantity, wetlands, fisheries and wildlife habitats, and aquatic habitats;
- c. Noise levels;
- d. Vibration;
- e. Light and glare;
- f. Vehicular access and safety;
- g. Land and shoreline uses;

- h. Traffic impacts;
 - i. Visual impacts;
 - j. Cultural and historic features and resources;
 - k. Site security; and
 - l. Others unique to specific sites and proposals.
- R-690 King County should work with the state and federal governments to ensure that proposals for underground mining, oil and gas extraction, and surface coal mining are reviewed with consideration of local land use and environmental requirements.
- R-691 King County should work with the state Department of Natural Resources to ensure that mining areas are reclaimed in a timely and appropriate manner. Reclamation of mining sites in the Forest Production District should return the land to forestry. Where mining is completed in phases, reclamation also should be completed in phases as the resource is depleted. When reclamation of mining sites located outside of the Forest Production District is completed, the site should be considered for redesignation to a land use designation and zoning classification compatible with the surrounding properties.
- R-692 King County shall encourage the removal of existing stockpiles of previously mined material in order to promote and achieve reclamation of land to its highest and best use.

Technical Appendix D -- Growth Targets & The Urban Growth Area

QUESTIONS:

- 1. Why doesn't Technical Appendix D reflect the 6,050 housing units for the two Master-Planned Developments approved in 2010 & 2011 by the City of Black Diamond--it only shows 1,900?***
- 2. When will the 2013 version be updated?***

CHAPTER 4 -- ENVIRONMENT

I. Natural Environment and Regulatory Context

A. Integrated Approach

QUESTION: *With respect to Critical Areas, does KC (DNRP, DPER, etc.) maintain sufficient information, such that, when new permit applications are reviewed, approved, or rejected, a continuously updated publicly available Critical Areas database is maintained?*

QUESTION: *What selection process is used to identify and score potential Critical Area sites (e.g., for the Mitigation Reserves Program), whether it may relate to wetlands, streams, etc., or geological concerns such as abandoned coal mines, scarps, faults, etc., and how are these features periodically inspected and status updated?*

CONCERN: *We understand the need for protection of critical areas for all of us. However, we also recognize the need for citizens to be treated fairly and equally. We do not support special breaks for large developers, who are allowed to mitigate buffer zones with the use of "in-lieu fees" or simply pay minor (to them) fines. These hurt all of us in the long run, especially the regular citizen who has some land he or she lives on and protects. We see education, assistance, and incentives as the best way to engage regular citizens in preserving and perpetuating our critical areas.*

- 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 in terms of protecting natural resources.
- E-102 King County should take a regional role in promoting and supporting environmental stewardship through direct education, coordinating of educational efforts and establishing partnerships with other entities that share similar environmental concerns and stewardship opportunities.
- E-103 King County should coordinate with local jurisdictions, universities, federal and state agencies, tribes, citizen interest groups, special districts, businesses, and citizens to implement, monitor, and update Water Resource Inventory Area plans for all areas of King County.
- E-104 Development of environmental regulations, restoration and mitigation projects, and incentive and stewardship programs should be coordinated with local jurisdictions, federal and state agencies, tribes, special interest groups and citizens when conserving and restoring the natural environment consistent with Urban Growth Area, Rural Area and designated Resource Land goals.
- 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 management plans, environmental monitoring programs, and park master plans. These plans shall also encourage stewardship and restoration of critical areas as defined in the Growth Management Act, and include an adaptive management approach.
- E-106 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 critical areas are particularly susceptible and shall 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;

CONCERN: *As Wetland buffers must be protected, we remain concerned with the use of "in-lieu fees" in wetland buffer mitigation policies, because major developers, who typically can have a large impact on the nearby environment, shouldn't be able to "buy their way" out of important and necessary environmental requirements.*

RECOMMENDATION: *"In-lieu fees" shall not be a mitigation method.*

- d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;
- e. Channel migration hazard areas;
- f. Critical Aquifer Recharge Areas;
- g. Fish and Wildlife Habitat Conservation Areas; and
- h. Volcanic hazard areas.

E-107 Regulations to prevent unmitigated significant adverse environmental impacts should be based on the importance and sensitivity of the resource.

QUESTION: *What methodology/measures are used to determine the "importance and sensitivity of the resource"?*

E-108 King County may exercise its substantive authority under the State Environmental Policy Act to condition or deny proposed actions in order to mitigate associated individual or cumulative impacts such as significant habitat modification or degradation that may actually kill, injure or harm listed threatened or endangered species by significantly impairing essential behavioral patterns, including breeding, feeding, spawning, rearing, migrating or sheltering.

E-109 King County should promote efficient provision of utilities and public services by exempting minor activities from its critical areas regulations, if 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 that protects the resource or mitigates adverse impacts.

QUESTION: *Define "Minor activities"?*

B. Policy and Regulatory Context

- 1. Endangered Species Act
- 2. Clean Water Act
 - a. National Pollutant Discharge Elimination System
 - b. Water Quality Standards and Total Maximum Daily Loads

E-110 Surface waters designated by the state as Water Quality Impaired under the Clean Water Act (water bodies included in Category 5 of the Water Quality Assessment) shall be improved through monitoring, source controls, best management practices, enforcement of existing codes, and, where applicable, implementation of Total Maximum Daily Load plans. The water quality of other water bodies shall be protected or improved through these same measures.

E-111 King County shall evaluate development proposals subject to drainage review to assess whether the proposed actions are likely to cause, contribute to, or lead to violations of Washington State water quality standards in receiving waters for individual pollutants of concern and identify mitigation or requirements to avoid the impacts when appropriate.

E-112 When environmental monitoring indicates impaired water quality, such as increased water temperature, fecal contamination, low oxygen, excess nutrients, metals, or other contaminants, King County shall take actions which will help moderate those impairments.

3. Growth Management Act and Critical Areas Protection
4. Shoreline Management Act
5. Puget Sound Partnership

E-113 King County should actively participate in updating and implementing the Puget Sound Partnership's 2020 Action Agenda.

E-114 King County should collaborate with other watershed forum partners to ensure that recommendations of watershed-based salmon recovery plans for King County are integrated with the Puget Sound Partnership recommendations.

QUESTION: Who are the "watershed forum partners"?

E-115 The county should identify opportunities for coordinating its existing monitoring programs with monitoring and assessment work conducted through the Puget Sound Partnership's Strategic Science Plan and Biennial Science Work Plan.

II. Climate Change

***QUESTION:** Why is there no mention of the King County Strategic Climate Action Plan and how the policies in this section tie into it?*

***QUESTION:** Will the recently (August 3) announced Federal EPA regulations on greenhouse gas emissions from power-generating facilities affect the policies in this section?*

Climate Change Science and Impacts

King County Greenhouse Gas Emissions

Government Operations

Countywide

Preparing for Climate Change Impacts

E-201 King County should participate in and support appropriate local, regional and national efforts and organizations focused on reducing greenhouse gas emissions and preparing for climate change impacts.

Status of King County Climate Change Efforts

A. Assessment

E-202 Through reporting on its major environmental sustainability programs, King County shall assess and publicly report on:

- a. Its normalized and total energy usage and total greenhouse gas emissions associated with county operations;
- b. Countywide greenhouse gas emissions associated with resident, business, and other local government activities; and
- c. **countywide greenhouse gas inventories that quantify all direct local sources of greenhouse gas emissions as well as emissions associated with local consumption.**

E-203 **King County should collaborate with other local governments regionally, nationally and internationally to set transparent standards to account for the net energy and greenhouse gas emissions impacts of government actions such as constructing transportation infrastructure and providing services such as recycling and transit and should assess and ~~publically~~ publicly report these impacts as practicable.**

E-204 King County should collaborate with experts in the field of climate change, including scientists at the University of Washington's Climate Impacts Group, to monitor and assess the impacts of climate change in King County.

B. Reducing Greenhouse Gas Emissions

Government Operations

E-205 **King County should seek to reduce greenhouse gas emissions from all facets of its operations and actions associated with construction and management of county-owned facilities, infrastructure development, transportation, and environmental protection programs.**

- E-206 King County shall reduce total greenhouse gas emissions from government operations, compared to a 2007 baseline by at least 80% by 2050.
- F-207 **King County shall develop near-term reduction targets of greenhouse gas emissions emanating from its government operations to help achieve the 2050 goal.**
- E-208 King County shall maximize the creation of resources from waste products from county operations such as gases produced by wastewater treatment and solid waste disposal in a manner that reduces greenhouse gas emissions and produces renewable energy.
- E-209 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.

Countywide

- E-210 King County shall collaborate with its cities, and other partners, to meet or exceed the statewide greenhouse gas emissions reduction requirement of 50 percent below 1990 levels by 2050.
- E-211 King County shall collaborate with its cities and other partners to develop near term targets to achieve greenhouse gas emission reductions throughout the region to 80 percent below 2007 levels by 2050.
- E-212 King County will work with its cities and other partners to establish a greenhouse gas emissions inventory and measurement framework for use by all King County jurisdictions to efficiently and effectively measure progress toward countywide targets.

QUESTION: Has this started and what has been done so far?

- E-213 King County should ensure that its land use policies, development and building regulations, technical assistance programs, and incentive programs support and encourage the use of viable renewable energy technologies that have zero or minimal greenhouse gas emissions.
- E-214 King County, through its comprehensive plan policies and development regulations, should promote healthy community designs that enable walking, bicycling, and public transit use, thereby reducing greenhouse gas emissions and regional air pollution.

New Development

- E-215 King County shall evaluate proposed actions subject to the State Environmental Policy Act (SEPA) for their greenhouse gas emissions. King County may exercise its substantive authority under SEPA to condition or deny proposed actions in order to mitigate associated individual or cumulative impacts to global warming. In exercising its authority under this policy, King County should consider project types that are presumed to be not significant in generating greenhouse gas emissions and do not require review for their greenhouse gas emissions. Any standards related to consideration of greenhouse gas emissions through the SEPA process shall be subject to council review and adoption by ordinance.

QUESTION: Has the County Council passed any such Ordinances?

C. Adaptation

CONCERN: "Adaptation" simply is a backup to not taking significant actions to reduce Greenhouse Gas Emissions to help stem Climate Change.

Collaboration

- E-216** King County should take steps to raise awareness about climate change impacts, including impacts on human health, and should collaborate with climate science experts, federal and state agencies, and other local governments to develop strategies to adapt to climate change.
- E-217** King County will work with its cities and other partners to formulate and implement climate change adaptation strategies that address the impacts of climate change to public health and safety, the economy, public and private infrastructure, water resources, and habitat.

Built Environment

- E-218** King County should collaborate with climate scientists, federal and state agencies, and other local governments to evaluate and plan for the potential impacts associated with sea level rise.
- E-219** King County shall consider projected impacts of climate change, including more severe winter flooding and heat events, when updating disaster preparedness, levee investment, and land use plans; siting King County infrastructure; and updating development regulations.
- E-220** The county should inventory essential county facilities and infrastructure, including roads and wastewater treatment and conveyance facilities, that are subject to impacts that may be exacerbated by climate change, such as flooding and inundation from sea level rise, and develop strategies for reducing risks and mitigating future damages.

Natural Environment

- E-221** King County should periodically review and evaluate climate change impacts on natural resources that its resource programs are designed to protect, such as open space, forests, fisheries, productive farmland, and water quality and treatment, in order to assess and improve the efficacy of existing strategies and commitments.
- E-222** King County should collaborate with climate scientists in order to increase knowledge of current and projected climate change impacts to biodiversity.
- E-223** King County shall consider projected impacts of climate change on habitat for salmon and other wildlife when developing long-range conservation plans and prioritizing habitat protection and restoration actions.
- E-224** To foster resilience to climate change in ecosystems and species, the county should prioritize efforts such as the restoration of riparian vegetation to reduce warming in cold water systems, restore wetlands to reduce drought and flooding, improve connections between different habitats, facilitate migration opportunities for species whose ranges shift in latitude and altitude and protect and restore areas most likely to be resistant to climate change.

Public Health

- E-225** Through land use and transportation actions, King County should work to reduce air quality and climate change related health inequities and the exposure of vulnerable populations to poor air quality and extreme weather events.
- E-226** King County shall develop and incorporate into outreach efforts public health messages related to the health implications of climate change, particularly in urban communities, and the benefits of actions, such as using alternative transportation options that simultaneously reduce greenhouse gas emissions, improve air quality, and improve public health.

D. Collaboration with Others

E-227 King County should support appropriate comprehensive approaches to reducing greenhouse gas emissions, such as market-based emissions reduction programs and products, renewable energy standards for electricity production, and vehicle efficiency performance standards.

QUESTION: Does the County have the authority to establish Carbon Trading or Carbon Taxes, so as to truly price the true cost of Carbon emissions?

E-228 King County should advocate for federal and state initiatives and grant and loan programs that support local investments in projects and programs such as community solar and energy efficiency retrofits to reduce greenhouse gas emissions and prepare for climate change impacts.

E-229 King County shall work with the business community to support efforts that reduce energy use and greenhouse gas emissions, and to promote King County and the Puget Sound region as a center for green manufacturing. The county shall also work with community groups, consumers, and the retail sector to promote the consumption of green-manufactured products.

RECOMMENDATION: Add the following Policy as E-230 (or whatever): "The County should actively seek and share lessons learned with other jurisdictions around the country and throughout the world."

III. Air Quality

A. Overview

B. Ozone, Fine Particulate, Toxics

CONCERN: Large "slash burns" in the Rural Area produce fine-particle pollution that is a threat to Public health--County Code should address this issue.

E-301 King County should support initiatives that reduce emissions due to indoor and outdoor wood burning consistent with the actions of Puget Sound Clean Air Agency to control this source of public health threat.

E-302 King County will continue to actively develop partnerships with the Puget Sound Clean Air Agency, local jurisdictions, the state, and public, private, and not-for-profit groups to promote programs and policies that reduce emissions of ozone, fine particulates, toxics, and greenhouse gases, particularly for those populations already experiencing health disparities linked to air quality.

IV. Land and Water Resources

A. Conserving King County's Biodiversity

1. Biodiversity

E-401 The county shall strive to conserve the native diversity of species and habitats in the county.

E-402 In the Urban Growth Area, King County shall strive to maintain a quality environment that includes fish and wildlife habitats that support the greatest diversity of native species consistent with GMA-mandated population density objectives. In areas outside the Urban Growth Area, the county should strive to maintain and recover ecological processes, native landscapes, ecosystems, and habitats that can support viable populations of native species. This should be accomplished through coordinated conservation planning and collaborative implementation.

E-403 King County should develop a biodiversity conservation framework and conservation strategy to achieve the goals of maintaining and recovering native biodiversity. This framework should be coordinated with the Washington Biodiversity Conservation Strategy where applicable.

E-404 King County should collaborate with other governments and private and non-profit organizations to establish a bioinventory, an assessment and monitoring program, and a database of species currently using King County to provide baseline and continuing information on wildlife population trends in the county.

2. Climate Change and Biodiversity

E-405 King County should evaluate a range of projected future climate scenarios based on best available science to help ensure that conservation efforts are able to meet their objectives in a changing climate.

3. Biodiversity Conservation Approaches

a. Landscape Context

E-406 King County's conservation efforts should be integrated across multiple landscape scales, species, and ecological communities.

E-407 Distribution, spatial structure, and diversity of native wildlife and plant populations should be taken into account when planning restoration activities, acquiring land, and designing and managing parks.

E-408 King County should carry out conservation planning efforts in close collaboration with other local governments, tribes, state and federal governments, land owners, and other conservation planning stakeholders.

RECOMMENDATION: Add "community groups" to the list of those with which KC will collaborate.

E-409 King County should develop a countywide landscape characterization system based on ecoregions as a key tool for assessing, protecting, and recovering biodiversity.

QUESTION: What are a "countywide landscape characterization system" and "ecoregions"?

- b. **Habitat connectivity**
- E-410 **Habitat networks for threatened, endangered and 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 identified, designated and mapped using ecoregion information about the county and its resources and should be coordinated with state and federal ecosystem mapping efforts as appropriate.**
- E-411 **King County should conduct an analysis to identify areas critical for functional habitat connectivity. This assessment should be coordinated with state and federal mapping efforts as appropriate. Areas identified by this analysis as being critical for functional habitat connectivity should be prioritized by King County for land conservation actions and programs.**
- E-412 **King County should work with adjacent jurisdictions, state and federal governments, tribes, and landowners during development of land use plans, Water Resource Inventory Area plans, and site development reviews to identify and protect habitat networks at jurisdictional and property boundaries.**
- c. **Ecosystem Resilience and Natural Processes**
- E-413 King County's efforts to restore and maintain biodiversity should place priority on protecting and restoring ecological processes that create and sustain habitats and species diversity.
- E-414 When acquiring land for habitat protection, efforts should be made to protect and restore areas of each habitat type most likely to be resistant to and enhance resilience to climate change.
- E-415 King County should conserve areas where conditions support dynamic ecological processes that sustain important ecosystem and habitat functions and values, and promote structural and landscape diversity.
- d. **Decisions in the Face of Uncertainty**
- E-416 **King County should use a mixture of information on historic, current, and projected future conditions to provide context for managing public hazards and protecting habitat.**
- E-417 **King County should take precautionary action informed by best available science where there is a significant risk of damage to the environment. Precautionary action should be coupled with monitoring and adaptive management.**
- QUESTION: "Precautionary action" is part of good policy, but how do the other Policies herein tie into such action?***
- e. **Rare Ecosystems, Habitats, and Species**
- E-418 **King County should assess the relative scarcity of different land types and resources, the role of these lands in supporting sensitive species, and the level of threat to these lands in terms of habitat modifications that would likely reduce populations of sensitive species.**
- E-419 **King County should give special consideration to protection of rare, endemic, and keystone species when identifying and prioritizing land areas for protection through acquisition, conservation easements, and incentive programs.**
- E-420 **King County should incorporate climate change projections into new species protection plans and shall revise older species protection plans when feasible or when conducting regular plan updates to incorporate projected impacts from climate change.**

- f. Integrated Land and Water Management and Planning
- E-421 Terrestrial and aquatic habitats should be conserved and enhanced to protect and improve conditions for fish and wildlife.
- E-422 King County’s land use planning, regulatory, and operational functions related to environmental protection, public safety, and equity should be closely coordinated across departments and with other applicable agencies and organizations to achieve an ecosystem-based approach.
- QUESTION: What is the definition of “equity” in this context?*
- CONCERN: Successful implementation depends on thorough commitment, followthrough, and monitoring. While we see some such inter-departmental coordination, it must become part of the culture of operation--as departments should not, and cannot, operate at cross purposes.*
- g. Habitat and Development
- E-423 New development should, where possible, incorporate native plant communities into the site plan, both through preservation of existing native plants and addition of new native plants.
- E-424 The county should steward public lands well and should integrate fish and wildlife habitat considerations 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-425 Stream and wetland buffer requirements may be increased to protect King County species of Local Importance and their habitats, as appropriate. Whenever possible, density transfers, clustering and buffer averaging should be allowed.
- CONCERN: Buffers and control of development along waterways are required to reduce sedimentation in water, but this requires both consistency in permitting and subsequent enforcement.*
- CONCERN: Compensation to private property owners should be considered.*
- RECOMMENDATION: Add the following to Policy E-425 at the end of the first sentence: “but should be applied in such a way as to protect adjacent wetlands and not degrade aquatic habitat.”*
- h. Non-Native Species
- E-426 Introductions of non-native, invasive plant, vertebrate, and invertebrate species should be avoided in terrestrial, freshwater, and marine environs.
- E-427 King County should promote and restore native plant communities where sustainable, feasible, and appropriate to the site and surrounding ecological context and should incorporate climate change considerations into planting design.
- E-428 On county-owned lands, King County should use locally adapted native species for natural area landscaping, restoration, rehabilitation, and erosion control. Habitat restoration projects should include provisions for adequate maintenance of plantings to prevent invasion of weeds and ensure survival of native plantings.
- E-429 King County should provide incentives for private landowners who are seeking to remove invasive plants and noxious weeds and replace them with native plants.
- RECOMMENDATION: Add the following to Policy E-429 as a second sentence: “Incentives should include the County providing the native plants.”*
- E-430 King County shall implement its strategy to minimize impacts of noxious weeds to the environment, recreation, public health and the economy on all lands in the County. This includes preventing, monitoring and controlling

- infestations of state-listed noxious weeds and other non-native invasive weeds of concern on county-owned and managed lands.
- i. **Adaptive Management**
- E-431 Management activities should, when feasible and practicable, be designed in a manner that can test them against management objectives and adjust as appropriate.**
- 4. Fish and Wildlife Habitat Conservation Areas**
- E-432 King County shall designate the following areas as Fish and Wildlife Habitat Conservation Areas:**
- a. **Areas with which federal or state listed endangered, threatened or sensitive species have a primary association;**
 - b. **Habitats of Local Importance and Habitats for Species of Local Importance;**
 - c. **Wildlife habitat networks designated by the county;**
 - d. **Commercial and recreational shellfish areas;**
 - e. **Kelp and eelgrass beds;**
 - f. **Herring, smelt, and sand lance spawning areas;**
 - g. **Riparian corridors; and**
 - h. **State aquatic reserves.**
- E-433 King County should map Fish and Wildlife Habitat Conservation Areas. King County shall protect Fish and Wildlife Habitat Conservation Areas through measures such as regulations, incentives, capital projects or purchase, as appropriate.**
- a. **Federal and State Listed Endangered, Threatened, Sensitive Species**
- E-434 Habitats for species that have been identified as endangered, threatened, or sensitive by the state or federal government shall not be reduced and should be conserved.**
- b. **Species and Habitats of Local Importance**
- E-435 King County designates the following to be Species of Local Importance:**
- a. **Salmonids and other anadromous fish – Kokanee salmon, Sockeye/red salmon, Chum salmon, Coho/silver salmon, Pink salmon, Coastal resident/searun cutthroat trout, Rainbow trout, Dolly Varden, and Pacific lamprey;**
 - b. **Native Freshwater Mussels – Western pearlshell mussel, Oregon and western floater, and western ridge mussel;**
 - c. **Shellfish – Dungeness crab, Pandalid shrimp, Geoduck clam, and Pacific oyster;**
 - d. **Marine Fish – White sturgeon, Pacific herring, Longfin smelt, Surfsmelt, Lingcod, Pacific sand lance, English sole, and Rock sole;**
 - e. **Birds – Western grebe, American bittern, Great blue heron, Brant, Harlequin duck, Wood duck, Hooded merganser, Barrow's goldeneye, Common goldeneye, Cinnamon teal, Tundra swan, Trumpeter swan, Surf scoter, White-winged scoter, Black scoter, Osprey, Western screech-owl, Sooty grouse, Band-tailed pigeon, Belted kingfisher, Hairy woodpecker, Olive-sided flycatcher, Western meadowlark, Cassin's finch, and Purple finch;**
 - f. **Mammals – American marten, mink, Columbian black-tailed deer, Elk in their historic range, mountain goat, Pika, roosting concentrations of Big-brown bat and Myotis bats;**
 - g. **Amphibians – Red-legged frog;**
 - h. **Reptiles – Western fence lizard;**
 - i. **Rare Plants – bristly sedge; Canadian St. John's-wort; clubmoss cassiope; Oregon goldenaster; toothed wood fern; Vancouver ground-cone; and white-top aster; and**
 - j. **High-quality ecological communities - Douglas-fir - Pacific Madrone / Salal; Douglas-fir - Western Hemlock / Swordfern; Forested Sphagnum Bog PTN, Low Elevation Freshwater Wetland PTN, North Pacific Herbaceous Bald and Bluff, Red Alder Forest;**

Western Hemlock - (Western Redcedar) / Bog Labrador-tea / Sphagnum Spp.; Western Hemlock - (Western Redcedar) / Devil's-club / Swordfern; Western Hemlock - (Western Redcedar) / Sphagnum Spp.; Western Hemlock / Swordfern – Foamflower; Western Redcedar - Western Hemlock / Skunkcabbage; and Willow Spp. Shrubland [Provisional]).

E-436 King County shall protect Species of Local Importance through measures such as regulations, incentives, capital projects, or purchase, as appropriate.

E-437 King County shall designate the following to be Habitats of Local Importance:

- a. Caves;
- b. Cliffs;
- c. Talus;
- d. Old-growth forest;
- e. Sphagnum-dominated peat bogs; and
- f. Snag-rich areas.

E-438 King County should review federal and state candidate listings for information about candidate species that are under consideration for listing as an endangered or threatened species and found in King County. King County shall protect habitat for candidate species, as listed by the Washington Department of Fish and Wildlife or a federal agency. Information regarding candidate species should be used to inform King County's long-term wildlife conservation and planning efforts.

E-439 King County should review fish and wildlife surveys and assessments with local application to King County and consider additional habitat protections where warranted. Habitat protection should be accomplished through incentives, cooperative planning, education, habitat acquisition, habitat restoration, or other appropriate actions based on best available science.

E-440 King County should regularly review the Washington 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 lists in E-435 and E-437. Any additions or deletions should be made through the annual amendment process for the comprehensive plan.

E-441 Development proposals shall be assessed for the presence of King County 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-442 King County should conserve and restore 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, 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.

CONCERN: It was not apparent this was done in late 2013 / early 2014 when King County and YarrowBay negotiated and signed a Development Agreement for the 77-unit Reserves at Woodland upland from the Muckleshoot hatchery west of the City of Black Diamond.

c. Wildlife Habitat Network

5. Conservation Incentives and Education

E-443 The county should promote voluntary wildlife habitat enhancement projects by private individuals and businesses through educational, active stewardship, and incentive programs.

E-444 King County should partner with community associations, realtors, community groups, and other agencies to conduct targeted outreach to potential and new property owners about fish and wildlife habitat education and forestry education and incentive programs, particularly in rural and resource lands areas of the county.

B. Stormwater Quality

E-445 Stormwater runoff shall be managed through a variety of methods, with the goal of protecting surface water quality, in-stream flows, and aquatic habitat; promoting groundwater recharge while protecting groundwater quality; reducing the risk of flooding; protecting public safety and properties; and enhancing the viability of agricultural lands.

CONCERN: Why is there no stated coordination with KCDOT/RSD (see Policies T-307 and T-326)?

E-446 King County should evaluate the need for product or material restrictions because of water quality impacts.

C. Upland Areas

1. Forest Cover

E-447 King County recognizes that protecting and restoring headwater and upland forest cover is important for preventing flooding, improving water quality, and protecting salmon and other wildlife habitat. The central role that forest cover plays in supporting hydrologic and other ecological processes should be reflected in policies and programs addressing stormwater management, flooding, wildlife, and open space.

E-448 King County's critical areas and clearing and grading regulations should provide for activities compatible with long-term forest use, including use of recreational trails, firewood collection, forest fire prevention, forest management, and control of invasive plants.

E-449 The county shall promote retention of forest cover and significant trees using a mix of regulations, incentives, and technical assistance.

CONCERN: It appears the County through its "mix of regulations, incentives, and technical assistance" must provide consistent direction to protect upland forest cover to help prevent downslope disaster.

2. Soils and Organics

E-450 Site development practices should minimize soil disturbance and maximize retention of native vegetation and soils. Where soil disturbance is unavoidable, native soils should be stockpiled on site and reused on site in accordance with best management practices to the maximum extent possible.

E-451 King County shall require the use of organic matter to restore disturbed soils on site developments.

E-452 The role of salmon in transferring nutrients and maintaining the productivity of riparian and floodplain soils should be incorporated in the development of salmon and soil conservation plans.

E-453 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-454 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-455 King County shall work with regional stakeholders to ensure a viable and safe organics recycling infrastructure that allows for yard, food, wood, biosolids, manure and other organic wastes to be turned into resources benefiting climate change, soil health, water quality, and maximizing landfill diversion.
- E-456 King County shall promote, encourage, and require, where appropriate, 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. For these purposes, organic materials do not include fly ash.
- E-457 King County agencies shall use recycled organic products, such as compost, whenever feasible and promote the application of organic material to compensate for historic losses of organic content in soil caused by development, agricultural practices, and resource extraction.
- E-458 King County will seek to enhance soil quality, and protect water quality and biodiversity across the landscape by developing policies, programs, and incentives that support the goal of no net loss of organic material.
- E-459 King County supports and should explore ways to beneficially use biosolids locally, whenever feasible.
- E-460 King County shall promote livestock waste management that keeps waste out of stormwater runoff and from infiltration to groundwater, and enhances soil health by methods such as combining livestock waste with other plant and animal waste material for incorporation into crop soils.

CONCERN: King County should provide an incentive program here.

D. Aquatic Resources

- E-461 King County shall use incentives, regulations, capital projects, open space acquisitions, public education and stewardship, and other programs like reclaimed water to manage its aquatic resources (Puget Sound, rivers, streams, lakes, freshwater and marine wetlands and groundwater) and to protect and enhance their multiple beneficial uses. Use of water resources for one purpose should, to the fullest extent practicable, preserve opportunities for other uses.
- E-462 Development shall occur in a manner that supports 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, unpolluted groundwater recharge in Critical Aquifer Recharge Areas and fish and wildlife habitat.
1. Watersheds
- QUESTION: How does the planning mentioned herein all tie together?*
- E-463 King County shall integrate watershed plans with marine and freshwater surface water, flood hazard management, stormwater, groundwater, drinking water, wastewater, and reclaimed water planning, as well as federal and state Clean Water Act compliance and monitoring and assessment programs to provide efficient water resource management.
- E-464 King County shall protect and should enhance surface waters, including streams, lakes, wetlands and the marine waters and nearshore areas 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, flood risk reduction, 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.

- E-465 King County should use the information from local and regional water supply planning processes to enhance the county's water resource protection and planning efforts, including salmon recovery planning and projects.
- E-466 As watershed plans are developed and implemented, 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 and values of watersheds critical to salmonids are protected so that the quantity and quality of water and sediment entering the streams, lakes, wetlands and rivers can support salmonid spawning, rearing, resting, and migration.
- E-467 Responsibility for the costs of watershed planning and project implementation, including water quality, groundwater protection, and fisheries habitat protection, should be shared between King County and other jurisdictions within a watershed.
- E-468 King County's Shoreline Master Program, watershed management plans, Water Resource Inventory Area plans, flood hazard management plans, master drainage plans, open space acquisition plans, and critical areas regulations should apply a tiered system of protection that affords a higher standard of protection for more significant resources.
- E-469 A tiered system for protection of aquatic resources should be developed based on an assessment of basin conditions using Regionally Significant Resource Area and Locally Significant Resource Area designations, Water Resource Inventory Area Plans, habitat assessments completed for acquisitions plans, the Water Quality Assessment, Total Maximum Daily Loads, ongoing monitoring programs, and best available science.
2. Wetlands
- E-470 King County shall use current manuals and guidance from state and federal governmental agencies and departments to identify, delineate, and categorize wetlands and to establish mitigation requirements for wetlands.
- E-471 King County will apply the current scientifically accepted methodology for wetland mitigation based on technical criteria and field indicators. Where appropriate, King County should rely on publications and recommendations from state and federal agencies to ensure King County-approved mitigation will be accepted by state and federal agencies with jurisdiction.
- E-472 King County shall communicate and coordinate with other jurisdictions and tribes to establish uniform countywide wetlands policies that provide protection of both regionally and locally highly-rated wetlands.
- E-473 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-474 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.
- E-475 Areas of native vegetation that connect wetland complexes should be protected. Whenever effective, incentive programs such as buffer averaging, density credit transfers, or appropriate non-regulatory mechanisms shall be used for this purpose.
- E-476 King County should identify upland areas of native vegetation that connect wetlands to upland habitats and that connect upland habitats to each other. The county should seek protection of these areas through acquisition, stewardship plans, and incentive programs such as the Public Benefit Rating System and the Transfer of Development Rights Program.
- E-477 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-478 Public access to wetlands for scientific, recreational, 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-479 Regulatory approaches for protecting wetland functions and values, including the application of wetland buffers and the siting of off-site compensatory mitigation, should consider intensity of surrounding land uses and basin conditions. King County should continue to review and evaluate wetland research and implement changes in its wetland protection programs based on such information.
- E-480 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 and values of the wetland system. Within available resources, King County should provide technical assistance to small property owners as an incentive to encourage the restoration or enhancement of degraded wetlands.
- E-481 Alterations to wetlands may be allowed to:
- a. Accomplish a public agency or utility development;
 - b. Provide necessary crossings for utilities, stormwater tightlines and roads; or
 - c. Allow constitutionally mandated “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 adequately monitored.

RECOMMENDATIONS: Rewrite Policy E-481 as follows:

- E-481 *“Provided that all wetland functions are evaluated, the least harmful and reasonable alternatives are pursued, affected significant functions are appropriately mitigated, and mitigation sites are adequately monitored--alterations to wetlands may be allowed to:*
- a. Accomplish a public agency or utility development;*
 - b. Provide necessary crossings for utilities, stormwater tightlines and roads; or*

c. Allow constitutionally mandated “reasonable use” of the property.”

- E-482 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 as part of an approved mitigation plan that is consistent with E-483 and E-484.
- E-483 Wetland impacts should be avoided if possible, and minimized in all cases. Where impacts cannot be avoided, they should be mitigated on site if possible and if ecologically appropriate. Where on-site mitigation is not possible or appropriate, King County may approve off-site mitigation.
- E-484 Mitigation projects should contribute to an existing wetland system or restore an area that was historically a wetland. Mitigation should only create new wetlands after site monitoring indicates that hydrologic conditions exist to support a new wetland. Mitigation sites should be strategically located to reduce habitat fragmentation or to restore and enhance area-specific functions within a watershed.
- E-485 Land used for wetland mitigation should be preserved in perpetuity. Monitoring and maintenance in conformance with King County standards should be provided or paid for by the project proponent until the success of the site is established. Long-term stewardship should occur at mitigation sites to ensure sites continue to provide desired functions and values.
- E-486 The county in partnership with other governmental entities and interested parties should encourage the development and use of wetland mitigation banks through which functioning wetlands are enhanced, restored, or created prior to the impacting of existing wetlands. The county shall encourage establishment of such banks by established government entities as well as by private, entrepreneurial enterprises.
- E-487 The county should continue to implement and encourage use of its Mitigation Reserves Program to provide a fee-based option for permit applicants to mitigate for unavoidable impacts of permitted development on wetland and aquatic area functions and values. The fee structure shall be based on the full costs of land acquisition, construction and long-term maintenance and monitoring. Mitigation projects implemented through the Mitigation Reserves Program should occur within a watershed context.
- E-488 King County should be a regional service provider of compensatory mitigation through the Mitigation Reserves Program by working with local cities, other counties, and state agencies to establish partnerships for implementation of inter-jurisdictional in-lieu fee mitigation.

CONCERN: (See CONCERN under E-106) Wetland buffers must be protected and we remain concerned with the use of “in-lieu fees” in wetland buffer mitigation policies, because major developers, who typically have a large impact on the environment, shouldn’t be able to “buy their way” out of important and necessary environmental requirements.

- E-489 Wetland mitigation projects should avoid impacts to and prevent loss of farmable land within Agricultural Production Districts (APDs). Creation of wetland mitigation banks are not allowed in the APDs when the purpose is to compensate for wetland impacts from development outside the APDs.

3. Lakes

- E-490 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 potentially harmful 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.

- E-491 The county, in partnership with other governments and community groups, should monitor and assess lake water and sediment quality, physical habitat, and biotic resources. Assessment should identify trends and describe impacts on human health, aquatic life, and wildlife habitat.
- E-492 Swimming beaches on lakes should be monitored for bacterial contamination and algal toxins. When data shows public health to be at risk, Public Health -- Seattle & King County should take appropriate action to address public health risks.

***RECOMMENDATION:** Add the following Policy (somewhat similar to Policy E-499i): "King County should work with landowners, the state Department of Health, and Public Health -- Seattle & King County to develop more cost-effective strategies and additional resources for addressing failing septic systems in constrained shoreline environments."*

4. Groundwater Resources

- E-493 King County shall identify and map areas in unincorporated King County that are considered Critical Aquifer Recharge Areas and sole-source aquifers. The county shall periodically update this map with new information from adopted groundwater and wellhead protection studies and other relevant sources. King County should develop and maintain map layers of groundwater risk level when funding is available.
- E-494 King County should protect the quality and quantity of groundwater 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;
 - d. Refining regulations to protect Critical Aquifer Recharge Areas and well-head protection areas;
 - e. Educating the public about Best Management Practices to protect groundwater;
 - f. Encouraging forest retention and active forest stewardship;
 - g. Incorporating into its land use and water service decisions consideration of potential impacts on groundwater quality and quantity, and the need for long-term aquifer protection;
 - h. Coordinating groundwater management efforts with cities, water districts, groundwater committees, and state and federal agencies;
 - i. Requiring the proper decommissioning of any well abandoned in the process of connecting an existing water system to a Group A water system; and
 - j. When funding is available, monitoring groundwater status and trends, especially for the groundwater protection planning areas established by King County, and evaluating the groundwater monitoring results, along with groundwater monitoring performed by public water systems, plus

their annual quantities of groundwater pumped over the five year period. Findings as an indicator of environmental quality should be reported for each groundwater management area.

E-495 King County should protect groundwater recharge quantity by promoting low impact development and other methods that infiltrate runoff where site conditions permit and where pollution source controls and stormwater treatment can prevent potential groundwater contamination.

E-496 In making future zoning and land use decisions that 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 groundwater. 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-497 King County should protect groundwater in the Rural Area by:

QUESTION : *How is this Policy implemented?*

- a. Preferring land uses that retain a high ratio of permeable to impermeable surface area, and that maintain and/or augment the natural soil's infiltration capacity and treatment capability for groundwater; and
- b. Requiring standards for maximum vegetation clearing limits, impervious surface limits, and, where appropriate, infiltration of surface water.

E-498 The county should, in partnership with water utilities, evaluate the likely effects of climate change on aquifer recharge and groundwater supplies and develop a strategy to mitigate potential impacts in coordination with other climate change initiatives.

5. Rivers and Streams

E-499 Rivers and streams are inherently dangerous. King County should coordinate across county departments and with other agencies and organizations to promote public awareness of the dynamics and dangers of river and stream systems and the need for personal responsibility when living near or recreating in or on rivers and streams.

E-499a When King County places large wood in rivers and streams for habitat restoration or enhancement, it should do so in a manner that minimizes danger to the public.

RECOMMENDATION: *Add "and assume liability" after "...danger to the public."*

E-499b River and stream channels, stream outlets, headwater areas, riparian corridors, and areas where dynamic ecological processes are present should be preserved, protected and enhanced for their hydraulic, hydrologic, ecologic and aesthetic functions, including their functions in providing large wood to salmonid-bearing streams. Management of river and stream channels should consider other beneficial uses of these water bodies, including

E-499c The designation of buffers for aquatic areas, including rivers and streams, should take into account watershed-scale actions to mitigate the impacts of upland development on flooding, erosion, and habitat.

CONCERN: *(See comments under E-425) Buffers and control of development along waterways are required to reduce sedimentation in water, but this requires both consistency in permitting and subsequent enforcement.*

RECOMMENDATION: *Add the following as a second sentence to Policy E-499c: "Buffers should be applied in such a way as protect adjacent wetlands and not degrade aquatic habitat."*

E-499d The county should continue to monitor and assess river and stream flows, water and sediment quality, physical habitats, and biotic resources in rivers and streams. Assessment should identify trends and describe impacts on human health and safety, aquatic life, and wildlife habitat.

- E-499e To maintain and restore stream health, sources of uncontrolled stormwater flows contributing to peak flows in small streams should be managed using on-site structural or non-structural flow control techniques.
- E-499f King County should improve the management of alluvial fans by developing and clarifying definitions of alluvial fans, mapping the locations of existing alluvial fans, and developing appropriate management strategies. Strategies should protect intact habitat and restore degraded habitat, reduce threats to public safety, and accommodate existing land use. Findings from Alluvial Fan Management Pilot Projects should inform management strategies for alluvial fans.

6. Puget Sound

- E-499g King County should collaborate with the federal and state agencies, cities, tribes, counties, and universities to monitor and assess marine waters and nearshore areas of Puget Sound. Monitoring and assessment should address water and sediment quality, bioaccumulation of chemicals, physical habitat, and biotic resources. Assessment should identify trends and describe impacts on human health and safety, aquatic life, and wildlife habitat.
- E-499h King County should protect and enhance the natural environment in those areas recommended or adopted 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 that enhance the natural environment.
- E-499i King County should work with landowners, the state Department of Health, sewer districts, and the Puget Sound Partnership to develop more effective strategies and additional resources for addressing failing septic systems in constrained shoreline environments.

CONCERN: This could be cost prohibitive.

E. Watershed-Based Salmon Recovery

- E-499j King County shall continue to participate in the Water Resource Inventory Area-based salmonid recovery plan implementation efforts and in other regional efforts to recover salmon and the ecosystems they depend on, such as the Puget Sound Partnership. King County's participation in planning and implementation efforts shall be guided by the following principles:
- a. Focus on federally listed salmonid species first, take an ecosystem approach to habitat management and seek to address management needs for other species over time;
 - b. Concurrently work on early actions, long-term projects and programs that will lead to improvements to, and 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 habitat conservation needs;
 - d. Use best available science as defined in WAC 365-195-905 through 365-195-925;
 - e. Improve water quality, water quantity and channel characteristics;
 - f. Coordinate with key decision-makers and stakeholders; and
 - g. Develop, implement and evaluate actions within a watershed-based program of data collection and analysis that documents the level of

effectiveness of specific actions and provides information for adaptation of salmon conservation and recovery strategies.

- E-499k** King County should use the recommendations of approved Water Resource Inventory Area salmon habitat plans to inform the updates to development regulations as well as operations and capital planning for its surface water management, transportation, wastewater treatment, parks, and open space programs.
- E-499l** King County should seek to support Water Resource Inventory Area plan goals of maintaining intact natural landscapes through:
- a. Retaining low density land use designations such as Agriculture, Forestry and Rural;
 - b. Promoting Current Use Taxation and other incentives;
 - c. Promoting stewardship programs including development and implementation of Forest Plans, Farm Plans, and Rural Stewardship Plans;
 - d. Promoting the use of Low Impact Development methods; and
 - e. Acquiring property or conservation easements in areas of high ecological importance with unique or otherwise significant habitat values.
- E-499m** King County will monitor and 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 as necessary. King County should amend 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.
- E-499n** Through the Watershed Resource Inventory Area planning process, geographic areas vital to the conservation and recovery of listed salmonid species have been 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-499o** 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 key habitat for listed salmonid species by developing and implementing development regulations and nonregulatory programs.
- E-499p** 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 U-319.
- E-499q** King County should continue to take actions that ensure its habitat restoration and protection actions are implemented as part of a watershed-based salmon conservation strategy that integrates habitat actions with actions taken by harvest and hatchery managers. Harvest and hatchery managers specifically include tribes, the Washington Department of Fish and Wildlife, the National Marine Fisheries Service, and the US Fish and Wildlife Service. Appropriate venues for this coordination include watershed plan implementation groups and other local or regional salmon management entities that rely on actions by

habitat, harvest and hatchery managers to achieve specific goals and objectives.

F. Flood Hazard Management

E-499r King County's floodplain land use and floodplain management activities shall be carried out in accordance with the King County Flood Hazard Management Plan.

E-499s 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.

G. Hazardous Waste

E-499t King County should review new business permit and change of use applications for businesses that propose to use hazardous chemicals or generate hazardous waste as part of their operations. The county should offer to provide technical assistance related to hazardous waste disposal requirements, spill response, and non-toxic alternatives.

V. Geologically Hazardous Areas

A. Erosion Hazard Areas

- E-501** 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-502** Land uses permitted in Erosion Hazard Areas shall minimize soil disturbance and should maximize retention and replacement of native vegetative cover.
- E-503** 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.

QUESTION: What is a "stormwater tightline"?

- E-504** 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-505** 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-506** 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-507** 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 R-334, as applicable. The county should adopt incentives and regulations to attain these goals, and the county should monitor their effectiveness.

B. Landslide and Avalanche Hazard Areas

- E-508** 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.

C. Seismic Hazard Areas

- E-509** 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.

D. Volcanic Hazard Areas

- E-510** King County should work with the United States Geological Survey to identify lahar hazard areas and shall work with local governments to assess the risk to county residents from lahars and to implement appropriate emergency planning and implement appropriate development standards.

E. Coal Mine Hazard Areas

- E-511 King County will encourage efforts by public and private property owners and the Office of Surface Mining, Reclamation, and Enforcement to return lands to their highest productive use by safely minimizing or eliminating coal mine hazards.**
- E-512 King County shall require all development proposals potentially subject to coal mine hazards to assess the mine-related hazards, including risks to structures, improvements, occupants and public health and safety.**
- E-513 King County shall allow development within coal mine hazard areas if the proposal includes appropriate mitigation for identified, mine-related hazards using best available engineering practices and if the development is in compliance with all other local, state and federal requirements.**

QUESTION: Why?

VI. Monitoring and Adaptive Management

- E-601** King County should conduct a comprehensive and coordinated program of environmental monitoring and assessment to track long-term changes in climate (e.g., precipitation, temperature), water quality and quantity, land use, land cover and aquatic and terrestrial habitat, natural resource conditions, and biological resources as well as the effectiveness of policies, programs, regulations, capital improvement projects, and stormwater treatment facility design. This monitoring program should be coordinated with other jurisdictions, state and federal agencies, tribes, and universities to ensure the most efficient and effective use of monitoring data.
- E-602** King County should seek to develop and maintain a publicly accessible, geo-spatial database on environmental conditions to inform policy decisions, support technical collaboration, and inform the public. All King County monitoring data should be supported by metadata.
- E-603** King County should establish a decision-support system suitable for adaptive management that uses data from its environmental monitoring programs.
- A. Performance Measurement, Performance Management, and KingStat**
- E-604** The county should continue to collect data on key natural resource management and environmental parameters for use in KingStat, King County's Strategic Plan implementation goals and objectives, and other environmental benchmarking programs. Findings should be reported to the public, partner agencies, and decision-makers. The information collected should be used to inform decisions about policies, work program priorities and resource allocation.
- B. National Pollutant Discharge Elimination System Compliance**
- E-605** King County shall carry out monitoring in compliance with its National Pollutant Discharge Elimination System municipal permit. Data collected through these monitoring efforts should be coordinated with King County's other monitoring efforts to the extent possible, and carried out in the most cost-effective and useful manner possible.
- C. Water Resource Inventory Areas Plan Implementation**
- E-606** King County should work with other Water Resource Inventory Area plan partners to establish a program (framework and methodology) for monitoring project specific and cumulative effectiveness of King County salmonid recovery actions. This program should include data collection and analysis and should provide information to guide an adaptive management approach to salmonid recovery.
- E-607** The county should coordinate with other governments, agencies, tribes, non-governmental organizations and others to develop and implement regional and watershed-based Adaptive Management programs focused on achieving salmon recovery goals.
- D. Effectiveness of Critical Areas Regulations**
- E-608** King County should develop and implement a framework for effectiveness monitoring of critical areas regulations, and use monitoring data to inform the future review and updates of its critical areas policies and regulations.

QUESTION: How is this data collected and published?

CHAPTER 6 -- PARKS, OPEN SPACE AND CULTURAL RESOURCES

QUESTION: *Why are there no Policies that address the included Regional Trails Needs Report (P-120 is the only policy that even mentions it).*

I. Parks, Recreation and Open Space

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 or significant ecological value, and serve communities from many jurisdictions; and “local parks” shall mean sites and facilities that serve unincorporated communities predominately in the rural area.

A. The Regional Open Space System of Parks, Trails, Natural Areas and Working Resource Lands

CONCERN: *We have had concerned citizens voice problems they have repeatedly encountered including: multiple users of combined or adjacent facilities, inadequate parking, little to no rule enforcement, and Public safety.*

P-102 King County shall be a regional leader in the provision of a regional open space system consisting of parks, trails, natural areas, working resource lands, and flood hazard management lands. The regional network of open spaces provides benefits to all county residents including: recreation facilities, conservation of natural and working resource lands, improving air and water quality, flood hazard management and related programs and services, thereby contributing to the physical, mental and emotional well-being of county residents.

P-103 King County will preserve wildlife corridors and riparian habitat, as well as open space areas separating Urban and Rural Areas as part of its open space system.

B. Components of the Regional Open Space System

1. Regional Recreation Sites, Multiuse Sites and Trails

P-104 King County shall provide regional parks and recreational facilities that serve users from multiple neighborhoods and communities. Regional parks include unique sites and facilities that should be equitably and geographically distributed.

P-105 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-106 King County should facilitate and seek regional and national programs and special events at regional sites and facilities.

P-107 King County shall complete a regional trail 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 system.

P-108 King County will continue to provide and manage a backcountry trail system on its lands in collaboration with other public and private landholders.

CONCERN: *King County owns, operates, and maintains the Taylor Mountain Park. Many people use this facility for trail hiking and horseback riding. One historical access to this Park and its many miles of trails has been an entrance on SE 208th St--owned by the City of Seattle (Seattle Public Utility Department) as part of its Cedar River Watershed. This entrance provides access to several major trails and roads that in turn access the many trails in the Park. The County has been trying to buy up all private land ownerships since it acquired the Park from Manke Lumber Co back in the 1990s. Recently, the last remaining landowner sold his property to the County following the settlement of a lawsuit. Although this particular dispute was settled, the larger concern still looms; namely, closure of this access will deny individuals access to the County Park from this point. The lawsuit and settlement agreement did not address nor resolve several issues.*

QUESTION: *Will King County Parks work with the City of Seattle Public Utility Department to ensure the SE 208th St access to Taylor Mountain Park via the Seattle Watershed will remain open to the Public for hiking and horseback riding? There also is a large off-road parking area at stake here, again, all on the Seattle Watershed property.*

2. Local Parks

- P-109 King County shall provide local parks, trails and other open spaces in the Rural Area. 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.
- P-110 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 parks.

3. Natural Area Parks (Ecological Sites)

- P-111 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-112 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.

4. Working Resource Lands

Farmland

- P-113 Farmland owned by King County shall contribute to the preservation of contiguous tracts of agricultural land and make affordable farmland available for use by small-scale and new farmers.
- P-114 Farmers leasing properties owned by King County shall use Agricultural Best Management practices, Integrated Pest Management and other sustainable farming methods.
- P-115 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.

Forestland

- P-116 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-117 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-118 Forest land owned by King County shall provide a balance between sustainable timber production, conservation and restoration of resources, and appropriate public use.

QUESTIONS: *How is this "balance" achieved? How is progress towards that balance measured?*

5. Other Open Spaces

C. Achieving the Open Space System

Priorities

CONCERN: *Policies should not allow siting and approval of urban or largely urban-serving facilities in Unincorporated or Rural Areas as a tradeoff to secure additional Open Space and/or Trail Connections, as was partly done through the Development Agreement between the County and YarrowBay concerning the Reserves at Woodlands just west of the City of Black Diamond in early 2014. In this case the "urban-serving facility" was a massive Stormwater Retention "Lake" (~20-ac in size with a 40-ac footprint) to serve (and*

help enable) the adjacent YarrowBay Master-Planned Developments wholly contained within the City of Black Diamond.

- P-119 Open space lands should be acquired to expand and enhance the open space system as identified in the King County Open Space Plan: Parks, Trails and Natural Areas, or when needed to meet adopted local park and recreation guidelines, or to protect contiguous tracts of working resource lands or ecological resources under the Acquisition Criteria in the King County Open Space Plan.
- P-120 Trails should be acquired when identified in King County Trails Plans, the Regional Trails Needs Report or when identified as part of a regional community trail network.
- P-121 King County shall consider equity in the location, development and acquisition of its open space system to help in the reduction of health disparities and in the promotion of social and environmental justice.

Criteria

- P-122 Lands preserved for public parks, trails or other open space should provide multiple benefits whenever possible.
- P-123 Decisions on acquisition and development of park, trail, and other open space sites should consider funding needs for long term maintenance and operations.
- P-124 A variety of measures should be used to acquire, protect, manage and develop regional and local parks, trails and open space. Measures can include: county funding and other funding mechanisms, grants, partnerships, incentives, regulations, dedications and contributions from residential and commercial development based on their service impacts and trades of lands and shared development activities.

Managing the System

RECOMMENDATION: The update to the 2012 King County's Open Space System Map should include Parks, Farmland Preservation properties, and Transfer of Development Rights (TDRs) easements.

- P-125 Management of the regional open space system of parks, trails, natural areas and working resource lands is guided by the King County Open Space Plan: Parks, Trails and Natural Areas. That plan includes policies on the management of parks and trails, natural areas, and working resource lands.
- P-126 Development and management of parks, trails and open space sites should be consistent with the purposes of their acquisition and in consideration of their funding sources.
- P-127 Open space lands shall be classified to identify their role in the open space system and the purpose of the acquisition as recreation site, trail, natural area park, multiuse site, or working resource land. They will also be classified as regional or local open space land.
- P-128 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.

Coordination and Partnerships

- P-129 King County shall be a leader in establishing partnerships with cities, adjacent counties, tribes, state and federal agencies, school and special purpose districts, community organizations, non-profit 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-130 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-131 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.
- P-132 King County will encourage and support volunteer efforts to maintain and enhance programs, sites and facilities.

II. Cultural Resources

QUESTIONS: While the Policies herein comprise laudable goals, what means does the County use to followthrough in identifying and preserving such cultural resources?

- P-201 King County shall be a steward of cultural resources under its control. It shall identify and evaluate cultural resources, preserve public art works and significant historic properties, and interpret and provide public access to them whenever appropriate. County departments and divisions shall collaborate with the Historic Preservation Program to nominate eligible properties for landmark designation.
- P-202 King County shall consider equity and social and environmental justice in its promotion and protection of cultural resources.

QUESTIONS: How does KC define “equity and social and environmental justice”? What resources/references (e.g., Strategic Plans, etc.) can we review to better understand such definitions?

- P-203 King County shall encourage preserving, reusing and recycling historic buildings in its facilities planning and other relevant actions.

A. Relationships

- P-204 King County shall support the retention and promotion of the region’s cultural legacy, promote cultural education, and encourage the preservation and celebration of cultural diversity and creativity.
- P-205 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-206 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.
- P-207 King County shall encourage excellence and vitality in the arts by supporting opportunities for attendance at and participation in diverse arts and cultural activities throughout the county.
- P-208 King County shall pursue its cultural resource goals by working with residents, property owners, cultural organizations, public agencies, tribes, schools and school districts, and others.
- P-209 King County shall provide leadership in pursuing its cultural resource goals by actively advancing the protection, enhancement, and ongoing use of county-owned and other cultural resources, and by promoting intergovernmental cooperation and partnerships for the preservation and use of cultural resources.
- P-210 King County shall partner with cities to protect and enhance historic resources and public art located within city boundaries and annexation areas.

B. Arts, Heritage and Public Art

- P-211 King County shall support, preserve and enhance its heritage by encouraging opportunities for public attendance and participation in diverse heritage activities throughout the county.
- P-212 The King County executive and the King County council shall regularly seek advice from 4Culture on programs, policies and regulations that support, enrich and increase access to the arts, public art and King County’s heritage.
- P-213 King County shall incorporate public art in its construction and mitigation projects, as well as its undertakings involving public-private partnerships, and development authorities that include public funds or resources or have publicly accessible components.
- P-214 Maintenance and conservation shall be a consideration in the development and management of public art.

C. Historic Preservation

- P-215 The King County executive and the King County council shall regularly seek advice from the Landmarks Commission on programs, policies and regulations that support and enhance preservation and protection of significant historic properties.
- P-216 King County shall administer a historic preservation program to identify, protect and enhance historic properties throughout the region.
- P-217 King County shall acquire and preserve historic properties for use by county and other public agencies and shall give priority to occupying historic buildings whenever feasible.
- P-218 King County shall establish comprehensive review and protection procedures for historic properties affected by public and private projects.
- P-219 King County may condition public and private projects in order to protect historic properties. King County agencies shall coordinate with the Historic Preservation Program to provide consistent review and mitigation for their projects and undertakings throughout the county.
- P-220 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.
- P-221 King County shall maintain an inventory of historic properties in order to guide its historic preservation decision making.

CHAPTER 7 -- TRANSPORTATION

Several of the comments below have been provided to KCDOT Director Taniguchi both in-person (9/16/14 Transportation Forum) and in writing (detailed Issue/Solutions Papers). The aforementioned Forum, organized by the three Rural Area UACs plus the new GV/LHA organization, specifically addressed Unincorporated and Rural Area transportation issues and solutions. The Forum included KC Councilpeople and staff, KCDOT Director and staff, PSRC, and State Legislators including the Chairwoman of the House Transportation Committee, Judy Clibborn.

I. Creating an Integrated, Sustainable Transportation System that Enhances Quality of Life

A. Introduction

B. Components of the Transportation Element

C. Consistency with Plans

D. Transportation system, services, and county responsibilities

1. Public Transportation

- T-101 The Strategic Plan for Public Transportation 2011-2021 and King County Metro Service Guidelines, or successor plans, shall guide the planning, development and implementation of the public transportation system and services operated by the King County Metro Transit Division.

2. Road System

3. Air Transportation

4. Marine Transportation

E. General Policy Guidance

T-102 As a transportation provider and participant in regional transportation planning, King County should support, plan, design, and implement an integrated, coordinated and balanced multimodal transportation system that serves the growing travel needs of the county safely, effectively and efficiently and promotes a decrease in the share of trips made by single occupant vehicles.

CONCERN: Regional policies should explore the establishment of County road “networks,” which know no jurisdictional boundaries (similar to State roads), funded by all County taxpayers.

RECOMMENDATION: A second sentence should be added to T-102: “King County should explore establishing county-wide “road networks,” which know no jurisdictional boundaries, or a Transportation Benefit District, both funded by all County taxpayers.”

T-103 In striving to meet the growing need for transportation services, King County shall seek to maximize the efficiency and effectiveness of its services, infrastructure and facilities.

T-104 King County should provide a system of transportation services and facilities that offers travel options to all members of the community, including people of color, low-income communities, people with limited English proficiency, and others who may have limited transportation options such as students, youth, seniors, and people with disabilities.

T-105 King County shall seek to protect its transportation system against disasters, to the extent possible, by developing prevention and recovery strategies in partnership with other jurisdictions and agencies, and planning for coordinated emergency response.

II. Providing Services and Infrastructure that Support the County Land Use Vision

A. Land Use and Growth Strategy

T-201 Multimodal transportation options such as transit, bicycling and walking, are most effective in densely developed urban areas. As resources allow, King County’s transportation investments in urban areas should emphasize transit and road services and facilities that support multiple modes and facilitate connections between them.

T-202 Rural densities and distances between travel destinations are less conducive to efficient use of alternative modes of transportation. As resources allow, King County’s transportation investments in rural areas should emphasize maintaining and preserving safe road infrastructure that is compatible with the preservation of rural character and does not promote urban or unplanned growth.

T-203 King County should encourage transit-supportive land uses, development, facilities and policies that lead to communities that transit can serve efficiently and effectively. As funding permits, King County should partner with jurisdictions and the private sector to spur transit-supportive development that enhances opportunities for transit, pedestrians, bicyclists, car and van pools, and other alternatives to single occupant vehicles.

B. Travel Forecasts

C. Public Transportation Systems

T-204 King County should support local and regional growth plans and policies by focusing transit services on centers and other areas of concentrated activity.

T-205 King County should support, encourage, and implement high-capacity transit facilities and services that are consistent with, and supportive of, the comprehensive plan and Metro’s Strategic Plan for Public Transportation.

D. Road System

T-206 Except as provided in T-209, King County shall not construct and shall oppose the construction by other agencies of any new arterials or highways in the Rural Area or natural resource lands.

T-207 King County recognizes the importance to regional and local mobility of state highways that traverse the Rural Area and should advocate for state and federal agencies to improve

performance of these facilities, consistent with the county's adopted Comprehensive Plan policies to prevent unplanned development in the Rural Area and preserve rural character.

- T-208 King County shall not add any new arterial capacity in the Rural Area or natural resource lands, except for segments of rural regional corridors that pass through rural or resource lands to accommodate levels of traffic between urban areas. Rural regional corridors shall be identified in the Transportation Needs Report (Appendix C) and shall meet all of the following criteria:
- Connects one urban area to another, or to a highway of statewide significance that provides such connection, by traversing the Rural Area;
 - Classified as a principal arterial;
 - Carries high traffic volumes (at least 15,000 ADT); and
 - At least half of P.M. peak trips on the corridor are traveling to cities or other counties.

CONCERN: *Such "rural regional corridors," so designated "to accommodate levels of traffic between urban areas," cannot be sustainably funded simply by Rural Area property taxes. T-208 simply provides a means of identifying such "corridors," but provides no solutions.*

RECOMMENDATIONS: *Besides RECOMMENDATIONS given under T-102 above, to begin to address the Rural road usage/funding imbalance problem State laws (RCWs 36.78, 46.68, 120-124, & 84.52) could be reviewed for opportunities to enable a more transportation-sustainable allocation of gas tax monies and provide more flexibility in revenues used. Working with the State, some mechanism should be developed, along with incentives, for cities to share revenues with Counties, possibly tied to growth that occurs in the absence of job opportunities. Policies should explore the Puget Sound Regional Council's (PSRC's) Transportation 2040 user-pays model by providing authority for usage charges, such as tolling key roads and methods to implement such strategies.*

- T-209 King County shall avoid construction of major roads and capacity expansion on existing roads in rural and resource areas. Where increased roadway capacity is warranted to support safe and efficient travel through rural areas, appropriate rural development regulations and strong commitments to access management should be in place prior to authorizing such capacity expansion in order to prevent unplanned growth in rural areas.

CONCERN: *Unfortunately, where "increased roadway capacity is warranted" is on County rural roads that bridge urban areas and are primarily used during peak hours by urban commuters (defined as "rural regional corridors" in T-208). Consequently, should any "increased roadway capacity" be contemplated, it should be paid proportionally by those Urban residents, not primarily fall on the backs of Rural Area property taxpayers (see CONCERNS AND RECOMMENDATIONS under R-208).*

- T-210 Any capacity increases to rural regional corridors shall be designed to accommodate levels of traffic between urban areas consistent with the county's adopted Comprehensive Plan policies regarding development in the surrounding Rural Area or natural resource lands. The county shall seek to maximize the efficient use of existing roadway capacity before considering adding new capacity to rural regional corridors.

- T-211 Any segment of a county roadway that forms the boundary between the Urban Growth Area and the Rural Area should be designated urban and all associated road right-of-way fully contained within the Urban Growth Area boundary. Such urban boundary roads shall be designed and constructed to urban roadway standards on both sides of the roadway segment.

- T-212 King County shall work with cities for the annexation of county-owned roadways and/or street segments located in the urban area and within or between cities, in order to provide for a consistent level of urban services on the affected roads.

E. Airports

- T-213 King County should use its authority including zoning, permitting and development standards to protect the public use airports of Banderra near the town of North Bend and Skykomish airport in King County from encroachment of non-compatible land uses. Compatible airport land uses are those that comply with generally accepted Federal Aviation Administration

guidance on location, height, and activity that provide for safe aircraft movement, airport operations, including expansion, and community safety.

F. Marine Transportation

T-214 King County should support, encourage and be an active partner in local and regional passenger-only ferry transportation solutions that support mobility, accessibility, growth management, and help reduce road congestion.

G. Level of Service Standards

T-215 The LOS standard for the Urban Area shall be E except as provided in T-216. The LOS standard for the Rural Area shall be B except as provided in T-216, T-217, and T-218. These standards shall be used in concurrency testing.

T-216 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-217 The LOS standard for designated Rural Mobility Areas shall be E. This standard shall be used in concurrency testing.

T-218 The LOS standards for the Cottage Lake, Maple Valley, Preston and Cumberland Rural Neighborhood Commercial Centers shall be D. This standard shall be used in concurrency testing.

H. Concurrency

CONCERN: Concurrency must have an enforcement mechanism and be linked to a public dialog.

Infrastructure needs should be identified as early and accurately as possible, with implementation of identified improvements truly concurrent, otherwise the development approval must be delayed or denied.

T-219 For the purposes of concurrency testing, a travel shed is a geographic area within unincorporated King County where trips generated by development within the travel shed would likely use or be affected by traffic on arterials within the travel shed.

T-220 The concurrency program shall include provision for mobility areas within travel sheds as provided in T-217. Rural Mobility Areas shall be defined as unincorporated Rural Towns as designated in the King County Comprehensive Plan.

T-221 The concurrency map shall identify the travel sheds that meet or do not meet concurrency standards. Any proposed development in travel sheds that meet concurrency standards will be deemed concurrent.

T-222 The concurrency test shall be based on the LOS on arterials in unincorporated King County using the county's adopted methodology. The test may be applied to designated Highways of Statewide Significance.

T-223 The concurrency test may include provision of factors for safety, pavement condition and availability of multiple modes of transportation.

T-224 In the Rural Area, the concurrency test may include a provision that allows the purchase of Transferable Development Rights in order to satisfy transportation concurrency requirements.

CONCERN: Within a failing Travel Shed purchasing TDRs should not allow granting of a Concurrency certificate, since traffic is still being added to a failing area.

QUESTION: Do examples exist where T-224 was applied?

KCDOT's Ruth Harvey responded to our ***QUESTION*** above by saying the Policy has never been applied. Also, in collaboration with the FCUAC's Tom Carpenter, we have communicated with KC DNRP's Darren Greve regarding the TDR program. Consequently, we developed the following:

RECOMMENDATION: Eliminate Policy T-224, as TDRs should not be used to satisfy Concurrency testing anywhere within the Rural Area. Concurrency is a tool used to ensure infrastructure keeps up with development. The use of TDRs to satisfy Concurrency testing does nothing to help reach that goal and, in fact, can hinder reaching that goal.

RECOMMENDATION: Add a new Policy under Concurrency to address the item the KC Council added to "Scope of Work" as follows:

T-xxx When conducting concurrency testing, King County shall collaborate with other jurisdictions to ensure infrastructure improvement strategies help prevent travel shed failure caused by unfunded city and state projects and traffic generated outside the unincorporated area.

I. Impact Mitigation

- T-225 Needed rights-of-way, strategies to manage transportation 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.
- T-226 King County shall encourage the development of highly connected, 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 findings at the time of land-use permit review to establish a nonarterial grid system for public and emergency access in developments; and
 - b. Require new commercial, multifamily, and residential subdivisions to develop highly connective street networks to promote better accessibility and avoid single street only access.
- T-227 Development proposals should extend the public road system through dedication when the extension is in the public interest. Conditions 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, reductions in traffic safety through uncoordinated and inadequately spaced street access to arterials, and restrictions on the availability of alternative emergency access routes.
- T-228 As mitigation for the impacts of new development and as a condition of development approval, the county shall require the improvement of existing offsite roadways and undeveloped road rights-of-way, and other strategies to reduce demand on roads. Impacts that may warrant such mitigation 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-229 The county shall implement a system that establishes fees needed to mitigate the growth-related transportation impacts of new development. The fees will be used to pay a development's proportionate share of transportation capital projects needed to support growth including, but not limited to, road, transit, and nonmotorized facilities. Such fees are in addition to any requirements established for transportation services and facilities needed solely as a result of the development.

J. Nonmotorized Program

- T-230 King County shall consider the needs and abilities of nonmotorized users of the transportation system in the planning, design, construction, maintenance, preservation and operation of road infrastructure and other transportation facilities to the extent feasible given available funding.
- T-231 Consistent with the priorities defined in the County's functional transportation plans, nonmotorized transportation system investments should aim to increase safety and mobility, facilitating mode integration, and providing opportunities for healthy activity and alternatives to driving for all populations.
- T-232 King County shall evaluate and implement nonmotorized transportation improvements in its road construction projects where appropriate and feasible.
- T-233 In both urban and rural unincorporated areas of King County, the following needs will be given the highest priority when identifying, planning, and programming nonmotorized improvements:
- a. Addressing known collision locations;
 - b. Fostering safe walking and bicycling routes to schools and other areas where school-aged children regularly assemble;
 - c. Filling gaps in, or enhancing connections to, the regional trail system; and
 - d. Locations of high concentration of pedestrian and/or bicycle traffic.
- T-234 In urban areas, nonmotorized improvements should also increase access to transit and enhance connections to parks, local trails, shopping, libraries, healthcare, and other public and private services and facilities.

- T-235 The King County Regional Trail System is the centerpiece of the nonmotorized system in the Rural Area. The county's efforts to enhance the Rural Area nonmotorized network should include filling in the Regional Trail System's missing links, coordinating road and trail projects whenever possible, and considering access from roadways such as trailhead parking.
- T-236 In rural areas, nonmotorized improvements shall be consistent with providing rural levels of service, preserving rural character, and avoiding impacts to the environment and significant historic properties.
- T-237 To increase equitable access to walking, bicycling and transit mobility options, the county should actively seek grant funding to improve nonmotorized infrastructure that serves the needs of people of color, low-income communities, people with limited English proficiency, and others who may have limited transportation options, and others who may have limited transportation options such as students, youth, seniors, and people with disabilities.
- T-238 New school development should address safe walking and bicycling routes for students. If the existing transportation infrastructure within a one-mile radius, together with the school's road frontage improvements, cannot support safe walking or bicycling to school, King County shall use its development review authority to require the school district and the new school to address the long-term transportation needs of students, including through the state-mandated Safe Routes to School program.
- T-239 New land use plans and subdivisions shall seek to accommodate internal nonmotorized mobility and access to nearby shopping, parks, trails, schools, healthcare, community resources and other public and private services and facilities, consistent with the different needs and service levels for urban and rural areas.
- T-240 The specifications in the King County Road Design and Construction Standards shall support nonmotorized safety and accessibility, consistent with the county's adopted policies regarding appropriate urban and rural levels of service.
- T-241 In supporting equestrian travel in the rural area, King County should emphasize safety and connection to the Regional Trail System and other established trail networks open to equestrian use.
- T-242 King County shall seek opportunities to acquire and develop nonmotorized transportation corridors. Evaluation of requests to vacate unused road rights-of-way will consider existing nonmotorized uses and future development of such uses.
- T-243 King County should coordinate with bicycling, pedestrian and equestrian stakeholders and advocacy organizations to ensure that their input is included early in the planning and project design process for projects with nonmotorized elements or that have the potential to affect nonmotorized users.
- T-244 King County will participate in and support the Puget Sound Regional Council's regional bicycle network planning efforts. Once a regional network is designated, related project needs within King County's jurisdiction should be incorporated into the county's nonmotorized planning and project prioritization processes.
- K. Transportation Demand Management**
- T-245 King County shall implement policies and programs that support transportation demand management, non motorized travel, transit service improvements, and expansion of high-occupancy-vehicle travel in order to increase the share of trips made by modes other than driving alone.
- T-246 Where appropriate King County should support the use of Transportation Demand Management strategies including variable tolling on state highways to increase mobility options, promote travel efficiency, optimize the existing transportation system and reduce the adverse environmental impacts of the transportation system.
- T-247 King County should consider Transportation Demand Management (TDM) strategies, beyond those adopted as county regulation, among a menu of measures to mitigate for traffic impacts of proposed development or major highway construction projects. TDM, 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-248 King County should actively participate in developing and implementing state-mandated Commute Trip Reduction and Growth and Transportation Efficiency Centers programs.
- T-249 King County should participate in local, regional, and statewide efforts to implement and measure the results of Transportation Demand Management (TDM) strategies, technologies, and systems, including policies developed through regional consensus and adopted by the county. To this end, the county shall identify funds to research, plan, implement and measure the success of TDM strategies.
- T-250 King County will work with the Washington State Department of Transportation, Washington State Transportation Commission, Puget Sound Regional Council, and cities to develop and implement applications of managed transportation facilities and variable tolling strategies on new and existing transportation facilities. Toll and high-occupancy-toll lane collection systems used in the region should be simple, unified, and interoperable and should avoid the use of tollbooths, whenever possible.
- T-251 King County supports variable tolling strategies as a means to optimize transportation system performance, generate revenues and reduce vehicle miles traveled, and reduce greenhouse gas emissions.
- (See CONCERNS and RECOMMENDATIONS under T-208)*
- T-252 Revenue from variable tolling should be used to improve, preserve and operate the transportation system including transit and other multimodal investments, as well as to help fund improvements that address the diversionary impacts on non-tolled facilities.
- T-253 King County should partner with the Washington State Department of Transportation, Puget Sound Regional Council, local jurisdictions, employers, major institutions and developers to implement programs to encourage alternatives to commuting by single-occupant-vehicles, and to improve travel options and awareness of those options.

III. Ensuring Effective Management and Efficient Operations

A. Public transportation policies and service guidelines

- T-301 King County should provide reliable, safe, convenient public transportation services that are responsive to needs of people, businesses and communities in King County.
- T-302 King County should work with the Washington State Department of Transportation, Kitsap County, and other entities offering passenger ferry services, including the King County Ferry District, to ensure that service and capital plans for ferries are consistent with transit service plans and goals.

B. Road services policies and priorities

- T-303 King County shall maintain and preserve the unincorporated area road system to keep it operating safely, protect mobility and infrastructure investments, and maximize the useful life of transportation assets to the extent feasible under available funding levels.
- T-304 King County should implement a decision framework in order to keep the most vital components of the road system operational for users. This approach should both guide service provision and help direct investments towards the most critical needs when additional resources are available.
- T-305 To ensure that the most vital components of the county's road system are kept operational, essential regulatory compliance, safety, and maintenance and preservation needs of the road system should be funded prior to mobility and capacity improvements.
- T-306 Maintenance and preservation of the unincorporated rural roadway system shall be emphasized in long-term planning and asset management in recognition of the fact that Rural Area roads and bridges will remain the county's long-term responsibility after all annexations are complete.
- T-307 Roadway stormwater facilities are an integral component of a properly functioning transportation network and shall be maintained, preserved, and, when practicable upgraded in order to protect infrastructure, public health, and the natural environment, as well as meet federal, state, and local regulations.
- T-308 Road projects and programs shall be implemented in ways that avoid or minimize negative impacts for people of color, low-income communities, and people with limited English proficiency, and others who may have limited transportation options, such as students, youth,

- seniors, and people with disabilities and seek to provide tangible, positive benefits whenever possible.
- T-309 To facilitate the establishment of a safe and efficient traffic circulation network reflecting all transportation modes and to retain the availability of access to adjacent properties, the county shall review and comment on the appropriate placement of new or major modified facilities or physical barriers, such as buildings, utilities, and surface water management facilities in or adjacent to road rights-of-way.
- T-310 State highway facilities and arterial roads are designed to accommodate higher traffic volumes, at higher speeds, than local roads. To protect residential neighborhoods from the impacts of pass through traffic, King County should design and operate roads to direct such traffic away from local roads and encourage such traffic to use highways or arterials whenever possible.
- T-311 The King County Department of Transportation has responsibility for development and maintenance of transportation facilities in county-owned road rights-of-way. Other right-of-way users must obtain approval from the department regarding projects, maintenance and other activities impacting the right-of-way.
- T-312 Arterial Functional Classification, established in Appendix C of this plan, should be implemented through the specifications provided in the King County Road Design and Construction Standards. The Comprehensive Plan's Urban Growth Area boundary provides the distinction between urban and rural arterials.
- T-313 King County's road design and construction standards shall promote safe, cost-effective roads that encourage multimodal use, and reflect the different needs and service levels for the Urban Growth Area and Rural Area.
- T-314 King County should provide road services in a manner that is sensitive to the natural environment, historical properties, and archaeological resources, and to design new facilities that fit within the context of the built or natural environments in which they are located.
- T-315 King County should preserve its identified Heritage Corridors through context sensitive design, planning, and maintenance, as exemplars of historic and scenic character. The corridors include: Cedarhurst Road/Westside Highway (Vashon Island), Dockton Road (Vashon-Maury Islands), Green Valley Road (Auburn-Black Diamond), Issaquah-Fall City Road (Snoqualmie Valley), Old Cascade Scenic Highway (Stevens Pass), Osceola Loop (Enumclaw Plateau), Old Sunset Highway (Snoqualmie Pass), West Snoqualmie River Road (Snoqualmie Valley), and West Snoqualmie Valley Road/Carnation Farm Road (Snoqualmie Valley). In-kind replacement of road and roadside features and the use of materials that complement the character of each corridor should be utilized to the extent that is practicable and meets safety needs. King County should encourage adjacent property owners, through outreach efforts, to similarly support the preservation of these corridors.
- T-316 King County shall support and encourage the preservation and enhancement of scenic, historic, and recreational resources along the designated Washington Scenic and Recreational Highways located in the county, including I-90 (Mountains to Sound Greenway), US 2 (Stevens Pass Greenway), SR 410 (Chinook Pass Scenic Byway), and SR 202 (Cascade Valleys Scenic Byway). The corridor management plans established for these highways should be considered in the development and implementation of King County's plans, projects and programs.

C. Air Transportation

- T-317 King County shall plan, design, and implement services, programs, and facilities for the King County International Airport in compliance with FAA regulatory requirements to support a safe, secure, and efficient global aerospace system.
- T-318 Recognizing that certain noise reduction measures are contingent on ongoing and future FAA funding, King County shall implement those actions, under its control and identified in the Part 150 Noise and Land Use Compatibility Plan. King County shall encourage other entities to implement those measures under their control and also identified in the Part 150 Noise and Land Use Compatibility Plan.
- T-319 King County shall encourage all airports located in the county, whether owned by a public or private entities, to be responsible neighbors and make all reasonable efforts to minimize noise impacts on sensitive land uses such as residences, hospitals and schools.

D. Climate Change, Air Quality, and the Environment

- T-320 Transportation improvements should be designed, built, and operated to minimize air, water and noise pollution, greenhouse gas emissions, 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 critical areas or rural or resource lands.
- T-321 Within new developments, King County supports designing and building roads, bike lanes, pedestrian ways and trails in ways that minimize pollution, provide opportunities for physical activity, promote energy conservation, increase community cohesion, and preserve natural flora and wildlife habitat.
- T-322 Through its own actions and through regional partnerships, King County will promote strategies to reduce emissions from the transportation sector. The county will promote new vehicle technologies, fuels and strategies to reduce emissions, including land use changes, provision of transit, promotion of nonmotorized travel, joint purchasing, pilot projects, and other actions to reduce vehicle miles traveled.
- T-323 King County will be a leader in the use of transportation fuels and technologies that reduce operational greenhouse gas emissions from its fleets by buying hybrid-electric, electric and other clean transportation technologies; using clean fuels in its fleets; implementing demonstration projects that use alternative fuels and technologies; purchasing locally-produced energy sources when practical; seeking local and federal support to expand the use of alternative fuels and technologies; and promoting best practices, innovations, trends and developments in transportation fuels and technologies. The county will also seek to deploy and use its vehicles in an energy-efficient manner through vehicle routing, idling, and operator practices.
- T-324 King County will incorporate climate change impacts information into construction, operations, and maintenance of infrastructure projects. The department will incorporate climate change into its planning and design documents and also develop strategies to incorporate climate change response into the design and operations of its transportation structures and services.
- T-325 King County will develop methods to evaluate the climate change impacts of its actions and transportation services and will implement climate sensitive strategies and practices consistent with the environmental sustainability goals and policies described in Chapter 4, Environment, as well as existing state, regional and local plans, laws, and regulations.
- T-326 To the extent practicable, future expansion or redevelopment of the county's road stormwater infrastructure should minimize pollutant discharges and flow alterations by preserving mimicking the natural drainage system or preserving the ability to create such a system in the future.

IV. Financing Services and Facilities that Meet Local and Regional Goals

A. Transit Revenue Sources

B. Road-Related Funding Capabilities

C. Funding priorities consistent with transit and road strategic plans

- T-401 Financial investments in transportation should support a sustainable, transportation system, consistent with the priorities established in the King County Strategic Plan and each division's strategic plan or other functional plans.
- T-402 King County should fund services, operations, and capital facilities that support local and regional transportation and land use goals and result in a balanced, multimodal transportation system.
- T-403 The unincorporated county road system provides transportation connections for large numbers of users that travel through the Rural Area to reach adjoining cities, other counties or regional destinations. King County should seek and support regional funding sources that could be used to repair and maintain the arterial system.

(see **CONCERNS** and **RECOMMENDATIONS** under T-208)

T-404 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.

D. Revenue Shortfall

T-405 During review of its Comprehensive Plan, King County should consider and address any potential shortfalls likely to occur between expected revenues and needed improvement costs. Such review could include a reassessment of land use, growth targets, LOS standards and revenue availability.

T-406 King County shall continually work to improve the efficiency of its operations and delivery of projects and services in order to minimize the need for new revenue sources.

T-407 New funding sources should be identified that would provide adequate and sustainable resources for transportation system improvements and whenever possible provide multi-jurisdictional benefits.

T-408 King County should leverage partnership opportunities, grants and other cooperative funding mechanisms to help finance transportation services, infrastructure and facility improvements.

T-409 King County shall maximize its efforts to obtain federal and state funding for its transportation services, infrastructure and facility improvements.

(see CONCERNS and RECOMMENDATIONS under T-208)

V. Coordination and Public Outreach

A. Regional Coordination

(see CONCERNS and RECOMMENDATIONS under T-208)

T-501 King County should pursue regional coordination and partnership to address county-wide transportation challenges.

T-502 King County should promote a multi-jurisdictional regional corridor approach to reducing congestion and improving efficiency on highways and arterial roads.

T-503 King County should lead, partner in, and promote regional technology initiatives that help to improve mobility.

T-504 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-505 King County shall support active management of state-owned freeways to optimize movement of people. High-Occupancy-Vehicle (HOV), High Occupancy Toll (HOT) or Express Toll lanes should be managed to prioritize reliable speed advantage for transit and vanpools, and maintain a reliable speed advantage for the other high occupancy vehicles consistent with the State's HOV lane performance standard.

T-506 King County shall advocate that transit should be exempt from paying tolls as it is an essential element of the transportation system, and is critical to maintaining and increasing the person-carrying capacity of the highway and arterial network. Transit provides an alternative travel mode and improves mobility for all users of the system. Transit also increases the efficiency of transportation infrastructure, thereby reducing investments needed in roadway expansion and additional parking.

T-507 King County should collaborate with the Puget Sound Regional Council, cities and other affected agencies to develop a regional parking strategy consistent with the parking pricing and management recommendations of Transportation 2040.

B. Freight mobility

T-508 The King County transportation system should support reliable and efficient movement of goods throughout the county, while minimizing the impacts of freight traffic on general purpose traffic and residential neighborhoods. The county should participate in regional efforts and partnerships to achieve these goals.

T-509 King County should support regional freight mobility by incorporating freight considerations into road planning, design, construction, and maintenance.

T-510 King County should coordinate with other jurisdictions, the public and the private sector to identify barriers to the effective and efficient movement of freight and goods and develop proposals to improve freight mobility on the arterial system.

C. Public Involvement

T-511 King County should provide timely, accurate, and consistent public information about transportation services, infrastructure and funding issues, and ensure a wide range of opportunities for input and engagement with county residents and other stakeholders.

T-512 King County should actively engage the public and other appropriate stakeholders, such as the community service areas constituencies, community groups, and subarea transportation forums, in transportation planning processes and plan updates.

Technical Appendix C -- Transportation & Transportation Needs Report

CONCERNS:

The Growth Management Act (GMA) created a framework for the management of population growth within the State of Washington. Each County administers the GMA in concert with State and regional organizations, such as the Puget Sound Regional Council (PSRC).

One of the goals of the GMA is to ensure infrastructure requirements are identified early, are part of the Comprehensive Plan process, and are met in a timely fashion. Accurately assessing future transportation needs is key to viable and sustainable growth within the State and, in particular, within King County--one of the fastest growing counties in the country.

The GMA requires jurisdictions to establish growth targets: "A growth target is the minimum number of residents or jobs that a jurisdiction must accommodate and will strive to absorb in some future year. Growth targets reflect aspirational goals, but must be rooted in objective analysis....They are a primary input to developing a comprehensive plan, with the target impacting or guiding nearly every plan element, particularly the land use, housing, and transportation elements. This in turn guides the development regulations, as they are required to be consistent and implement the comprehensive plan policies." (Ref. 3, p. 5.)

Currently, "No direction is given in the GMA as to the methodology for setting growth targets. Cities and counties have a duty to accommodate the targets, but are provided broad discretion on how they do so." (Ref. 3, p. 11.) This can result in an opaque process through which cities utilize selective criteria to furnish information they deem relevant or advantageous. Further, jurisdictions can grossly exceed their growth targets. This was the case in 2012, as a small city in Southeast King County, in one of the fastest growing and heavily congested areas in the State, with a growth target of 1,900 people, signed Development Agreements that would eventually bring an additional 6,050 residences, or approximately 20,000 people, into the city. This scenario could easily repeat itself throughout the county and state as long as it remains to each county and its cities to determine what is relevant in developing such projections.

To compound the problem, another disconnect occurs when King County uses adopted growth targets for both the cities and the unincorporated areas to forecast future traffic loads, which then are used to identify road capacity needs on unincorporated area roads.

A great dichotomy exists between growth targets, which are not forecasts, and identifying and addressing transportation needs. Such a gap complicates planning efforts

and, as more development occurs, could result in inadequate infrastructure to meet GMA Concurrency requirements.

It is desired forecasts, not allocated growth targets, be the primary information that supports Comprehensive Planning and the identification of infrastructure needs.

***RECOMMENDATIONS:** Potential solution paths for discussion: State law could be revised to establish criteria to ensure forecasting, not growth targets, inform Comprehensive Planning and Transportation Needs Reports. The following RCWs could provide such opportunities:*

RCW 43.62 -- DETERMINATION OF POPULATIONS -- STUDENT ENROLLMENTS

43.62.035 -- Determining population -- Projections

RCW 36.70A -- GROWTH MANAGEMENT -- PLANNING BY SELECTED COUNTIES & CITIES.

36.70A.040 -- Who must plan -- Summary of requirements--Development regulations must implement comprehensive plans [Requires cities and unincorporated areas to plan for future growth through formation of Comprehensive Plans. In King County, Comprehensive Plans are reviewed/revised every four years with the current target year of 2025. Many King County cities currently are updating their Comprehensive Plans to be completed by June 2015.]

[References: 1. Vision 2040, PSRC, December 2009.; 2. Transportation 2040 Plan Update, PSRC, May 29, 2014; 3. "Growth Management by the Numbers," PSRC, July 2005; 4. "The First Round of Growth Targets Since VISION 2040 Adoption," PSRC, Presentation to the Growth Management Policy Board, March 2014.]

CHAPTER 8 -- SERVICES, FACILITIES & UTILITIES

II. Facilities and Services

A. Providing a Spectrum of Services

- F-201 All facilities and services should be provided in compliance with provisions and requirements of the Endangered Species Act and the Clean Water 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 strive to provide an adequate supply of public facilities necessary to support all communities.
- F-203 When service providers are planning and designing facilities, King County should encourage them to use sustainable development practices.
- F-204 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-205 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-206 Public and private community service providers should be encouraged to share or reuse facilities when appropriate to reduce costs, conserve land and provide convenience, access and amenity for the public and to reduce the generation of greenhouse gasses. 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.

F-207 King County should make its public facilities or properties available for use as a P-patch or community garden when such use is compatible with the primary public use of the facility.

B. Urban and Rural Services

F-208 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-209 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

D. Capital Facility Planning

F-210 The capital facility plans and capital improvement programs prepared by all other agencies that provide services to unincorporated areas of the county should be consistent with the King County Comprehensive Plan.

F-211 To reduce overall public costs, noise, climate change impacts 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 rights-of-way and easements, where possible.

F-212 King County's capital facility plans should identify financing strategies to support its adopted 20-year growth target and land use plan.

F-213 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-223.

F-214 School districts that 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-215 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 that are supportive of the permitting of K-12 public schools and K-12 facilities.

F-216 King County capital facilities and county-funded projects should be designed and constructed using sustainable development practices, with consideration for long-term environmental and economic sustainability.

F-217 All eligible King County capital projects shall plan for and should achieve LEED Gold certification when the incremental cost impacts do not exceed the maximums allowed by King County code.

F-218 King County shall require those new county infrastructure projects ineligible for LEED certification to incorporate cost-effective sustainable development practices and document those practices by using the county's Sustainable Infrastructure Scorecard.

F-219 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.

F-220 King County should explore incorporating proven alternative sustainable development certifications into its capital planning procedures to further promote the county's commitment to cost-effective green building and sustainable development practices.

E. Addressing Service Deficiencies

- F-221 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-222 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-223 If a service deficiency is identified in a service provider's existing service area, King County and the applicable service provider 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 not allow for expansion of the service provider's service area and shall consider regulations to mitigate the effect of the deficiency.

F. Financing Strategies

- F-224 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.
*(Similar to comment provided on Ch. 2, Sec. II, U-207) **Bonded Debt: State law (RCWs 35.13.110; 35.13.270, and 35A.14.801) is rigid here.***
RECOMMENDATION: Revisit State law (RCWs 35.13.110; 35.13.270, and 35A.14.801) so that Counties and Cities have the opportunity to “negotiate” any transfer of bonded debt incurred within the annexed area. Approval of County bonded debt could be similar to how cities do so upon annexation by offering a vote to the annexing residents and allow the county to require a disapproval of the annexation should residents vote against the bonded debt continuance.
- F-225 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

- F-226 Proposed new or expansions to existing essential public facilities should be sited consistent with the King County Comprehensive Plan. Listed existing essential public facilities should be preserved and maintained until alternatives or replacements for such facilities can be provided.
- F-227 King County and neighboring counties, if advantageous to both, should share essential public facilities to increase efficiency of operation. Efficiency of operation should take into account the overall value of the essential public facility to the region and the county and the extent to which, if properly mitigated, expansion of an existing essential public facility located in the county might be more economical and environmentally sound.
- F-228 King County should strive to site essential public facilities equitably so that no racial, cultural, or socio-economic group is unduly impacted by essential public facility siting or expansion decisions. No single community should absorb an inequitable share of these facilities and their impacts. Siting should consider equity, environmental justice 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-229 A facility shall be determined to be an essential public facility if it has one or more of the following characteristics:
- The facility meets the Growth Management Act definition of an essential public facility;
 - 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-230 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-226 through F-229;
 - 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.

(Similar to comment provided on Ch. 3, Sec. II, Subsec A, R-201) Siting of Urban facilities in the Rural Area: Policies must be strengthened to forbid siting and approval of urban or largely urban-serving facilities in Unincorporated or Rural Areas. As an example, the following King County Code should be amended:

KCC 21A.08.060 A. Government/business services land uses, under "Specific Land Use" – "Utility Facility" by adding Note #38 as a Development Condition to all Zoning Designations.

Note #38: Utility Facilities consisting of regional surface water flow control and water quality facilities that are proposed to be wholly located within a Resource or Rural-designated area and associated in whole or in part with an existing or new proposed private residential development that is located wholly within an Urban-designated area are prohibited. Where such conditions are proposed for a new facility or where substantial facility or service area modifications to an existing regional surface water flow control and water quality facility are proposed, the requirements under Note #8 shall apply to Utility Facilities.

RECOMMENDATION: Add item "i" to R-301 as follows:

"i. Rural uses not including urban or largely urban-serving facilities."

- F-231 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, reuse and reclaimed water programs.

II. Facilities and Services

H. Water Supply

1. Potable Water Systems

- F-232 Water utilities that obtain water from, or distribute water in unincorporated King County, and water utilities formed as special purpose districts under Title 57 RCW are required to submit water system plans to the county for review and approval and shall describe in their plans how they intend to meet their duty to provide service within their retail service areas, and generally how they plan to meet water service needs in their future service.
- F-233 In both the Urban Growth Area and Rural Areas of King County, all new construction and all new subdivisions shall be served by an existing 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 and RCW 43.20.260 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-234 In the Urban Growth Area, individual private wells are not permitted unless application of Policy F-233 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-235 In the Urban Growth Area, if an existing Group A water provider cannot provide direct or indirect service to new development under Policy F-233, a new public water system may be established if it is owned or operated by the following, in order of preference:
- a. 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; or
 - b. By a satellite management agency approved by both the State Department of Health and King County.
- 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.
- F-236 In the Rural Area, King County land use and water service decisions support the long-term integrity of Rural Area ecosystems. Within the Rural Area, individual private wells, rainwater catchment, Group B water systems, and Group A water systems are all allowed. If an existing Group A water provider cannot provide direct or indirect service to new development per the exceptions in Policy F-233, a new public water system or private well may be established if it is owned or operated by the following, in order of preference:
- a. 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; and
 - b. By a satellite management agency or an existing Group B system approved by both the State Department of Health and King County.
- If service cannot be obtained by means of the above stated options, then water service may be obtained by creation of a new system, use of private wells or rainwater catchment. All new public water systems formed in the Rural Area shall connect to the Group A water system in whose service area the new system is located when direct service becomes available.
- F-237 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, which are provided water by a new Group A or B system if 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).
- F-238 New subdivisions with more than six single-family lots on Vashon-Maury Island and in basins with closed streams 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. Exempt wells are allowed only in the Rural Area and only under the following circumstances:
- a. New subdivisions or short subdivisions with six or fewer lots;

- b. Except as otherwise provided in subsection c. of this policy only one exempt well per subdivision or short subdivision will be permitted unless more than one exempt well is needed to meet the water flow requirements for the subdivision or short subdivision;
 - c. Individual private wells may be used in a subdivision or short subdivision when all lots in the subdivision or short subdivision are twenty acres in area or larger; and
 - d. New developments in the Rural Area served by one or more exempt wells shall not exceed one-half acre of irrigation.
- F-239 King County shall work with water service providers, the State Department of Ecology and the State Department of Health to track and measure groundwater use and to meet the County's obligation to protect groundwater quality and quantity in rural areas, while supporting uses of groundwater that meet public health, resource protection, land use planning, and fish recovery objectives and obligations.
- F-240 King County shall require any new or expanding Group B water system to have a totalizing source meter and make information from the meter available upon request of King County.
- F-241 King County shall encourage the adoption of state or local laws and codes to limit the construction of new exempt wells within existing water utility service areas and promote the safe and timely decommissioning of wells no longer in service.
- 2. Regional Water Supply Planning**
- F-242 King County supports initiation of a water planning process for the development of a regional water plan. The planning process should at a minimum cover all of King County, but may include a broader geographic area. The County will work in concert with water utilities and others that participate. 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; and
 - c. Recognition of, and making appropriate linkages with, other state, regional, or local planning processes.
- F-243 King County recognizes that a regional water planning process will be a collaborative process. King County's objectives for the process and a resulting plan are that it:
- a. Be consistent with, and support, growth management objectives and decisions made by local and regional jurisdictions under the Growth Management Act;
 - b. Address the need for sufficient flows to achieve salmon recovery objectives of the approved regional recovery plan for species listed under the Endangered Species Act, and recognize tribal water rights;
 - c. Be consistent with and support the approved water quality and quantity strategies adopted by the region, local governments, and other responsible entities (such as water utilities) in compliance with federal requirements under the Clean Water Act, Safe Drinking Water Act, and other authorities relevant to water quantity and quality;
 - d. Include provisions for the efficient use of water, including reclaimed water;
 - e. Consider the impacts of climate change on water demand and supply;
 - f. Address the water needs of other specific sectors of the local economy, including agriculture and other industries with significant water uses;
 - g. Include, to the extent possible, assigned accountability for implementing conservation and developing new supplies and related infrastructure; and
 - h. Identify, and develop a strategy for, any legislative changes necessary or desirable to implement the plan.
- F-244 King County shall participate in the development of a regional water supply plan or plans addressing potable water supply service by multiple water purveyors to ensure that uses of reclaimed water intended to augment or replace potable water supplies will be considered in the development of any such plans, and for such other purposes as are authorized in the underlying authority for such a plan. King County's participation in the development of such plans shall be carried out in accordance with RCW 90.46.120, and pursuant to processes provided in the underlying planning authority.
- F-245 Prior to initiation of any process to develop a regional water plan as described in Policy F-243, King County shall work with utilities to conduct a joint assessment of the state of water planning and coordination in the region. Such an assessment should identify where current

planning and coordination efforts by and among water utilities address County interests and where there are gaps. The assessment should be used to guide any efforts related to development of a regional water plan.

3. Utility System Interties

F-246 King County supports interties that allow the transfer of water resources among water utilities to meet the projected demands for growth where such interties meet the requirements of RCW 90.03.383 and are also consistent with any applicable locally adopted comprehensive plans, regional water supply plans, adopted groundwater management plans, watershed plans, approved Coordinated Water System Plans, Endangered Species Act response requirements and Clean Water Act requirements.

F-247 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-246.

4. Water Use Efficiency, Planning, and Management

F-248 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.

F-249 Utilities with more than one thousand service connections required to submit water system plans for approval to King County shall include an evaluation of reclaimed water use opportunities by completing King County's Water Reclamation Evaluation Checklist.

F250 The County shall encourage local developers with new projects in unincorporated King County to explore the possibility of using reclaimed water for nonpotable purposes when a plan for reclaimed water has been approved for the area.

F-251 In its review of water system plans, the UTRC shall consider the criteria provided in K.C.C. 13.24.010, 13.24.060, and 13.24.070, and determine the plan's consistency with the following:

- a. Applicable provisions of the King County Comprehensive Plan, land use plans, and development regulations adopted under the Growth Management Act;
- b. Approved or adopted regional water resource plans, such as 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;
- c. The county's Regional Wastewater Services Plan; and
- d. Other applicable provisions of countywide plans managed by King County, as specified in UTRC guidance or checklists.

F-252 In reviewing proposals for modified and expanded service area boundaries for municipal water suppliers, the UTRC shall consider, in addition to Policy F-251:

- a. Compliance by the water system with its water system comprehensive plan, including water conservation elements;
- b. Whether it can meet its duty to provide service within its service area, as required under chapter 43.20 RCW; and
- c. Consistency with the service provisions of any applicable Coordinated Water System Plan, as adopted in King County Code Chapter 13.28.

5. Resource Management and Protection

F-253 Consistent with Countywide Planning Policies, public drinking water system surface water 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 be managed to protect downstream fish and agriculture resources.

F-254 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. The county shall protect the quality and quantity of groundwater used as water supplies through implementation of Policies E-493 through E-497 where applicable.

QUESTION: How are Policy F-254, along with Policy E-497 ("King County should protect groundwater in the Rural Area...") implemented?

I. Public Sewers and On-Site Wastewater Treatment and Disposal Systems

- F-255 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. Sewer service is not available for a proposed short subdivision of urban property in a timely or reasonable manner as determined by the Utility Technical Review Committee. These on-site systems shall be managed by one of the following entities, in order of preference:
 1. The sewer utility whose service area encompasses the proposed short subdivision; or
 2. The provider most likely to serve the area; or;
 3. An Onsite Sewage System Maintainer certified by the Seattle-King County Department of Health.The onsite system shall meet all state and county approval requirements. The approved short subdivision shall indicate how additional lots to satisfy the minimum density requirements of the zoning will be located on the subject property in case sewers become available in the future. There shall be no further subdivision of lots created under this policy unless served by public sewers.
- F-256 In the Urban Growth Area, King County and sewer utilities should jointly prioritize the replacement of onsite 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-257 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-258 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-264 and as consistent with Title 57 RCW. Onsite systems, community on-site systems or decentralized treatment systems may be used as appropriate for planned growth in other Rural Towns.
- F-259 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.
- QUESTIONS: Under what conditions would “a King County-approved comprehensive sewage system plan” find it necessary to locate such “sewer facilities” in the Rural Area? What criteria are used to determine “technical” necessity?***
- F-260 Onsite wastewater treatment systems in the Rural Area and Resource Lands should be designed, built and operated as permanent methods of sewage disposal.
- F-261 King County should monitor onsite 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.
- CONCERN: This should only apply to the UGA, except where there is a documented threat to Public health.***
- F-262 Collective on-site systems may be used only in the following circumstances in the Rural Area and 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 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.

F-263 King County supports innovative technologies to process greywater for safe use on-site in the Agriculture and Rural Zones.

F-264 Except as otherwise provided for in this policy, public sewer service shall be prohibited in the Rural Area or on Natural Resource Lands.

- a. Public sewer service may be expanded to the Rural Area or to Natural Resource Lands, only:
 - 1. Where needed to address specific health and safety problems threatening the use of existing structures; or
 - 2. To serve a new school authorized to be located in the Rural Area by R-327.
- b. 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 feasible.
- c. Public sewers that 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.

J. Solid Waste

F-265 Regional solid waste planning should integrate the principles of environmental stewardship and sustainable development into all aspects of solid waste management.

F-266 Solid waste should be collected, handled, processed, and disposed in ways that reduce waste, conserve resources, and protect public health and the environment.

F-267 King County should achieve Zero Waste of Resources – to eliminate the disposal of materials with economic value – by 2030, through a combination of efforts in the following order of priority: a. waste prevention and reuse, b. product stewardship, recycling, and composting, c. beneficial use.

F-268 Solid waste management should be planned, and transfer and disposal capacity provided, on a regional basis.

F-269 King County shall operate a transfer system that is dispersed throughout the county to ensure access to safe, reliable, efficient, and affordable solid waste services.

F-270 King County should maximize the capacity and lifespan of the Cedar Hills Regional Landfill, subject to environmental constraints, relative costs to operate, and stakeholder interests.

F-271 King County shall encourage sustainable development and provide consumer education in the public and private sectors regarding green building practices, product stewardship, recycling, purchasing, and consumption in order to reduce the amount of waste disposed.

K. Surface Water Management

F-272 To reduce flooding, erosion and sedimentation, prevent and mitigate habitat loss, enhance groundwater recharge and prevent groundwater and surface 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-273 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 the region's groundwater and surface waters, including Puget Sound.

F-274 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.

CONCERN: As mentioned under Chapter 3's R-201 and R-326, Policies must be strengthened to forbid siting and approval of urban or largely urban-serving facilities in

Unincorporated or Rural Areas. As an example, the following King County Code should be amended:

KCC 21A.08.060 A. Government/business services land uses, under “Specific Land Use” – “Utility Facility” by adding Note #38 as a Development Condition to all Zoning Designations:

Note #38: Utility Facilities consisting of regional surface water flow control and water quality facilities that are proposed to be wholly located within a Resource or Rural-designated area and associated in whole or in part with an existing or new proposed private residential development that is located wholly within an Urban-designated area are prohibited. Where such conditions are proposed for a new facility or where substantial facility or service area modifications to an existing regional surface water flow control and water quality facility are proposed, the requirements under Note #8 shall apply to Utility Facilities.

RECOMMENDATION: Add a 4th sentence to F-274 to read:

“New stormwater facilities primarily serving urban residents shall be located within the UGA.”

- F-275 King County will plan and manage surface waters on a watershed basis pursuant to Policies E-463 and E-464. To accomplish this goal, surface waters 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-276 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-277 Stormwater programs including regional and shared stormwater facilities, retrofitting developed areas, and operations and maintenance programs should be funded through an adequate and equitable funding mechanism. Stormwater facilities required for new development, redevelopment and retrofitting should be designed and built for aesthetic value, as well as for low-cost, long-term maintenance.
- F-278 King County shall continue to encourage, support and require the use of low impact development as a part of its strategy to mitigate stormwater impacts from new development to the maximum extent feasible.
- F-279 King County should incorporate state-of-the art stormwater management techniques including low impact development principles and practices into the design, construction and operation of all county facilities and county-funded projects to the maximum extent feasible.
- F-280 King County shall continue to promote preservation of native vegetation and soils and restoration of disturbed soils on rural residential zoned parcels to the maximum extent feasible. Dispersion of runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual is the preferred method of stormwater management in the Rural Area.
- F-281 King County should work with residential and commercial developers to incorporate state-of-the art stormwater management techniques that protect native vegetation and soils, restore disturbed soils, facilitate reuse of resources, such as reclaimed water, reduce the carbon footprint of the project, and reduce impervious surface.
- F-282 When King County provides technical assistance and incentives for the use of state-of-the art stormwater management techniques, it shall be at no cost to any private sector development.
- F-283 King County shall identify and evaluate potential changes to land use development regulations and building codes to support and promote state-of-the art stormwater management techniques.

- F-284 King County should work cooperatively with other jurisdictions to develop and implement plans and programs that address the appropriate recycling, reuse, reclamation and disposal of the materials and wastes generated from maintenance of stormwater facilities.
- F-285 King County shall work with jurisdictions to ensure that storm and surface water management facilities are transferred from King County to the local jurisdiction that annexes or incorporates that portion of King County.

L. Floodplain Management

- F-286 King County shall participate with cities to prepare, update and implement comprehensive flood hazard management plans that meet or exceed standards established by the National Flood Insurance Program and Washington State Flood Control statutes.
- F-287 King County shall consider equity and social justice in implementing the King County Flood Hazard Management Plan to assure floodplain property owners and residents are given equal access to flood risk reduction services. Outreach should consider vulnerable populations that may face barriers based on age, income, language, race or other factors.
- F-288 King County shall maintain a regional flood warning program in King County.
- F-289 King County should continue to assess and revise current flood warning phases based on the most current data on hydrology and climate change predictions and modify the King County Flood Warning Program, as needed, to reflect these revised flood phases.
- F-290 King County should assess the most appropriate level of service for flood risk reduction along river segments based on existing and predicted development density, land use, and hydrologic conditions.
- F-291 King County will review available information on the potential impacts of climate change on winter floods, and consider those potential impacts when updating the flood risk reduction policies and capital improvement projects for the King County Flood Hazard Management Plan.
- F-292 King County should encourage property owners on Vashon-Maury Island to consider the estimated increase in water level reflected on the best available sea level mapping and information when constructing new structures or making substantial improvements to existing structures.
- F-293 King County shall continue to work with the U.S. Army Corps of Engineers, the Puget Sound Partnership, and other regional partners to develop a science-based vegetation management framework that provides for safe and effective levees, functional riparian habitat, and cost-effective use of limited resources.
- F-294 King County will assess participation in the U.S. Army Corps of Engineers P.L. 84-99 Program to ensure compliance with the National Marine Fisheries Services Biological Opinion on the Federal Emergency Management Agency (FEMA) National Flood Insurance Program standards for levee vegetation, as well as cost-effective maintenance and repair of levees.
- F-295 King County will maintain compliance with the National Flood Insurance Program by:
- a. Assessing the projects and programmatic actions recommended in the King County Flood Hazard Management Plan for compliance with the Biological Opinion prepared for the Program; and
 - b. Making necessary amendments to the Plan and its implementing development regulations.
- F-296 King County will work cooperatively with the King County Flood Control District, cities and other stakeholders to implement the Flood Hazard Management Plan to protect public safety, prevent property damage, and help protect the greater King County economy.
- F-297 Consistent with guidance from FEMA and the USACOE, King County's risk reduction strategies should focus first on risk avoidance, followed by actions intended to reduce vulnerability in at risk areas. New levees and other flood facilities should be the last rather than the first line-of-defense.
- F-298 King County shall continue to promote the purchase of flood insurance to businesses located within the floodplain, including those businesses located behind accredited levees, to protect the economic value of the business and reduce the vulnerability to the region's economic activity from a larger but less frequent flood event.
- F-299 King County should continue to discourage new, at-risk development in mapped flood hazard areas.

- F-299a King County should seek to site new critical public facilities outside of the 500-year floodplain.
F-299b The county should work with cities, businesses, and landowners to evaluate the alternatives for levee setbacks that would provide a higher level of risk reduction, reduce long-term maintenance costs, and enhance habitat while promoting long-term economic resilience and vitality.

CHAPTER 9 -- ECONOMIC DEVELOPMENT

I. Overview

A. Consistency with Plans

B. The State of the Economy

C. General Economic Development Policies

ED-101 King County has a long-term commitment to sustainable economic development throughout the county.

ED-102 The focus for significant economic growth will remain within the Urban Growth Area, while within the Rural Area, the focus will be on sustaining and enhancing prosperous and successful rural businesses as well as encouraging new businesses that support and are compatible with the rural economic clusters.

CONCERN: *There are five rural economic clusters identified: (1) Agriculture, (2) Forestry, (3) Equestrian, (4) Home-Based Businesses, (5) Recreation and Tourism, and (6) Commercial/Industrial Rural Neighborhood Commercial Centers, Rural Towns, and Rural Cities. Our concern lies with the last “cluster” listed “Commercial/Industrial Rural Neighborhood Commercial Centers.” Other than those which already exist, we would have a concern if policies herein allow, or direct, establishment of new such clusters.*

RECOMMENDATION: *Insert: “and new businesses which may form new rural economic clusters“*

after “.... with the rural economic clusters.“

ED-103 King County policies, programs, and strategies shall recognize the importance of, and place special emphasis on, retaining and expanding homegrown firms in basic industries that bring income into the county and increase the standard of living of our residents.

QUESTION: *How does the County “retain and expand homegrown firms”?*

RECOMMENDATION: *Insert “encouraging start-ups and” after “...., and place special emphasis on,”*

ED-104 King County policies, programs, and strategies shall recognize the importance of a diversified economic base to provide a continuum of job opportunities to meet the skill levels of all workers.

QUESTION: *How does the County define “diversified”?*

RECOMMENDATION: *Insert “, evolving” after “....the importance of a diversified...” and after “skill levels” to “skill-level demands.” Industry, technology, and skills needs required*

of the workforces change over time as one level of technology is replaced by another (requiring workforce re-training and adaptation).

ED-105 King County recognizes the environment as a key economic value that must be protected. ***CONCERN: The term “environment” by itself, makes no statement about metrics nor sets goals for stability or improvement(s), but seemingly is accepting of the new state of things without regard for where these changes may be going. However, ecosystem interactions and interdependencies are important. These can be measured over time. Ecosystems analysis, environmental planning, and other disciplines help identify, study, propose, and plan for any needed corrective action strategies.***

RECOMMENDATION: Insert “and ecology” after “...recognizes the environment.”

ED-106 King County shall protect cultural resources and promote expanded cultural opportunities for its residents and visitors in order to enhance the region's quality of life and economic vitality. ***CONCERN: Promoting cultural resources aids in protecting history and heritage, which includes people (and dress), culture, artifacts, etc. and related preservation gatherings and festivals. Promoting legacy and loyalty has historically been important to bringing in resources for survival, and for producing and protecting a communities identity and well being.***

RECOMMENDATION: Insert “promote and” after “King County shall...”

ED-107 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 to provide for sustainable and equitable growth throughout the Puget Sound region.

RECOMMENDATION: Insert “and federal agencies” after “...and the state...”

ED-108 At the countywide level, King County should partner with other jurisdictions, economic development organizations, chambers of commerce, 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.

ED-109 Within the unincorporated areas, King County should partner and engage with local businesses, the Agriculture and Rural Forest Commissions, community service areas, adjacent cities, other organizations and residents, as appropriate, to develop and implement policies, programs, and strategies that promote compatible local economic development.

RECOMMENDATION: Insert “the Fish and Wildlife Commissions” after “...engage with local businesses,”

II. Business Development

GENERAL CONCERN: Business development could be better served should the County proactively promote and support such enterprises. This is especially the case with small start-ups and small businesses. One simple strategy could be to start a Newsletter describing new business-to-business opportunities, as well as services provided by various County agencies to promote new business.

ED-201 King County shall partner with federal, state, and local governments, economic development organizations, and the private sector to foster an innovative and entrepreneurial environment and support programs and strategies that promote sustainable business development and job

creation. Programs that provide technical and financial assistance to businesses include, but are not limited to:

- a. Financial, marketing, expansion, and general operations assistance for small businesses to help them become competitive in the private sector;
- b. Technological, efficiency, and managerial assessments to help manufacturers reduce costs and use smaller footprints for existing or expanded production; and
- c. Assessment and/or remediation of contaminated property (Brownfields) in order to continue or expand operations to help individual small businesses or jurisdictions impacted by Brownfields.

- ED-202 King County shall emphasize continued support for the aerospace and information technology industrial clusters as well as industrial clusters offering the best opportunities for business development, job creation, and economic growth including those identified in the Prosperity Partnership's Regional Economic Strategy for urban areas and the King County Rural Economic Strategies for rural areas (including resource lands).
- ED-203 King County shall support and participate in programs and strategies that help create, retain, expand, and attract businesses that export their products and services. Exports bring income into the county that increases the standard of living of residents.
- ED-204 King County shall encourage redevelopment of and reinvestment in industrial and manufacturing properties by collaborating with other jurisdictions and the private sector to remove, revise, or streamline regulatory or other redevelopment barriers without compromising environmental standards or quality. This includes assessment and/or remediation of contaminated properties.
- ED-205 King County shall support programs and strategies to promote and market Foreign Direct Investment opportunities in the county.
- ED-206 King County shall promote and help position small and mid-size businesses to gain greater participation in the supply chains of large companies and the military located in the region.
- ED-207 King County shall provide opportunities for small businesses to compete for and obtain contracts on county-funded construction, consulting, and goods and services projects. King County shall also collaborate with other jurisdictions to promote public-contracting opportunities for small businesses and to develop and maintain common standards, a common application, and a common directory for small contractors and suppliers seeking contracts on publicly-funded projects.
- ED-208 King County shall assist businesses, property owners, and other jurisdictions in preserving and enhancing historic properties, including historic business districts, through incentives and economic development measures. County programs and incentives for land and resource preservation and economic development shall support and be coordinated with preservation of historic properties.
- ED-209 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
- TYP0: Old edit marks left in “((-)” above in ED-209d.**
- 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 semi-skilled jobs.
- ED-210 King County should support 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; and

- b. Provide technical assistance, training, and opportunities for local firms wishing to export.
- ED-211 King County should support programs and strategies to preserve and plan for an adequate supply of industrial and commercial land, including but not limited to:
- a. Complying with the State of Washington Buildable Lands Program – RCW 36.70A.215 – and, in cooperation with the cities, inventory and monitor the use of industrial, commercial, and residential lands every five years;
 - b. Partnering with other jurisdictions and the private sector, to advocate for development and maintenance of a regional Geographic Information System to track the supply of land;
 - c. Actively applying for federal, state, and other resources to help defray the costs of assessment, remediation, and redevelopment of private and/or public Brownfields;
 - d. Selling county-owned surplus industrial and commercial lands for development by the private sector;
 - e. Promoting the redevelopment and infill of industrial and commercial areas and explore the feasibility of using incentives to achieve this goal; and
 - f. Preventing the encroachment of non-industrial uses on industrially-zoned land and the rezoning of industrial land to other uses.

III. Workforce Development

- ED-301 King County should support workforce development programs that are integrated with the county's overall economic strategies, including but not limited to:
- RECOMMENDATION: Insert "encourage and" in front of "support workforce development programs." New business start-ups, Home-Based Businesses, and small businesses are often unsupported, self-motivated job centers that may also be considered "workforce development programs," as they train new talent; evolve new skills; work hard to serve their customers and pay themselves, workers and contractors; and even may start whole new industries within economic clusters.***

- a. Apprenticeship opportunities on county public works projects to ensure a continual pipeline of skilled, local construction trades workers and to encourage family-wage job opportunities.
- b. Development and growth of clean technology "green" jobs linked to the preservation and sustainability of the natural environment, including jobs in pollution prevention, Brownfields cleanup, energy efficiency, renewable energy industries, and other technologies that address climate change.
- c. Training in skills (job clusters) that apply to and are in demand across multiple industry clusters.

- ED-302 King County supports 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 workers and employers.

- ED-303 King County policies programs, strategies, and partnerships shall recognize the importance of worker training and retraining, especially for low-income and low-skilled residents, to provide the skilled workers needed by industry. King County shall support and partner with other jurisdictions, educational institutions and industry to promote programs such as:
- a. Programs that retrain dislocated workers for jobs in growing industries;
 - b. Training for jobs in growing industries that require post-technical or post-secondary training and credentials and provide a career pathway to self-sufficiency;
 - c. Programs that facilitate employer involvement in hiring workers with limited experience and skills and provide successful strategies for skills training, job placement, and worker retention;

- d. Programs that reduce recidivism by helping residents exiting the criminal justice system gain access to training and employment services;
- e. School-to-work programs and effective alternatives for out-of-school youth to provide a clear pathway to self-sufficiency through career options and applied learning opportunities;
- f. Summer youth employment programs for at-risk youth;
- g. Access to alternative modes of transportation by providing transportation information, financial assistance, and services to jobseekers and workers; and
- h. Access to childcare by increasing the availability and affordability of quality childcare for low-income families.

IV. Infrastructure Development

GENERAL CONCERN: In the current environment with the current revenue constraints the County has little monies available to build new infrastructure, let alone maintain it. The Policies in Section IV. clearly are long-range policies that cannot be implemented until funding mechanisms become available or priorities change.

ED-401 King County recognizes that adequate infrastructure is essential to support existing economic activity and to attract new industry and development. The county therefore supports and partners on 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.

ED-402 King County will support programs and partnerships to facilitate the efficient movement of freight to promote global competitiveness for business and industry.

RECOMMENDATION: Insert “timely and” in front of “efficient movement” Freight stuck in busy commuter traffic is costly, while that hauled “off hours” and locally warehoused seems less so.

ED-403 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.

ED-404 Through local subarea planning and partnerships 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 compatible with the economic development uses or a buffer provided as necessary.

CONCERN: ED-404 should not be used as a pretext to conceiving and approving “Demonstration Projects” in the Rural Area even if those sites are near major arterials, since most already are congested during ever-longer AM and PM traffic commutes. For example, the Cedar Hills Subarea is near SR-169, but the wait at the intersection traffic light is long and once successfully navigated, one sits in an 8-mile-long backup just to reach the I-405 gridlock in both north and south directions, and then the journey begins to major business centers of Seattle, Tacoma, Bellevue, and Everett.

V. Sustainable Development in the Private Sector

ED-501 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 reduce impervious surface areas, protect ground and surface water within a watershed, assure that habitat protection needs are incorporated into development proposals to the extent possible,

- incorporate greater use of green building materials, eliminate, to the extent possible, the use of materials that pose health hazards, and utilize systems that conserve or reuse resources, including those that use energy more efficiently. When King County provides technical assistance and incentives for the use of sustainable development practices, it shall be at no cost to any private sector development. King County shall collaborate with the private sector on potential future regulatory tools.
- ED-502 In the Rural Area, King County shall provide assistance through development of customized stewardship plans for individual properties, to help property owners understand their properties' characteristics and the potential impacts of their actions, and to make sustainable land use choices that protect natural resources.
QUESTION: *How is this accomplished, e.g., through "education" programs?*
- ED-503 King County shall identify and evaluate potential changes to land use development regulations and building codes to support and promote sustainable development.
QUESTION: *How is this accomplished?*
RECOMMENDATION: *Insert " , as well as time-dependent ecosystems and economic impacts," in front of "to support and promote".*
- ED-504 King County should participate in the development of national standards for measuring sustainability at the community scale and the breadth and effectiveness of county policies and practices that improve community-scale sustainability.
RECOMMENDATION: *Insert "and goals" in front of "for measuring".*

VI. The Rural Economy

- ED-601 King County is committed to a sustainable and vibrant rural economy that allows rural residents to live and work throughout the Rural Area and Natural Resource Lands. County policy, regulations, programs should be reviewed and developed in partnership with rural businesses, the Agriculture and Rural Forest Commissions, the community service areas, the unincorporated area councils, and others to support the preservation and enhancement of traditional rural economic activities and lifestyles, while supporting evolving compatible commercial uses and job opportunities.
QUESTIONS: *What is meant by "enhancement of traditional rural economic activities"? What are "evolving compatible commercial uses"? What is intended by putting the two concepts together?*
CONCERN: *The Rural Area includes communities fronting estuaries, lakes, rivers, streams, and wetlands. The plants, animals, and various natural; heritage elements within these communities are important to the rural economy, such as fisheries, tourism, and equipment development in support of these industries (pollution control, police interdiction, first responder, etc.).*
RECOMMENDATION: *Insert "the Fish and Wildlife Commissions," after "...partnership with rural businesses,".*
- ED-602 King County shall use the Rural Economic Strategies to guide future rural economic development and will modify and add strategies as needed to reflect the evolving nature of the rural economy, while protecting the traditional rural economic clusters.
- a. King County recognizes the value of the agriculture and forestry clusters for both their economic contribution and for their natural, educational, and recreational benefits to the county as a whole. The county will work with the Agriculture Commission, Rural Forest Commission, and other related organizations on strategies and programs to strengthen

and enhance the economic viability of these clusters and the evolving value-added industry that helps sustain the county's legacy of raising crops and livestock and managing and harvesting forestlands.

- b. King County recognizes the value of home-based business, recreation and tourism, and commercial/industrial clusters for their ability to provide job opportunities in the rural area and help sustain the rural economic base. The county will continue to work with chambers of commerce and other organizations that support these rural businesses to help ensure the continued viability and economic health of new and existing businesses in these clusters.

QUESTION: How does the County define "commercial/industrial clusters" and scales envisioned and how they relate to the Rural Area and its Rural Character?

RECOMMENDATION: Insert: "promote, develop, and" after "support these rural businesses to help".

- c. King County recognizes the importance of the equestrian cluster for its diversity of business and recreation related operations which combine to provide jobs and income opportunities within the rural economy. The county will continue to work with equestrian related organizations on business and recreation aspects of the equestrian cluster and with organizations that represent the various trail user groups to help ensure the continued viability and economic health of equestrian and related recreation businesses.
- d. King County is committed to ensuring that all economic development, including the provision of infrastructure, within the rural area, which includes resource lands, shall be compatible with the surrounding rural character, be of an appropriate size and scale, and protect the natural environment.
- e. King County will continue to support and partner on programs and incentives to ensure the economic vitality of rural historic resources to help maintain the character of the rural area, which includes resource lands.
- f. King County will explore opportunities to support agricultural tourism and value-added program(s) related to the production of food, flowers, and wine in the county. These partnership venues should be educational and include information on the diversity of products available in the county and the importance of buying local.

RECOMMENDATION: Insert ", including all natural beverages products, " in front of "in the county.". There are other natural beverages besides wine produced on King County farms.

- g. King County should continue to review existing and proposed regulations to ensure they are relevant and effective in accommodating the differing needs and emerging trends of the compatible businesses that comprise the rural economy.

ED-603 King County should partner with other Puget Sound counties and businesses to analyze the need and possible sites for regional agricultural (including beef and poultry) and forest product processing facilities that may require regional demand to make them economically feasible. The county should also explore options and incentives to encourage entrepreneurs to invest in mobile forest and food production processing facilities that can serve the region.

QUESTION: What scale of "processing facilities" is contemplated and it's supporting infrastructure needs?

RECOMMENDATION: Insert ", and fish and shellfish" after "beef and poultry", as fish and shellfish also are food products within King County, and may be appropriate for mobile food production resources including using waste byproducts as farm fertilizer.

ED-604 King County will continue to partner with organizations that support programs and strategies that strengthen the interdependence and linkage between the rural and urban economies, such as the Regional Food Policy Council and Puget Sound Fresh.

SITUATION

The May 11 KC Council-approved “Scope of Work” for the 2016 KCCP Update included an additional item on the **Area Zoning and Land-Use Proposals** list directing the KC Executive to look at the **Cedar Hills/Maple Valley** area in conjunction with long-term planning for the Cedar Hills Landfill (our **emphases**):

Cedar Hills/Maple Valley:

- b. **Initiate a subarea plan** for the “Cedar Hills/Maple Valley” area.
- c. **Review land use designations and implementing zoning** on parcels 2823069009, 2923069019, 2923069080, 2923069082, 2923069083, 2923069084, 3223069001, 3223069003, 3223069068, 3323069027, 3323069030, and 3323069042 and the surrounding area, which has long-standing industrial and resource material processing uses.
- d. **Study and make recommendations** on the potential long-term land uses for this area, including coordination with the County’s planning on future closure of the adjacent Cedar Hills landfill.
- e. **Evaluate options for land uses** other than mining, including residential uses, non-residential uses, and whether a four-to-one proposal is appropriate for this area.

This boils down to: **Prepare a Subarea Plan that evaluates and recommends potential long-term land uses, which could include a 4:1 scenario.**

BACKGROUND

Subarea planning is governed by KC Code **Title 20.08 -- PLANNING** (our **emphases**):

Title 20.08.060 -- Subarea plan. “Subarea plan” means detailed local land use plan which implements and is an element of the comprehensive plan containing specific policies, guidelines and criteria adopted by the council to guide development and capital improvement decisions within specific subareas of the county. The subareas of the county shall consist of distinct communities, specific geographic areas or other types of districts having unified interests or similar characteristics within the county. Subarea plans may include: community plans, which have been prepared for large unincorporated areas; potential annexation area plans, which have been prepared for urban areas that are designated for future annexation to a city; **neighborhood plans, which have been prepared for small unincorporated areas**; and plans addressing multiple areas having common interests. The relationship between the 1994 King County Comprehensive Plan and subarea plans is established by K.C.C. 20.12.015.(Ord. 13147 § 5, 1998: Ord. 11653 § 3, 1995: Ord. 3669 § 2, 1978: Ord. 263 Art. 1 (part), 1969).

We assume the Subarea Plan contemplated falls under the item: “*neighborhood plans, which have been prepared for small unincorporated areas.*”

INTERESTS

The Subarea Plan contemplated here is of great interest to us for several reasons:

1. DEMONSTRATION PROJECT

We have not found any “Demonstration Projects,” “Pilot Projects,” or “Project Overlays” that make sense in light of King County policies for the Rural Area (e.g., KCCP Chapter 1--REGIONAL PLANNING: “...to preserve the Rural Area, conserve the natural environment and designate resource lands for long-term agriculture and forest production;” “Protect Rural, Resource and ecologically

fragile areas for future generations by maintaining low residential densities in the Rural Area 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;” “RP-101 -- King County shall strive to provide a high quality of life for all of 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 preserve the natural environment, and to protect significant cultural and historic resources;” etc.). “Demonstration Projects” appear to be a way of circumventing all the rules (some good, some bad) King County imposes on everybody else.

2. REGIONAL VIEW

We consider this issue “Regional,” and, thus, of importance to all UACs. There is very little infrastructure in the area surrounding and including the Cedar Hills Landfill, Cedar Grove Compost, and Stoneway operation to support a “Demonstration Project.” Consequently, *“if you can do it here, you can do it anywhere.”*

Should King County seek a way to maximize the potential return on its property, it will undoubtedly include rezoning surrounding industrial properties. However, several problems arise as the new uses that might be contemplated would require infrastructure, which is currently near non-existent in the area, and the current population density is too low to support some potential uses envisioned to make it attract investors/developers.

3. PROXIMITY

The area to be subject to Subarea Planning is directly adjacent to our GMVUAC territory and, thus, will directly and indirectly affect our constituents.

CONCERNS

We consider this issue to be multifaceted:

- 1. It's a **Growth Management** issue due to potential rezoning changes and land-use designation changes.*
- 2. It's a **Transportation** issue, because quite a bit of transportation infrastructure would need to be added to make any Commercial/Residential plan palatable.*
- 3. It's an **Environmental** issue due to all the cleanup that would first have to be done due to the long-term dumping and use of toxic chemicals, solvents, oil, etc. at multiple sites including the Queen City Farms Superfund site.*
- 4. It's an **Economic** issue as a commercial component possibly is contemplated.*

With the King County Unincorporated Area tax base slowly disappearing due to annexations and the structure of the State's tax system (an ongoing, and apparently long term trend), we are concerned King County has substantial incentive to cooperate with resource extractors in both the mining and forestry sectors to convert "under-taxed" properties into potentially higher tax categories.

RECOMMENDATIONS

*We recommend the Subarea Planning exercise to be described in the KCCP Update Public Review Draft (PRD) strictly adhere to the State's Growth Management Act, Countywide Planning Policies, and Comprehensive Plan itself. When it comes to proposing “Demonstration Projects,” from the Rural Area citizens' perspective, we expect the County to adhere to these laws and policies, as well as its own Code as stipulated under **Title 21A.55 -- DEMONSTRATION PROJECTS:***

Title 21A.55.010 Purpose. *Purpose. The purpose of this section is to provide for "demonstration projects" as a mechanism to test and evaluate alternative development standards and processes prior to amending King County policies and regulations. Alternative development standards might*

include standards affecting building and/or site design requirements. Alternative processes might include permit review prioritization, alternative review and revision scheduling, or staff and peer review practices. All demonstration projects shall have broad public benefit through the testing of new development regulations and shall not be used solely to benefit individual property owners seeking relief from King County development standards. A demonstration project shall be designated by the Metropolitan King County Council. Designation of each new demonstration project shall occur through an ordinance which amends this code and shall include provisions that prescribe the purpose(s) and location(s) of the demonstration project. Demonstration projects shall be located in urban and/or rural areas which are deemed most suitable for the testing of the proposed alternative development regulations. Within such areas development proposals may be undertaken to test the efficacy of alternative regulations that are proposed to facilitate increased quality of development and/or increased efficiency in the development review processes. (Ord. 12627 § 1, 1997).

While the given purpose of “Demonstration Projects” in the above is to: “evaluate alternative development standards and processes prior to amending King County policies and regulations” and “test the efficacy of alternative regulations that are proposed to facilitate increased quality of development and/or increased efficiency in the development review processes;” such projects still must adhere to:

Title 21A.55.030 Demonstration project - general provisions. B. Demonstration projects must be consistent with the King County Comprehensive Plan. Designation of a demonstration project and its provisions to waive or modify development standards must not require nor result in amendment of the comprehensive plan nor the comprehensive land use map.

We expect the PRD to adhere to these stipulations in framing the contours of the Subarea Plan contemplated.

Rural Economic Strategies (RES) Plan Update 2013

OVERALL COMMENTS:

The Rural Economic Strategies (RES) herein represent a good foundation with which to address some Rural Area community needs. For the RES to be a basis to encourage economic opportunity and growth, it should: (a) encourage open and diverse participation; (b) identify needs; and (c) support a problem-solving and evolving innovative culture to not only address local and global needs, but secure local employment and community building.

Elements of these appear in the RES, but challenges will continue to exist. To begin to address such challenges, some fundamental questions need to be explored: (a) How have these tests successfully been met in the past ? and (b) How is this changing dynamic arrived at now ?

Policies need to be tested, poor ones modified or discarded, and new ones (based on prior experience) developed with the goal of continuous improvement. Invention and innovation are key elements in an ever-evolving economy. Hard-won market pioneering, innovation, and loyalty should be encouraged and incentivized, where warranted, and opportunities sought both in market development and jobs.

Rural Economic Strategies (RES) Goals:

1. Implement the intent and policies of the King County Comprehensive Plan and the objectives of the King County Strategic Plan Economic Growth and Built Environment Goal to support a sustainable and vibrant rural economy, within existing resources.

COMMENTS: The objectives of the King County Strategic Plan Economic Growth and Built Environment Goal (“Encourage a growing and diverse King County economy and vibrant, thriving and sustainable communities.”) are listed below. Those that either directly or indirectly apply to the Rural Area are emphasized to ensure they can be applied to support a rural economy.

Objective 1. Support a strong, diverse, and sustainable economy

- a. Promote regional economic development through partnerships with regional organizations, other jurisdictions, and the private sector*
- b. Support workforce development programs for adults and youth*
- c. Create contracting opportunities for small and disadvantaged businesses*
- d. Maintain infrastructure that facilitates the efficient movement of freight and goods to promote trade across the region*
- e. Promote a quality of life that attracts a talented workforce and businesses to the region*

Objective 2. Meet the growing need for transportation services and facilities throughout the county

- a. Focus transportation resources to support density and growth*
- b. Coordinate and develop services for an integrated and seamless regional transportation system*
- c. Meet the transportation needs of low-income and other under-served populations*
- d. Enhance bicycle and pedestrian infrastructure as alternative transportation options*

Objective 3. Shape a built environment that allows communities to flourish

- a. *Partner within the public and private sectors to ensure the availability of a wide range of affordable housing and supportive services*
- b. *Acquire and maintain regional parks, trails, and open space*
- c. *Support community infrastructure and collaborative land-use planning that is responsive to the needs of residents, businesses, services, schools and cities with potential annexation areas*

Objective 4. Preserve the unique character of our rural communities in collaboration with rural residents

- a. *Manage growth to limit urban sprawl*
 - b. *Encourage stewardship of rural landscapes including agricultural and forest land*
 - c. *Promote policies and programs that sustain rural lifestyles*
 - d. *Support rural economic development that maintains the character of the rural area*
2. Support the diversity and richness of the rural economy by effectively engaging farmers, foresters, rural business owners, rural communities, and rural related organizations in an on-going dialogue.

COMMENT: *Recognize “fisherman and miners” should be included (see RCW 9.05.060).*

3. Advocate for and partner with projects and programs that promote the economic viability of existing and start-up businesses in the Rural Economic Clusters: Agriculture, Forestry, Equestrian, Home-Based Business, Tourism/Recreation, and Rural Commercial Neighborhood Centers/Rural Towns/Rural Cities.

should be included as a Rural Economic Cluster.

4. Promote opportunities for rural residents to both live and work in the rural area and on natural resource lands.

COMMENT: *Recognize such “opportunities” should be “environmentally conscious.” Recognize addressing environmental challenges is in itself a growth industry. This encourages and reinforces the environmental vision and mission within the existing rural resident community, as well as those who relocate into it. We should promote land-use economic policies that discourage: (a) long-distance commuting; (b) disruption of productive use of agricultural, fisheries, and forestry resources; and (c) denuding, disruption, and damaging of ecosystems. We should seek more efficient and environmentally friendly means and methods of doing things (especially since all economic clusters share the same environment, and waste by one sector can virtually destroy the prospects of many others).*

5. Identify new state revenue authority to fund the needs of rural roadways, as defined in the county's Transportation Needs Report, in support of the rural economy.

Foundation Strategies:

A. County Department Application: County Departments recognize the importance of sustaining the rural economy and consider the applicable Rural Economic Strategies during development and implementation of their respective strategic plans and programs. When transmitting legislation that implements the RES plan, County Departments will include an assessment of impacts, if any, on the unincorporated area residents.

B. Policy and Regulatory Support: County policy, regulations and programs should be reviewed and developed in partnership with appropriate community stakeholders including Rural Cities, to both support the preservation and enhancement of traditional rural economic activities and lifestyles, and support evolving compatible commercial

uses and job opportunities.

COMMENT: Recognize the traditional rural culture and the environment that embraces it also should be preserved and enhanced.

C. Communication: Solicit input, exchange ideas, inform and facilitate dialogue to address solutions to identified issues between the rural residents, rural business owners, Rural Cities, organizations and the county. Coordinate evaluation of and updates to the RES with the Community Service Areas Work Plans.

COMMENT: Recognize the state, the federal government, and such other interested parties, as the problem may require, should be proactively engaged as part of the dialog, as communication is a broad problem woven inside policy, commerce, and policing that can be broader in scope requiring moving beyond county dialog.

D. Partnerships: Participate and/or support collaborations that encourage economic development that is compatible with the rural areas of the County and the Puget Sound Region. Recognize and be consistent with the work of the Economic Development Council of Seattle and King County and Puget Sound Regional Council, where supportive

of rural economic development.

E. Business and Technical Assistance: Partner with professional organizations and provide referrals to rural businesses regarding business and technical assistance, resources, training, and networking opportunities.

COMMENT: Recognize such partnering could include trade associations and industry organizations. Membership within trade and industry groups may provide access to ready answers based on not only operations experience, but may help with culture and marketing as well. Often these trade and industry groups have publications and built-in networking experiences. The County could make use of trade and industry groups as its own efficient networking resource, which oftentimes includes professional organizations.

F. Incentives: Identify and inform the public about grants, low-interest loans, tax, and other incentives that encourage agriculture, forest-based, home-based businesses, historic property redevelopment, and other rural business development consistent with ecological values and rural character.

G. Performance Management: Identify and track rural indicators and trends to help direct policies, the rural economic strategies, and actions related to the rural economy.

Rural Economic Clusters Strategies

Agriculture: Strengthen and enhance the agricultural cluster-raising of crops and livestock and production of value-added goods in both the Rural Area and the Agriculture Production Districts.

***COMMENT:** Recognize these activities should be promoted with the goal of ensuring environmentally sustainable methods for long-term viability. For example, the following could be encouraged: leaving of areas suitable for natural plants and wildlife; plowing of fields to control runoff and to recycle bi-products; use of restoration of natural systems to control pests and enhance wildlife; use of natural systems to enhance crop value; use of natural systems to improve crop value yields; use of natural systems to improve overall land yield profitability (e.g., “net-net”); etc. Also, “agriculture” should include “aquaculture” and thus “fisheries” could be included under 1. through 17. below.*

1. Promote, enhance, and partner with programs that support agriculture and its infrastructure.
2. Assist implementation of the Agriculture Commission's annual work plans and its recommendations for priority actions to retain, conserve and expand agricultural lands and infrastructure.
3. Support and partner with programs that promote new and existing markets for agricultural products and value-added goods. Review regulations that affect the start-up and operations of businesses that produce value-added agricultural products and propose regulatory changes if appropriate.

***COMMENT:** Recognize there also are value-added agricultural goods and services. A winery may have a natural and forested surroundings into which is crafted a terraced series of southerly exposed fields growing grapes, an area for storing the grapes that are turned into wine; they may offer tours of the vineyard and the forests, as well as views of the mountains, streams, rivers, and lakes, and may have an area set aside on the premises for enjoying wines, cheeses, and hosting special events. Adding the words “goods, and services,” further accommodates levels of value added by this establishment, as well as the many layers of varied county, state, and federal taxes paid by this highly valued farmer.*

4. Support and partner with programs that provide business, marketing and technical assistance to businesses within the agricultural cluster.

***COMMENT:** Recognize that product development assistance also might be of value. Many businesses fail because of inadequate and/or premature product development, and engage in early business start-up patterns that may significantly compromise their odds of success. By assisting start-up inventors, innovators, and companies with some modes of cooperation, information may be gathered that may improve both the odds of business success as well as improve odds of county programs success (and their regional commerce productivity factor (by participating group), the capital recovery factor in terms of environmental impact (by participating group), and tax revenue generated (by economic group and sector as they move through stages of productivity potential and (products and services) stages of market growth). Often small businesses invest in something thinking they have the final solution, only to find out later they are just beginning to work the problem, and as such have invested too much too early, and have difficulty getting resources to continue to grow in their (now career) work. Thus, much benefit may be gained in working with “start-up-experienced” others.*

5. Solicit and respond to identified needs of the agriculture cluster and its infrastructure to formulate policy and regulatory changes to ensure sustainable and economically viable agricultural practices, and to preserve the opportunity for farming and farmland.

COMMENT: Recognize “sustainable...practices” really must be “environmentally sustainable,” and methods and means by which we produce some foods at this time may not be entirely what may be needed as and for sustainable food production practices in the future.

6. Support incentives, including transfer of development rights (TDR), conservation easements and current use taxation, to encourage agricultural activities in the Agricultural Production Districts (APDs) and in lands that could be farmed outside the APDs.

COMMENT: Recognize there also could be special incentives to reclaim lands (e.g., open-pit mines) and contaminated lands, including farms receiving environmental damage, back into agricultural lands and aquaculture lakes, reservoirs, etc., including producers of goods and services supporting the agriculture and aquaculture sector. Consequently, this should include: recovery and/or converting of environmentally damaged crop and/or mining lands for such agricultural and/or fisheries purposes.

7. Support and partner with programs that provide assistance to new farmers with attention to minorities, low-income residents, and immigrants.

COMMENT: Recognize also the existence of fishermen, including aquaculture (which may include raising fish, clams, mussels, seaweed, plankton, etc.).

8. Solicit partners and support businesses or programs conducting efforts to develop secondary markets for added farm revenue, including but not limited to, manure digester systems, and agritourism.

COMMENT: Recognize the opportunities presented by ecotourism, which can be an important component within economies that also support a vibrant environment and ecosystem, and is virtually non-existent in environments which do not.

9. Promote and support programs that educate and encourage all County residents and businesses on the importance of buying local produce and value-added products, including support for farmer's markets.

10. Support and partner with programs that promote local food access to institutions, School Districts, hospitals, food banks.

11. Support incentives to locate infrastructure such as food processing, farmers markets, and Community Supported Agriculture (CSA) drop offs near Transit Oriented Developments (TOD), and within Rural Cities, to reduce costs.

12. Use new state revenue authority to fund capital projects, as prioritized in the county's Transportation Needs Report, that maintain and improve farm, roadway, technology and other related infrastructure, thereby increasing the viability and sustainability of existing agricultural land.

13. Support and implement projects and policies that improve the drainage for farmland, increasing the viability of existing agricultural land.

COMMENT: Recognize the need to improve water utilization plan(s) and resources for farmland(s), and other food-producing resources. The most important environmental resource to manage on a farm is water flow, both to minimize the effects of erosion and to water ones plants, domestic animals, and wildlife, and to keep for personal uses and for uses in an emergency (such as fire control, etc.).

14. Support and partner with programs and organizations, such as the King Conservation District, that provide technical assistance to landowners regarding conservation of agricultural lands.

COMMENT: Recognize utilization of farmland may not be the only means to produce food. Research in Japan has created food producing resources in buildings and underground chambers utilizing “light pipes” on tops of buildings, etc. Similarly, fisheries research has continued to evolve aquaculture practices that may have potential for installation in abandoned quarries and mines. What may be practical in the longterm is what may prove to be worthwhile, generally accepted, efficient, and sustainable.

15. Support and partner with programs that provide financial assistance with maintenance and operations of existing farmland and buildings, Examples include the award-winning Barn Again Initiative to preserve and restore historic barns in rural King County, and programs to sublease farmland to other farmers.

16. In the APDs, identify programs and policies that encourage growing food and other crops, and protect the County's most fertile soils.

COMMENT: Recognize bodies of water also must be protected as both farms and fisheries (including aquaculture and those raising shell fish) rely on water, and the care that goes into maintenance of its quality and surroundings.

17. Support and implement projects and policies that improve the local wine economy.

COMMENT: Recognize the existence of the “natural beverage economy.” Projects and policies which benefit the wine economy also should benefit the production of hops and beer, as well as apples and cider, etc.; and also a diversity of concerns which rely on and serve such products. To ignore the other beverage concerns, and focus only on wine production and sales, may ignore the possible beneficial economic effects of trying to craft broader-reach programs and opportunities that may serve a broader productivity and exporting base (and the possibility of iteratively testing these programs, especially during times of economic upheaval and changes in consumer taste(s)).

Forestry: Strengthen and diversify the forestry cluster while maintaining healthy forest ecosystems.

COMMENT: Recognize “maintaining healthy forest ecosystems” also must include maintaining a balanced environment. A healthy forest ecosystem may exclude many native plants and animals needed for a balanced and historically sustainable environment. The “healthy forest ecosystem” must lay within and be supported by a healthy environment and contribute to the ecosystem’s balance and health (rather than detract from it, and thereby possibly throwing a real

danger of ecosystem collapse on adjoining parcels). For example, the surroundings may not contain the ecological surpluses needed to make up for the content removed from the system, and dependent content on those resources then perishes, as will the economic linkages that use that ecological infrastructure.

1. Promote, enhance, and partner with programs that support forestry and its infrastructure.
2. Assist implementation of the Rural Forest Commission's annual work plans and its recommendations for priority actions to retain and conserve forests and needed forest infrastructure.
3. Support and partner with programs that support market development for forestry products and value-added goods.

COMMENT: *Recognize the importance of value-added services, which (not unusually) may spawn evolution of marketable products. While Forestry in itself may relate, in its simplest sense, to the production of wood from trees, the flow of labor and resources, as well as opportunities within this chapter reaches into broad levels of industry and services. Although emphasis may be for forestry and value-added goods, the use of the services of labor and professional classes should not be ignored within the stream of commerce.*

4. Support and partner with programs that provide business and technical assistance to small forest landowners and forest-related businesses.

COMMENT: *Recognize “forest-related” should also include environmentally related forest and related waters and features habitat (such as swales, bogs, wetlands, creeks, streams, rivers, rapids, waterfalls, lakes, bays, cliffs, caves, canyons, and shorelines, and frozen features such as long term maintenance of glaciers, and seasonal features such as snow packs, snow drifts, and snow fields). In other words, recognize businesses could be embraced that specialize in creating and/or using the environment and the forests for research, appreciation, and improvement and for creating beneficial and positive economic activity.*

5. Solicit and respond to identified needs of the forest cluster and its infrastructure to formulate policy and regulatory changes to ensure sustainable and economically viable forestry practices.
6. Promote and support programs that educate and encourage all County residents and businesses on the importance of buying locally grown/locally milled wood .

COMMENT: *Recognize such programs could include value-added wood products locally manufactured by artisans and craftsmen.*

7. Support and partner with programs that provide incentives to landowners for forest health improvement.

COMMENT: *Recognize that along with “forest health improvement,” environmental health improvement is important. Land owners should be encouraged to be environmentally proactive and to get involved with planning diverse ecosystems containing many varied species (and potentially getting involved with a broad range of markets within potential uses of their land(s)). Forestry and processing practices may be changing to favor less*

diversity, and even planting of large stands of non-native species, and this seems to be changing significant ecosystems as well as “drying up” the supply of special wood varieties important to start, and/or sustain, and/or grow certain industries. These subject businesses and industries, of course, rely on the so encouraged time and talent of inventors, innovators, designers, and labor components (packaged in businesses of all kinds) to come up with the marketable new and useful improvements for local goods and services, and exported goods and services, which demand pull on these forestry and environmental resources.

8. Support incentives, including transfer of development rights (TDR), conservation easements and current use taxation, to encourage forest conservation.

COMMENT: *Recognize environmental conservation or ecosystem balancing also should be incentivized. Special encouragement should be given to those who may restore, and/or preserve, and/or extend valued ecosystems into once environmentally damaged areas.*

9. Evaluate expansion of the use of incentives for forest preservation and open space, such as the TDR program.

COMMENT: *Recognize the importance of preserving environmental ecosystems. An emphasis should be made on the preservation of ecosystems, and on the restoration of ecosystems, especially when there are forests dedicated for preservation and the internal ecosystem therein has been damaged (e.g.; such as planting with non-native species and/or single or few species to and including artificially dense populations which unfavorably balance other ecosystem populations). The RES should seek a sustainable economy within a sustainable ecosystem, which (by definition) would seek to restore a natural and sustainable ecosystem balance within an acquired forest, wetland, stream, river, lake, estuary, bay, sea, etc.*

Equestrian: Sustain and enhance the diversity of equine uses that support the equestrian economic cluster.

1. Promote, enhance, and partner with programs that support the business and recreational aspects of the equestrian cluster and its infrastructure, and related rural organizations to ensure that policies and regulations support appropriate equestrian uses and associated infrastructure.

COMMENT: *Recognize not all equestrian uses fit into the same place. As an example, race horses run in a different environment than polo ponies; fox hunts run in a different environment than running saddle horses on walking and riding trails, etc. Spaces should be arranged by manner and means that may accommodate the broadest range of user satisfactions, and encourage the most integration and preservation of ecosystems and the environment. This may include designing open space managed parks and playfields such that various types of equestrian activities may be not only conducted on them, but portable seating facilities may be installed, the proper security may be conducted, tickets may be sold, and properly licensed concessions allowed and conducted (food, etc.), all to the appropriate scale so as to maintain Rural Character, as defined within the KCCP.*

2. Support and partner with programs that educate horse owners and potential purchasers on best equestrian husbandry and manure management practices.

***COMMENT:** Recognize importance and potential for manure/waste byproducts, which include composting and topsoil development and its practical managed varieties for gardening and agricultural uses. Equestrian manure and other waste products, when properly managed and processed, can be a valuable commodity both for personal uses (including gardening and agriculture), as well as for sale. Badly managed it can be a source of environmental decay, disease, and sickening (and potential death) of livestock, as well as pollution and souring of the land and resultant collapse of not only the land owners value, but the surrounding ecosystems as well (e.g.; such as when animal waste and necrotic material from dead animals drain into a creek (and cause cholera)). Expert and peer-to-peer education, therefore, should broadly undertake the environmental issue in such a way as to draw in and focus on equestrian uses, and how to best profit from them (which may include all aspects of animal's presence and care).*

3. Encourage and promote the continuation and, where consistent with the County's policies, expansion of equestrian trail connectivity throughout King County and the region.

4. Solicit and respond to identified needs from horse owners, equestrian business owners and related rural organizations to ensure that policies and regulations support appropriate equestrian uses and associated infrastructure.

***COMMENT:** Recognize the importance of supporting the surrounding ecosystems and environment. The language "as well as the surrounding ecosystems and environment(s)" serves to protect the land(s) from incompatible uses, protects water bodies from pollution (including wells and aquifers), as well as the ecosystems many equestrians rely on in order to have the experience(s) they so prize. Hopefully the equestrian societies and horse owners themselves (as groups and committees) may form some agreement(s) and guidelines for this purpose. It should also be noted that certain ecosystems (with their native plants and animals) flourish within the properly balanced relationships facilitated by these grazing and browsing animals.*

5. Support and partner with the communities that promote equestrian businesses, tourism, and recreational opportunities, including trail connectivity.

***COMMENT:** Recognize developments and property owners also could promote equestrian businesses and recreational opportunities, including trail connectivity. Promotion and development of the equestrian community and supporting businesses includes support by land developers and property owners who can recognize the sustainable value(s) recreational opportunity(s) provide, and can be split and/or destroyed by land owners and/or developers who do not wish to continue with these policies.*

Home-Based Business: Strengthen and enhance the diverse home-based business cluster with uses ranging from sole proprietorships to cottage industries to natural resource-based support businesses.

1. Promote, enhance, and partner with programs that support compatible home-based businesses and cottage industries.

COMMENT: Recognize also a business start-up cycle that embraces the importance of the intellectual property crafting cycle, an investment in social and physical capital, use of government resources and programs to have the possibility of protecting opportunity(s); and then the process of training (oneself), including training others, in what needs to be done in order to evolve (and continue to evolve) in business and commerce.

2. Support and partner with chambers of commerce, small business assistance centers, and other programs that provide business and technical assistance to home-based businesses and cottage industries.

COMMENT: Recognize importance of providing technical assistance to inventors and innovators. Misdirection and lack of caution, as well as lack of cooperation, can waste valuable time, emotional energy, focus, can sacrifice important social opportunities and relationships, and waste (and meaninglessly sacrifice) money. It can dissuade the meeting and growth of potentially valuable human resource(s), service(s), product(s) (and their development). It can destroy the engaging with and progress on, of, and with ongoing market pioneering development, the result of which may destroy the local potential for development of this class of economic cluster within this region (and loss of opportunity to eventually employ and support many people and their economic resources for and in providing product(s) and service(s) support for this economic cluster).

3. Solicit and respond to identified needs of the home-based business cluster to formulate policy and regulatory changes to ensure sustainable and economically viable businesses that are an appropriate use and scale for the area being proposed.

COMMENT: Recognize importance of business start-ups to embrace the early stages of business development, including initially growing the idea and gathering the various levels of resources (both physical, intellectual, and social) and toward cascading development into and through a synergetic and success seeking growth process that capitalizes on both stability and change. Recognize most small start-ups do not have the resources or the time to lobby governments and search and apply for grants. Those businesses that are now sustainable and economically viable may not be in the future, for various reasons, and there needs to be some mechanism by which they may share or be replaced by the emerging resources and up building of new potential human capital rising from and through the business incubator phase (as compared to being not encouraged or “crushed” by poor business practices, where the vitality, strength, vision, and forward looking commitment of this enterprising group may be lost forever). Various state and federal laws, as well as by history and cultural comparisons, may disfavor such human resource squandering. Creating and growing a concern should be considered a career involving a lifetime of cautious learning and evolving to maintain success.

4. Encourage and support information technology related home-based businesses, and the high-speed data infrastructure necessary to operate those businesses.

Recreation and Tourism: Strengthen and enhance the tourism and recreation cluster while ensuring that the business use and scale is compatible with the area in which the activity or activities are located or provided.

COMMENT: Recognize there must be “compatibility” with the area’s surrounding environment (including culture and history, transportation infrastructure, supporting facilities, and ecology) to ensure the continuing viability of the recreation and tourism cluster.

1. Promote, enhance, and partner with programs that support compatible tourism and recreation opportunities including agricultural and forest tourism and value-added programs related to the production of food, flowers, forest products and wine in the County.

COMMENT: Recognize the need to include ecotourism, which includes birding, hiking, scrambling, and mountain climbing. Ecotourism may include specialized tours on roads, trails, wetlands, creeks, streams, rivers, estuaries, bays, and seas where the interactions of geology, geomorphology, history, and the local flora and fauna. Also recognize the opportunities for the natural beverage industry.

2. Lead and/or partner in efforts to unify regional tourism efforts to maximize program effectiveness and support individual tourism or recreation related businesses, such as the local wine industry.

COMMENT: Recognize the natural beverage industry, which traditionally has been important to human health--this has included wine(s), but wine is not the only natural or agriculturally grown or produced beverage, and not all natural beverages are fermented (many people prefer beverages that are not fermented). There are many farms in the area that may produce beverages such as (but not limited to) beers, ales, and ciders, and juices of other fruits, in and including grapes suitable for wines, and these may be presented in forms with and without alcohol. The varied types and forms may appeal to a broad range of cultures and people who, for varied reasons, may shun wine in favor of something else, or may wish wine only and shun all else, or prefer some combination for themselves and those with them that seems most important to the time(s) and the environmental, cultural, and social surroundings at hand.

3. Support and partner with efforts to provide both private and public local recreational opportunities, as well support appropriate regional connectivity of recreational uses and trails, with consideration for safety between conflicting uses during harvest periods in agricultural areas.

4. Solicit and respond to identified needs of the tourism and recreation cluster to formulate policy and regulatory changes to ensure sustainable and economically viable businesses that are consistent with the County's policies for the area being proposed.

COMMENT: Recognize the “cultural and ecosystem environmental needs” that contain and support the tourism and recreation cluster.

5. Support and promote programs and initiatives that integrate economic development and recreation with forestry uses.

COMMENT: Recognize the interaction between the environment and economic development. Sustainability, as a matter of policy, issues rise from ecological impacts approach within an environmental vision, and within which (that is, inside this source system of constraints and opportunities) resides recreation and

forestry uses (a set of system sinks). It should be noted the environment is being developed too, and thus must be modified and enhanced in a responsible manner to accommodate additional sources and sinks. In balance, this is not just for the recreation and forestry users, which are human, but also the environment and ecological cycle within it rests and depends (and the varied plants and animals which are components within this system). It is possible to develop a forest that is uninteresting to tourism, while it is possible to develop a stand of old growth timber (and its sustainable ecosystem) into a substantial attraction supported by a substantial hospitality industry. Similarly, it is possible to develop an enhanced ecosystem in one area to balance the sinks created in another; and it is possible to create and develop businesses and concerns which have no or negligible environmental impact, or better yet, as a result of their existence environmental challenges are addressed and the environment itself is improved. How to integrate recreation and forestry inside an environmental and consumer-appreciated economic dynamic seems a substantial and ongoing challenge and seems a proper consideration for King County government and the RES.

Commercial and Industrial: Strengthen and enhance the commercial and industrial cluster to sustain compatible businesses on sites designated for commercial or industrial uses within the following land use classifications: 1) Rural Neighborhood Commercial Centers, 2) Rural Towns, 3) Industrial, and 4) Mining/Mineral Resource Lands.

1. Promote and support compatible businesses in the Rural Neighborhood Commercial Centers in their role of providing retail goods and services for the surrounding rural area.

***COMMENT:** Recognize the need to include “small-scale wholesalers goods and services.” Commercial centers may provide goods and services at retail, and they may also sell wholesale to other resellers as well as sell to other communities. Some tolerable mixed uses may also occur, such as pioneering product development and sales in a cottage industry or home based business small way.*

2. Promote and partner with the Rural Towns to support economic vitality in their role of providing retail businesses and services for the surrounding rural area.

***COMMENT:** Again, recognize the need to include “small-scale wholesalers goods and services,” as some concerns may wholesale back and forth between themselves (and others) with appropriate stocking, discounting, and use of “resellers.”*

3. Encourage mining and mineral resource businesses to employ operational practices that protect environmental quality, fisheries, and wildlife, in balance with the needs of the industry.

***COMMENT:** Recognize the needs of the nearby “rural community” also must be considered. Mining practices can be a blessing, as well as create local difficulties and compromises which may shed great costs and burdens on the surrounding community in favor of the select industry at large. As an example, when the SeaTac airport was enlarged, much fill was transported to the runways on SR-169 and, although the County has*

ordinances relevant to covering loads and caring for vehicles hauling gravel and rocks, often (in the interest of haste) these restrictions were not always complied with. As a result, the mining industry was able to save much money and increase delivery rate of product to the SeaTac customer, while the transportation corridors suffered much road damage. Similarly, careless equipment operators can create noise, run-off, smokes, and odors that are offensive to the Rural Character of the lands which surround them, as well as to neighborhoods and businesses, and can disrupt the habitat, ecology, and economy of the rural surroundings. Mining is an important resource and source of jobs to the rural economy, but it exists within and shares the resources (and ecology) of the rural environment and economy. They are, therefore, part of the rural community system of shared and public compromises needed for its and others perpetuation.

4. Solicit and respond to identified needs of the commercial and industrial cluster to formulate policy and as appropriate, regulatory changes to ensure sustainable and economically viable businesses that are of appropriate use and scale for the area.

5. Promote and support compatible regional industrial and commercial facilities in the rural area that are designated as projects of statewide significance under Chapter 43.157 RCW, while recognizing and mitigating impacts to adjacent land uses, pursuant to applicable law and regulations,

***COMMENT:** Recognize the need for mitigation of impacts to the “environment and area/regional ecology”. This is consistent with various environmental regulations to which the mining industry must comply, and addresses the nature of other businesses within the rural economy that rely on the environment (and various ecological layers) that the mining community shares with them and upon which these other homeowners, farmers, fishermen, concerns, and communities (etc.) rely.*

6. Promote and support compatible information technology related businesses.

***COMMENT:** Recognize that inventors, innovators, and entrepreneurs of various types could form cluster campuses on a small scale that may integrate on a large scale (say, in the “CLOUD” or by similar networking means), and this may allow for substantial projects to be conducted with networked home-based inventors, innovators, and various classes of business who may work toward a common and larger-scale economic impact. The idea of such networking (which would reduce some traffic on our roads) is not new and is part and parcel within the nature of how a traditional rural community works. Therefore, how this kind of work is conducted, and how levels of responsibility and liability are shared or partitioned and/or shed (including tax treatments) has to be made consistent within this relationally titled continuum of “businesses” subject.*

Rural Cities: Partner with the Rural Cities to strengthen and enhance their economic development efforts as they fulfill their crucial role as local urban centers for employment and centers of commerce providing for the retail and service needs of the rural area.

1. Sustain partnerships with the Rural Cities, chambers of commerce, and other related organizations on County plans, policies and programs that support rural city economic development and businesses that provide goods, services and employment for the residents in the surrounding rural area.

COMMENT: Recognize King County and other jurisdictions have “sister” relationships with other communities, which also includes trade dialog and this dialog also includes relationships with various other government agencies and departments. For example, Information Technology business(s) can often be national and international in scale.

2. Sustain partnerships to support and maintain the economic vitality of Rural Cities, and the businesses located within them.

3. Sustain partnerships with Rural Cities to promote appropriate tourism efforts.

COMMENT: Recognize tourism, for the most part, is responsive to the traveler and the culture(s) they may bring with them. It should: (a) promote and deliver a highly valued tourism experience (one which brings money and loyalty); (b) embrace a regional product (in goods, services, and range of experiences) that is satisfying for the consumer and compatible with the community; and (c) deliver consistency, reliability, and pleasant experiences. Partnerships with Rural Cities could also consider working with the cultures and national characteristics of the audiences they may serve, which may come from many regions of the United States, and the world, and thus will require communication(s) with multiple layers of government agencies.