

February 9, 2018

The Honorable Joe McDermott
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember McDermott:

This letter transmits an Area Zoning and Land Use Study ("Study") that responds to Ordinance 18611, which declared a six-month moratorium on the acceptance of applications for development of rural industrial uses in close proximity to the Cedar River.

As directed in the ordinance, the Study reviewed King County's adopted zoning regulations to ensure that they sufficiently address the impacts of the allowed industrial zone uses on the surrounding environment, adjacent communities and the local road network. It also reviewed the associated development regulations to determine if they are compatible with surrounding communities, impacts on groundwater quality, potable water supplies, and aquatic habitat for endangered salmonid species.

Relying on existing science, the Study concludes that sufficient County, State and Federal regulatory restrictions, mitigation and processes are in place to sufficiently minimize, mitigate or address land use and environmental impacts that may occur as result of the potential proposed development of industrial uses of these sites. And, given this, that no recommended changes to the County's adopted zoning regulations or the associated development regulations are warranted at this time.

By reviewing existing regulations to determine their sufficiency, the Study furthers the goal of Quality Local Government under the King County Strategic Plan.

It is estimated that this report required 25 staff hours to produce, costing approximately \$1,300. The estimated printing cost for this report is negligible.

Thank you for your consideration of this Study. This report will help King County residents understand the regulatory and policy framework in unincorporated rural areas.

The Honorable Joe McDermott

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If you have any questions, please feel free to contact Jim Chan, Interim Director, at the Department of Permitting and Environmental Review, at 206-477-0449.

Sincerely,

Dow Constantine

King County Executive

Enclosure

cc: King County Councilmembers

ATTN: Grant Lahmann, Chief of Staff to Chair McDermott

Jeff Muhm, Director of Council Initiatives

Melani Pedroza, Clerk of the Council

Dwight Dively, Director, Office of Performance, Strategy and Budget (PSB)

Lauren Smith, Deputy Director for Regional Planning, PSB

Jim Chan, Interim Director, Department of Permitting and Environmental Review