

## 2024 KCCP Major Ten-Year Update

### Joint Rural Area Team—Comments, Recommendations, and Suggested Implementation Paths

#### Rural Area Protection Addressed at Every Level of Planning

**GMA, VISION 2050, CPPs, KCCP, & KC Code**—all seek to protect the Rural Area (RA) from sprawl, extension of urban infrastructure, and siting of urban-serving facilities. At every level of planning the RA is to be designated and protected from urban sprawl, a bedrock GMA purpose. Please note that in many cases, protections for the Agricultural Production Districts (APDs) and Forest Production Districts (FPD) are even stronger.

#### GMA

- RCW 36.70A.11** Defines rural lands
- RCW 36.70A.020** Includes planning goals for rural lands
- RCW 36.70A.070** Defines the Rural element for Comprehensive plans.

#### VISION 2050 Multi-County Planning Policies

- RGS 13** “... avoid ... conversion of rural land into commercial uses;”
- RGS 14** “Manage and reduce rural growth rates over time ...;”
- DP-37** “Ensure ... development ... is rural in character;”
- PS-5** “Do not provide urban services in rural areas.”

#### CPP Planning Policies

- DP-46** “... Growth levels should not create pressure for conversion of nearby Rural or Natural Resource lands;”
- DP-47** “Limit growth in the Rural Area to prevent sprawl and the overburdening of rural services...;”
- DP-52** “... limit new nonresidential uses located in the Rural Area to those ... demonstrated to serve the Rural Area.”

#### KCCP Chapter 3 Policies

- Introd.** “... designating Rural Area lands to limit development and prevent sprawl, ... permitting land uses that are supportive of and compatible with ... rural character ... , ... indicating the population densities that are appropriate for the Rural Area.”
- R-201** “... recogniz(ing) a profound difference between the nature and character of ... (the) rural (area) as compared to ... urban areas....”
- R-201** “... maintain ... character of (the) Rural Area. ... development patterns that are considered rural, historical or traditional and do not encourage urban growth or create pressure for urban facilities and service. ... Traditional rural land uses of a size and scale that blend with historic rural development; and Rural uses that do not include primarily urban-serving facilities;”
- R-202** “The Rural Area geography ... shall include areas that are rural in character and that...have significant environmental constraints that make the area generally unsuitable for ... urban development;”
- R-203** The Rural Area geography is considered to be permanent ...;”
- R-324** “Nonresidential uses in the Rural Area shall be limited to those that: ... Require location in a Rural Area.”

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### Recommendations

1. Reform DLS Permitting Division’s Permitting and Code Enforcement functions.
2. Revise KC Code and Policy through the KCCP Update.
3. Provide an understanding about Rural Area needs to all Council members.

### Implementation Paths

Major Themes	Key Issues	Potential Impacts on “Striker”	Joint Team Detailed Comments [ref: 2/6/24]
1 Good Policies define “Rural Character,” but permitting / code enforcement broken	Failure to properly implement & interpret Policies / Codes & apply enforcement actions when clearly necessary	<ul style="list-style-type: none"> <li>• Establish <i>Rural Landowner Incentive Pgm</i></li> <li>• Embrace non-residential use policies</li> <li>• Site facilities in RA requiring such a loc’n</li> <li>• Seek to eliminate Industrial zones in RA</li> </ul>	<p><u>Policies:</u> <a href="#">Ch 3</a> — R-xxx (new) (p. 14), <b>R-309, R-319, R-324a, R-325, R-401, R-402, R-403, R-506, R-515a</b> (new) (pp. 17-23)</p> <p><u>Code:</u> <b>21A.04.090</b> (pp. 109-111), <b>21A.06.196</b> (p. 112), <b>21A.08.030</b> (p. 115), <b>21A.08.080</b> (pp. 117-118),</p>
2 RA viability threatened by neglect of local access needs due to outmoded road stds & broken financial system for roads	Road stds & policies prioritize through travel over local access & safety of bicyclists and pedestrians. Through-traffic is <i>majority</i> user, but pays nothing into road fund.	<ul style="list-style-type: none"> <li>• Prioritize local access vs through travel</li> <li>• Increase transit to outlying cities</li> <li>• Base local access on arterial classific’ns</li> <li>• Adopt multi-modal level of service stds</li> <li>• Embrace Complete Streets / Target Zero</li> <li>• ID financial crisis / regionalize solutions</li> </ul>	<p><a href="#">Ch 8</a> — <u>Policies:</u> <b>T-106, T-202, T-204, T-207, T-222, T-230, T-233, T-243, T-306a, T-310, T-313, T-315, T-3xx</b> (p. 57), <b>T-4xx</b> (p. 58), <b>T-501, T-502, &amp; T-504</b></p> <p><u>Text:</u> (pp. 43, 45, 47, 53-55, &amp; 58).</p> <p><a href="#">Appendices C</a> — (pp. 76-92)</p> <p><a href="#">Appendix C1</a> — (pp. 93-101)</p>
3 Urban-type & urban-serving facilities should not be sited in RA	Allowing urban-serving and commercial businesses to operate in the RA; Code and Policy “loopholes” plus misinterpretation	<ul style="list-style-type: none"> <li>• Enforce RA Policies &amp; Code</li> <li>• Do not site urban-serving facilities in RA</li> <li>• Define “<i>agriculture product processing.</i>”</li> <li>• Accommodate appropriate RA economic development—RCW 36.70A(5)(b) &amp; (d)</li> </ul>	<p><u>Policies:</u> <a href="#">Ch 3</a> — <b>R-205</b> (p. 15), <b>R-513</b>, (p. 22)</p> <p><a href="#">Ch 9</a> — <b>F-227 &amp; F-228</b> (p. 61), <b>F-270</b> (p. 63)</p> <p><a href="#">Ch 10</a> — <b>ED-102</b> (p. 65), <b>ED-602e &amp; g</b> (pp. 66-67)</p> <p><u>Code:</u> <b>21A.06.196</b> (p. 112)</p>
4 Exhausted mining sites must revert back to forest resource land base, not <i>non-resource</i> uses	Code and policy “loopholes” and mis-interpretation; Dubious use of so-called “ <i>Demonstration Projects</i> ”	<ul style="list-style-type: none"> <li>• Select sites w/least environmental impact</li> <li>• Select sites w/good infrastructure access</li> <li>• BAS review all designated/potential sites</li> <li>• Conserve mineral resources in the FPDs</li> <li>• Enforce mining site reclamation plans</li> </ul>	<p><u>Policies:</u> Add six (6) <i>new</i> policies to <a href="#">Ch 3</a> (pp. 24-31)</p> <p><u>Code:</u></p> <p><b>21A.22.060</b> (p. 119-120)</p>
5 Permit exceptions should be for specific, limited purposes, e.g., SUPs, TUPs, CUPs, Home Occs/Industries	Code too loose; “ <i>Event Centers</i> ” essentially are commercial businesses primarily serving urban customers	<ul style="list-style-type: none"> <li>• Ensure “<i>temporary</i>” means temporary</li> <li>• Disallow “<i>Event Centers</i>” in ill-served RA</li> <li>• Permits not to cover unpermitted activities</li> <li>• Put “<i>home</i>” back into Home Occupations</li> <li>• Put “<i>home</i>” back into Home Industries</li> </ul>	<p><u>Code:</u></p> <p><b>21A.32.120 TUPs—duration/frequent</b> (pp. 126-127)</p> <p><b>21A.32.XXX</b> (p. 128)</p> <p><b>21A.30.085 Home occs in A, F &amp; RA</b> (pp. 121-123)</p> <p><b>21A.30.090 Home industry</b> (p. 124)</p>