



Docket Form

King County Comprehensive Plan

Date	December 19, 2025		
I. Applicant Information			
Name <i>(if multiple, list all)</i>	Ten Rural Area Organizations —Enumclaw Plateau Community Association (EPCA); Four Creeks Unincorporated Area Council (FCUAC); Friends of Sammamish Valley (FofSV); Greater Maple Valley Unincorporated Area Council (GMVUAC); Green River Coalition (GRC); Green Valley/Lake Holm Association (GV/LHA); Hollywood Hills Association (HHA); Soos Creek Area Response (SCAR); and Upper Bear Creek Unincorporated Area Council (UBCUAC)—This listing represents a <i>“rural” subset</i> of the Joint Team of King County Rural and Urban Unincorporated Area Organizations.		
Property Address	Submitted by: Peter Rimbos, Coordinator of the Joint Team		
Phone	425.432.1332	Email	primbos@comcast.net
Council District	3, 7, 8, and 9 (i.e., districts with lands outside the Urban Growth Area)		

II. Type of Request			
Comp. Plan Policy or Text Amendment	Yes	Land Use Designation Amendment	
Development Regulation Amendment	Yes	Zoning Classification Amendment	
Four to One Proposal		Other	
Has this been submitted previously?	Yes	If yes, please indicate the year	2021
If yes, what was the outcome?	<p>In 2021 the Joint Rural Team (now Joint Team) submitted a docket request regarding all materials processing outside designated urban growth areas, focusing on King County Comprehensive Plan (KCCP) Policy R-337. This docket item request reduces this scope:</p> <ul style="list-style-type: none"> • It focuses on agricultural and forest products. • It looks to standardize usage and/or create distinct terms for the several usages of <i>“Rural Area.”</i> • It shifts land-use definitions to <i>“Forest products”</i> and <i>“Materials processing.”</i> • It reorganizes the several topics contained in the current Policy R-337. 		

III. Amendments to Comprehensive Plan Policy or Text, or Development Regulations



Additional Information for 2024 Update to the King County Comprehensive Plan: Over the coming months, King County will be developing a scope of work for the next update. If you have ideas and suggestions, please share them! And, consider joining the Comprehensive Plan [*mailing list*](#) to get updates as we move towards key milestones in the project. Thank you for participating in the next update as we plan for the coming 20 years!

Requested Change?	<ol style="list-style-type: none"> 1. KCCP Policy R-337: Require that processing of agricultural and forest products is limited to products grown in King County. 2. Zoning code definitions: Replace the definition of “<i>Forest product sales</i>” with “<i>Forest products</i>” 3. Zoning code definitions: Replace the definition of “<i>Materials processing facility</i>” with “<i>materials processing.</i>” 4. KCCP and zoning code: Standardize the definition and usage of the term “<i>Rural Area.</i>” 5. KCCP: Move second half of Policy R-337 to R-336.
If addressed already in the plan or code, what change is needed?	See Attachment A
Why is this amendment needed?	See Attachment A
What are the expected or desired outcomes of this change?	Greater certainty and clarity for applicants, King County staff, and the public.
What are the potential positive or negative impacts of this change?	<p>On the positive side, bright lines, clear definitions, and consistent usage of technical terms make compliance easier for businesses, and enforcement easier for county staff. King County’s residents, salmon, and environment benefit from a cleaner environment and adherence to the letter and spirit of the Growth Management Act (GMA). The negative impacts are decreased revenues for speculators seeking to profit from rural land prices.</p>
How is this amendment consistent with the Growth Management Act?	<p>The GMA distinguishes urban from rural land and uses, mandates maintenance and enhancement of natural resource industries, and discourages incompatible uses adjacent to resource lands (RCW 36.70A.020(8)). The goals of this docket item request are to sharpen Comp Plan policy R-337, sharpen the definitions of forest and agricultural products processing, and ensure that processing done outside the urban growth area (UGA) is rural in nature and restricted to products grown in King County.</p>

IV. Amendments to Property Specific Land Use and Zoning	
General Location	Lands outside King County’s designated urban growth areas.
Total Acres	N/A



King County

Tax Parcel ID (if multiple, list all)	N/A		
Current Land Use Designation	Agricultural, Forestry, Mining, Rural Area 2.5-10 ac/du	Requested Land Use Designation Amendment	N/A
Current Zoning Classification	A, F, M, RA-2.5 to RA-10	Requested Zoning Classification	N/A
Is there a Special District Overly or Property Development Condition?	Possibly, for some parcels		
Requested Change and Rationale	Countywide change, see Attachments A and B		
Proposed Use of Parcel	N/A		
How will change affect adjoining parcels?	N/A		
How is change compatible with the surrounding area?	The goal of the requested changes is to align with the GMA's mandate to maintain and enhance natural resource-based industries and discourage incompatible uses. Our subsidiary goal is to clarify language to reduce confusion and misinterpretation.		
Additional information?	Our proposed changes are detailed in Attachments A and B.		

For property owner representatives:			
Name	Prepared by Susan Boundy-Sanders, Government Relations focal for the Joint Team	Email	sbsand@hotmail.com
Phone	425.591.3672	Click to testify you have authorization to submit a docket for this property owner.	N/A

How to Submit a Docket Form:

- Save the Form to your computer, fill it out, and then email it to: compplan@kingcounty.gov.
- Due to the covid pandemic, paper copies are not being accepted.

Background on King County Docket Process

The Docket process responds to the requirements of the Growth Management Act at 36.70A.470 and is codified at the King County Code Title 20.18.107 and .140. Docketing means compiling and maintain a list of suggested changes to the comprehensive plan or development regulations in a manner that ensures suggested changes are considered by the county and are available for review by the public. June 30 is the annual docket deadline. There is no fee for submitting the docket form. To download this form electronically or learn more about the Docket Process, visit: <http://www.kingcounty.gov/compplan/>



Attachment A — King County Comprehensive Plan Policy R-337 and Related Zoning Code 21A

The four sections starting on page 5 describe aspects of the King County Comprehensive Plan (KCCP) for which we request the following changes to clarify intent and avoid confusion related to Policy **R-337**:

1. Restrict materials processing of agricultural and forest products in the Rural Area to products grown in King County;
2. Define “*forest products*” in the KCCP and/or zoning code;
3. Define “*materials processing*” in the KCCP and/or zoning code;
4. Standardize the usage of terms of art “*Rural Area*,” “*RA*,” and “*ra*,” and
5. Move the second half of Policy **R-337** to Policy **R-336**.

Our list of requested changes focuses on KCCP Policy **R-337**. Currently, **R-337** combines three different topics that have little to do with one another, and that individually are poorly defined. In order to provide a frame of reference for the rest of this docket request, below we present current language, problems we perceive, and solutions we propose:

Current Policy Language:

“R-336 The creation of new Industrial zoned lands in the Rural Area shall be limited to those that have long been used for industrial purposes, that do not have potential for conversion to residential use due to a historic designation, and that may be accessed directly from State Route 169.

R-337 Rural Public Infrastructure Maintenance Facilities, and agriculture and forestry product processing should be allowed in the Rural Area. Other new industrial developments in the Rural Area shall be allowed only on existing Industrial-zoned properties in Rural Towns and the Preston Industrial Area.”

We have **highlighted** our concerns below, followed by discussion in the subsequent pages:

“R-336 The creation of new Industrial zoned lands in the Rural Area shall be limited to those that have long been used for industrial purposes, that do not have potential for conversion to residential use due to a historic designation, and that may be accessed directly from State Route 169.

R-337 Rural Public Infrastructure Maintenance Facilities, and agriculture and **forestry product** *[this is an undefined term]* **processing** *[this is an undefined term; from where is not specified, thus from unrestricted growing locations is implied]* should be allowed **in the Rural Area**. Other **new industrial developments in the Rural Area** shall be allowed only on existing Industrial-zoned properties in Rural Towns and the Preston Industrial Area.”



Proposed Changes (editorial markup shown):

“R-336 The creation of new Industrial zoned lands in the Rural Area outside designated urban growth areas shall be limited to those that have long been used for industrial purposes, that do not have potential for conversion to residential use due to a historic designation, and that may be accessed directly from State Route 169. Other new industrial developments outside designated urban growth areas shall be allowed only on existing Industrial-zoned properties in Rural Towns and the Preston Industrial Area.”

R-337 Rural Public Infrastructure Maintenance Facilities, and materials processing of agriculture and forestry products ~~processing grown in King County~~ should be allowed in the Rural Area outside the designated urban growth area. ~~Other new industrial developments in the Rural Area shall be allowed only on existing Industrial-zoned properties in Rural Towns and the Preston Industrial Area.”~~”

Proposed Changes (clean copy shown):

“R-336 The creation of new Industrial zoned lands outside designated urban growth areas shall be limited to those that have long been used for industrial purposes, that do not have potential for conversion to residential use due to a historic designation, and that may be accessed directly from State Route 169. Other new industrial developments outside designated urban growth areas shall be allowed only on existing Industrial-zoned properties in Rural Towns and the Preston Industrial Area.

R-337 Rural Public Infrastructure Maintenance Facilities, and materials processing of agriculture and forestry products grown in King County should be allowed outside the designated urban growth area.”



Explanations of changes requested

The four changes below are *cumulative*. The “*proposed solution*” for each change is given in its designated section, in standard editorial markup notation. Each proposed change then appears, also in markup, in the subsequent proposed changes.

Change 1. Outside designated urban growth areas, restrict processing of agricultural and forest products to products grown in King County.

Currently, **R-337** endorses agricultural and forestry product processing in “*the Rural Area*” (terminology discussed later), but does not restrict them to locally grown agricultural and forest products. We request language be added restricting processing to products grown in King County, for the purpose of preventing use of King County’s rural lands for commercial uses with no tie to the land on which they occur. This restriction is already present in the development conditions for materials processing facilities in F and M zones in the zoning code (**Title 21A.08.080**); adding it to the **R-337** makes the intent more explicit and more consistent by adding agricultural products.

Proposed solution:

- In **R-337**, add *sourcing restrictions* to the agricultural and forestry products processed in outside King County’s designated urban growth area:

“... and **materials processing of agriculture and forestry products processing grown in King County** . . .”

- As a *companion*, modify the zoning code **Title 21A.08.080.B.16** to reflect the *same* sourcing restrictions as proposed for KCCP Policy **R-337** above:

“**e. processed fill material, as defined in K.C.C. chapter 16.82, are primarily to be processed and stored, is exclusively from the King County rural area and natural resource lands; and**”

Clean copy of the above proposed solution:

“**e. fill material, as defined in K.C.C. chapter 16.82, to be processed and stored is exclusively from the King County rural area and natural resource lands; and**”

Please note that definitions of “*Fill*” in **Title 16.82** and “*Materials processing facility*” in **Title 21A.06.742** discuss fill, recycling, and disposal as their context. Herein, we employ that assumption and, as a consequence, this docket request is not about sawmills or canneries or cheesemaking.



Change 2. Replace definition of “Forest product sales” with “Forest products”

King County zoning code defines “Forest product sales” (used in **Title 21A.08.070 Retail land uses**), but not “Forest products”– the term that is relevant in KCCP Policy **R-337**. Defining “Forest products” expands the usefulness of the term, not just to sales, but also to production and processing.

Proposed solution: Replace the definition for “Forest product sales” with “Forest products:”

“21A.06.525 Forest products sales. Forest products sales: the sale of goods produced, extracted, consumed, gathered or harvested from a forest including, but not limited to:

- A. Trees;**
- B. Wood chips;**
- C. Logs;**
- D. Fuelwood;**
- E. Cones;**
- F. Christmas trees;**
- G. Berries;**
- H. Herbs; or**
- I. Mushrooms. (Ord. 10870 § 145, 1993; 2026 Ordinance TBD)”**

Notes:

To be clear,

- This requested change to the zoning code assumes that the terms in KCCP Policy **R-337** would use definitions located in the zoning code. If that’s not correct, please adjust the request as appropriate.
- The KCCP uses the term “forestry,” while the zoning code uses the term “forest.” We have used the zoning code’s terminology, on the assumption that the definition would be located there. Again, please adjust as appropriate.



Change 3. Replace the definition of “Materials processing facility” with “Materials processing”

King County zoning code defines “Materials processing facility” (Title 21A.06.742), but not “Materials processing.” Replacing the facility definition with the processing definition expands the applicability to the use, not just the facility.

Proposed solution: Replace the definition of “Materials processing facility” with “Materials processing.”

21A.06.742 Materials processing facility. Materials processing facility:
A. ~~A site or establishment, not accessory to a mineral extraction or sawmill use, that is primarily engaged in crushing, grinding, pulverizing or otherwise preparing earth materials, vegetation, organic waste, construction and demolition materials or source separated organic materials and that is not the final for fill, recycling, or disposal. Materials processing does not include value-added processing, addition of other materials, or packaging. site; and~~
B. ~~A site or establishment lawfully established before October 10, 2004, as an interim recycling facility for processing source separated, organic materials. (2026 Ordinance TBD).~~

Clean copy of the above proposed solution:

21A.06.742 Materials processing. Materials processing facility:
Crushing, grinding, pulverizing or otherwise preparing earth materials, vegetation, organic waste, construction and demolition materials or source separated organic materials for fill, recycling, or disposal. Materials processing does not include value-added processing, addition of other materials, or packaging. (2026 Ordinance TBD).



Change 4. Standardize usage of “Rural Area,” “RA,” and “ra”

The terms “Rural Area,” “RA,” and “ra” have different usages *between and within* King County’s land-use documents. “Rural Area” also is used in PSRC’s *VISION 2050* with yet a different definition. We provide the matrix of usages below as a summary (see **Attachment B**, which provides the same matrix, provides a detailed discussion of all the terminology.

Zones	A	F	M	RA-NN	R-NN	NB	CB	O	I
WA State Growth Management Act (GMA)	<i>The terms “rural lands” and “rural area” appear as informal, plain-language text in RCW 36.70A GROWTH MANAGEMENT—PLANNING BY SELECTED COUNTIES AND CITIES, but “Rural Area” and “RA” do <u>not</u> appear as defined terms.</i>								
PSRC VISION 2050	✓	✓	✓	✓	✓	✓	✓	✓	✓
King County Countywide Planning Policies (CPPs)			✓	✓	✓	✓	✓	✓	✓
KCCP Glossary				✓	✓	✓	✓	✓	✓
KCCP Table: Land Use Designations				✓					
KCCP map layer in iMap. Two usages, similar but not equivalent: 1. “ra” in Countywide growth pattern layer 2. “ra” in Comp plan land use layer				✓ two different usages					
King County Zoning Code				✓					

The different usages of “Rural Area” are confusing, but more importantly they potentially lead to unintended consequences in legislation, permitting, and enforcement.

Proposed solution:

- With regard to **R-337**, we propose that:
 - Agricultural resource land should be restricted to agricultural uses. The language of **R-337** should not imply, for example, that a wood-chipping operation using material transported in from off-site is a permitted use.
- Throughout the KCCP, modifiers or alternative terms should replace most or all instances of “Rural Area” and “RA.” Some possibilities include:
 - “Rural Area Geography” (a defined term in the KCCP)
 - “Rural Area Zoning” (a defined term in the KCCP)
 - “Lands outside designated urban growth areas”
 - Etc.
- In the second sentence of **R-337**, replacing “Rural Area” with “outside the urban growth areas” reduces confusion:



King County

“Rural Public Infrastructure Maintenance Facilities, and materials processing of agriculture and forestry products processing grown in King County should be allowed in the Rural Area outside the designated urban growth area. . .”



Change 5. Move second half of Comp Plan policy R-337 to R-336.

KCCP Policy **R-336** and the second sentence of **R-337** are about the location of industrial developments. It seems possible that this sentence was placed in **R-337** in error and that from the beginning it should have been in **R-336**.

Proposed solution: Moving the sentence appears to be housekeeping:

“R-336 **The creation of new Industrial zoned lands ~~in the Rural Area~~ outside designated urban growth areas shall be limited to those that have long been used for industrial purposes, that do not have potential for conversion to residential use due to a historic designation, and that may be accessed directly from State Route 169. Other new industrial developments outside designated urban growth areas shall be allowed only on existing Industrial-zoned properties in Rural Towns and the Preston Industrial Area.**

R-337 **Rural Public Infrastructure Maintenance Facilities, and agriculture and forestry products processing, restricted to products grown on-site, should be allowed ~~in the Rural Area~~ outside designated urban growth areas. ~~Other new industrial developments in the Rural Area shall be allowed only on existing Industrial-zoned properties in Rural Towns and the Preston Industrial Area.”~~**

For convenience, below are clean copies of each that were shown earlier.

“R-336 **The creation of new Industrial zoned lands outside designated urban growth areas shall be limited to those that have long been used for industrial purposes, that do not have potential for conversion to residential use due to a historic designation, and that may be accessed directly from State Route 169. Other new industrial developments outside designated urban growth areas shall be allowed only on existing Industrial-zoned properties in Rural Towns and the Preston Industrial Area.**

R-337 **Rural Public Infrastructure Maintenance Facilities, and materials processing of agriculture and forestry products grown in King County should be allowed outside the designated urban growth area.”**

In closing

Thank you for your consideration of our requested changes herein to KCCP Policy **R-337**, the rest of the KCCP, and various sections in the zoning code **21A**.

Attachment B — Variations in Usage of “Rural Area,” “RA,” and “ra”

This attachment compares the differences in usage of the term “Rural Area” and abbreviations “RA” and “ra” between and within state, regional, and county plans and codes. The subtext is that these terms--technical terms of art--have a great enough variation in meanings, even within a single plan or set of code, that they engender confusion and promote errors and abuse.

Below is a comparison matrix of what is included in “Rural Area” and “RA” in various plans and code. Details are provided below. One important point is that the King County Comprehensive Plan is *not internally consistent*, let alone consistent with other documents. Another is that there is a mismatch between King County’s use of “Rural Area” and “RA” in its Comprehensive Plan and its zoning code, again opening the way to confusion, errors, and abuse.

Although this table is identical to the table in **Attachment A**, we provide a detailed discussion of terminology, etc. in the remainder of this attachment.

Zones	A	F	M	RA-NN	R-NN	NB	CB	O	I
WA State Growth Management Act (GMA)	<i>The terms “rural lands” and “rural area” appear as informal, plain-language text in RCW 36.70A GROWTH MANAGEMENT—PLANNING BY SELECTED COUNTIES AND CITIES, but “Rural Area” and “RA” do <u>not</u> appear as defined terms.</i>								
PSRC VISION 2050	✓	✓	✓	✓	✓	✓	✓	✓	✓
King County Countywide Planning Policies (CPPs)			✓	✓	✓	✓	✓	✓	✓
KCCP Glossary				✓	✓	✓	✓	✓	✓
KCCP Table: Land Use Designations				✓					
KCCP map layer in iMap. Two usages, similar but not equivalent: 1. “ra” in Countywide growth pattern layer 2. “ra” in Comp plan land use layer				✓ two different usages					
King County Zoning Code				✓					

RCW/GMA

- Definitions: The defined and capitalized term “Rural Area” does not appear in the GMA (**RCW 36.70A.030**).
- “Rural lands” is an informal, plain-language term introduced in the GMA’s Findings (**RCW 36.70A.011**), even before its Planning goals (**RCW 36.70A.020**).



King County

- Comprehensive plans must contain a “*rural element*” which discusses all lands that are not urban growth areas, A, F, or M (**RCW 36.70A.070(5)**).
- The term “*rural area*” appears in **RCW 36.70A.070 Comprehensive Plans – Mandatory elements** not as a term of art, but as plain-language text.

PSRC VISION 2050

- Glossary: “**Rural Area** — Outside the urban growth area, rural lands contain a mix of low-density residential development, agriculture, forests, open space, and natural areas, as well as recreation uses. Counties and adjacent small towns provide a limited number of public services to rural residents. Also a defined regional geography in VISION 2050.”
- Glossary: “**Regional Geography** — Groupings of cities and unincorporated areas used for planning and growth distribution purposes in the Regional Growth Strategy. Regional geographies include Metropolitan Cities, Core Cities, High Capacity Transit (HCT) Communities, Cities & Towns, Urban Unincorporated Areas, Rural, Resource Lands, Indian Reservation Lands, and Major Military Installations.”

KC CPPs

- Glossary (p. 118): “**Rural Area**: Designated area outside the Urban Growth Area that is characterized by small-scale farming and forestry and low-density residential development. See Appendix 1: Generalized Land Use Categories Map.”
- Appendix 1: Generalized Land Use Categories Map (p. 71): https://cdn.kingcounty.gov/-/media/king-county/depts/executive/performance-strategy-budget/regional-planning/cpps/kingcounty-cpps-ord_19946-update.pdf? This map uses the term “Rural,” not “Rural Area,” and the Rural designation excludes designated urban growth areas, Agricultural Production Districts, Forest Production, and Tribal land-use categories.

KCCP

- Glossary (p. 12-20): “**Rural Area Geography (See also Rural Area Zoning)** The Rural Area refers collectively to the geography that primarily contains the following land use categories: Rural Towns, Rural Neighborhood Commercial Centers, and Rural Area in unincorporated King County. The Rural Area geography also includes a limited amount of acreage with the Industrial land use designation. The Rural Area geography does not include designated Natural Resource Lands, although resource activities occur in it. The Rural Area contains very low-density residential development, commercial and industrial development, farms, forests, watersheds crucial for both fisheries and flood hazard management, mining areas and towns, historic sites and buildings, archaeological sites, and regionally important recreation areas. (See Chapter 3, Rural Area & Natural Resource Lands).”
- Glossary (p. 12-20): “**Rural Area Zoning** Rural Area (RA) zoning or zones refers to the Rural Area-2.5, Rural Area-5, Rural Area-10, and Rural Area-20 zoning classifications. This zoning is meant to provide an area-wide, long-term rural character and to minimize land use conflicts with nearby agricultural, forest or mineral extraction



production districts. These purposes are accomplished by: 1) limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and are able to be adequately supported by rural service levels; 2) allowing small-scale farming and forestry activities and tourism and recreation uses which can be supported by rural service levels and which are compatible with rural character; and 3) increasing required setbacks to minimize conflicts with adjacent agriculture, forest, or mineral zones.”

- Land Use Designation and Zoning Classifications (p. 12-6):

KCCP Land Use Designations	Zoning Classifications*
Unincorporated Activity Center (ac)	R-12, R-18, R-24, R-48, NB, CB, O, I
Community Business Center (cb)	NB, CB, O
Neighborhood Business Center (nb)	NB, O
Commercial Outside of Centers (co)	NB, CB, RB, O, - this is the range of existing zoning in place when the Comprehensive Plan was adopted
Urban Residential, High (uh)	R-18, R-24, R-48
Urban Residential, Medium (um)	R-4, R-6, R-8, R-12
Urban Residential, Low (ul)	R-1
Urban Growth Area for Cities in Rural Area (rx)	UR
Rural Town (rt)	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, O, I
Rural Neighborhood Commercial Center (rn)	NB
Rural Area (ra)	RA-2.5, RA-5, RA-10, RA-20
Industrial (i)	I
Forestry (f)	F, M
Agriculture (ag)	A-10, A-35
Mining (m)	M
Greenbelt/Urban Separator (gb)	R-1
King County Open Space System (os)	All zones
Other Parks/Wilderness (op)	All zones

* This is the range of zoning that may be allowed within each comprehensive plan land use designation subject to Comprehensive Plan and subarea plan policies. Actual zoning on a specific property is determined through the area zoning process or through site specific rezone application.

Abbreviation	Zoning Classifications
A	Agricultural
F	Forest
M	Mineral
RA	Rural Area
UR	Urban Reserve
R	Urban Residential
NB	Neighborhood Business
CB	Community Business
RB	Regional Business
O	Office
I	Industrial

King County Zoning Code

- Purpose statement for the rural zone (**Title 21A.04.060**):

21A.04.060 Rural zone.

A. The purpose of the rural zone (RA) is to provide for an area-wide long-term rural character and to minimize land use conflicts with nearby agricultural or forest production districts or mineral extraction sites. These purposes are accomplished by:

1. Limiting residential densities and allowed uses to those that are compatible with rural character and nearby resource production districts and sites and are able to be adequately supported by rural service levels;
2. Allowing small-scale farming and forestry activities and tourism and recreation uses that can be supported by rural service levels and that are compatible with rural character;
3. Increasing required setbacks to minimize conflicts with adjacent agriculture, forest or mineral zones; and
4. Requiring tracts created through clustering to be designated as permanent natural area or as permanent resource use.

B. Use of this zone is appropriate in the rural area designated by the Comprehensive Plan as follows:

1. RA-2.5 in the rural area where the predominant lot pattern is below five acres in size for lots established before the adoption of the 1994 Comprehensive Plan;
2. RA-5 in the rural area where:
 - a. the land is more than a quarter mile from designated natural resource lands;
 - b. the land is physically suitable for development with minimal critical areas; and



- c. the density would not harm or diminish the surrounding area, burden infrastructure, increase development pressure, or be inconsistent with the development patterns promoted by the Comprehensive Plan;
 - 3.a. (numbering sic) RA-10 in the rural area where:
 - (1) the land is adjacent to or within one-quarter mile of designated natural resource lands;
 - (2) the land contains moderate or significant critical areas; or
 - (3) a density of one dwelling unit per five acres would harm or diminish the surrounding area, burden infrastructure, increase development pressure, or be inconsistent with the development patterns promoted by the Comprehensive Plan; and
 - b. On Vashon-Maury Island, RA-10 zoning shall be maintained on areas zoned RA-10 as of 1994 and on areas with a predominant lot size of ten acres or greater that are identified on the Areas Highly Susceptible to Groundwater Contamination map; and
4. RA-20 in Rural Forest Focus Areas designated by the King County Comprehensive Plan. This level of density should also be considered when a larger parcel with an agricultural, forestry, or mineral land use designation is redesignated to a rural area land use designation. (Ord. 19881 § 76, 2024: Ord. 14045 § 1, 2001: Ord. 11621 § 10, 1994: Ord. 10870 § 27, 1993).