

12/2/16

Rural Area Terms

ea/cmj

Sponsor: Dembowski

Proposed No.: 2016-0155

AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2016-0155,
VERSION 2

Executive Summary:

On page ES-3, after "Land Use" delete "King County's total" through "parts of the county." and insert revised language attached on page 10 of this amendment.

On page ES-5, under "Land Use Policy Amendments" delete the paragraph under the second bullet that starts with "Rural Area policies" and insert revised language attached on page 11 of this amendment.

On page ES-6, under "Chapter 3" delete the text that starts with "Rural Areas and Natural Resource Lands" and the paragraph underneath, and insert revised language attached on page 12 of this amendment.

Chapter 1, Regional Growth Management Planning:

On page 1-16, strike lines 521 through 525, and insert revised language attached on page 13 of this amendment.

On page 1-21, strike lines 656 through 662, and insert revised language attached on page 14 of this amendment.

19 **Chapter 2, Urban Communities:**

20 On page 2-4, on lines 106 through 115, delete policy U-103, and insert revised policy U-
21 103 attached on page 15 of this amendment.

22 On page 2-34, on lines 1206 through 1216, delete policy U-189, and insert revised policy
23 U-189 attached on page 16 of this amendment

24 On page 2-34, on lines 1218 through 1225, delete policy U-190, and insert revised policy
25 U-190 attached on page 17 of this amendment

26 On page 2-36, strike lines 1291 through 1295, and insert revised language attached on
27 page 18 of this amendment.

28

29 **Chapter 3, Rural Areas and Natural Resource Lands:**

30 On page 3-1, strike line the text in the box on line 7, and insert revised language attached
31 on page 19 of this amendment.

32 On page 3-2, strike lines 10 through 22, and insert revised language attached on page 20
33 of this amendment.

34 Starting on page 3-2, strike lines 24 through 49, and insert revised language attached on
35 page 21 of this amendment.

36 On page 3-3, strike lines 51 through 75, and insert revised language attached on page 22
37 of this amendment.

38 On page 3-6, strike lines 178 through 187, as shown on page 23 of this amendment.

39 On page 3-7, on lines 195 through 199, delete policy R-102, and insert revised policy R-
40 102 attached on page 24 of this amendment

41 On page 3-7, strike lines 203 through 208, and insert revised language attached on page
42 25 of this amendment.

43 On page 3-8, on lines 250 through 270, delete policy R-202, and insert revised policy R-
44 202 attached on page 26 of this amendment

45 On page 3-9, strike lines 272 through 277, and insert revised language attached on page
46 27 of this amendment.

47 On page 3-9, strike lines 293 through 298, and insert revised language attached on page
48 28 of this amendment.

49 On page 3-10, strike lines 335 through 343, and insert revised language attached on page
50 29 of this amendment.

51 On page 3-13, strike lines 425 through 429, and insert revised language attached on page
52 30 of this amendment.

53 Starting on page 3-14, on lines 498 through 513, delete policy R-213, and insert revised
54 policy R-213 attached on page 31 of this amendment.

55 On page 3-16, strike lines 542 through 566, and insert revised language attached on page
56 32 of this amendment.

57 On page 3-17, on lines 612 through 616, delete policy R-303, and insert revised policy R-
58 303 attached on page 33 of this amendment.

59 Starting on page 3-17, on lines 618 through 621, delete policy R-304, and insert revised
60 policy R-304 attached on page 34 of this amendment.

61 On page 3-19, on lines 697 through 698, delete policy R-311, and insert revised policy R-
62 311 attached on page 35 of this amendment.

63 Starting on page 3-21, on lines 774 through 788, delete policy R-316, and insert revised
64 policy R-316 attached on page 36 of this amendment.

65 On page 3-22, on lines 790 through 814, delete policy R-317, and insert revised policy R-
66 317 attached on page 37 of this amendment.

67 On page 3-23, on lines 842 through 847, delete policy R-320, and insert revised policy R-
68 320 attached on page 38 of this amendment.

69 Starting on page 3-24, on lines 882 through 917, delete policy R-323, and insert revised
70 policy R-323 attached on page 39 of this amendment.

71 On page 3-29, strike lines 1090 through 1096, and insert revised language attached on
72 page 40 of this amendment.

73 On page 3-30, on lines 1098 through 1101, delete policy R-401, and insert revised policy
74 R-401 attached on page 41 of this amendment.

75 On page 3-30, on lines 1103 through 1112, delete policy R-402, and insert revised policy
76 R-402 attached on page 42 of this amendment.

77 On page 3-30, strike lines 1114 through 1116, and insert revised language attached on
78 page 43 of this amendment.

79 On page 3-30, on lines 1118 through 1125, delete policy R-403, and insert revised policy
80 R-403 attached on page 44 of this amendment.

81 On page 3-31, on lines 1148 through 1153, delete policy R-501, and insert revised policy
82 R-501 attached on page 45 of this amendment.

83 On page 3-32, on lines 1170 through 1172, delete policy R-502, and insert revised policy
84 R-502 attached on page 46 of this amendment.

On page 3-33, on lines 1230 through 1241, delete policy R-507, and insert revised policy R-507 attached on page 47 of this amendment.

Starting on page 3-34, on lines 1282 through 1288, delete policy R-510, and insert revised policy R-510 attached on page 48 of this amendment.

On page 3-47, on lines 1754 through 1758, delete policy R-627, and insert revised policy R-627 attached on page 49 of this amendment.

On page 3-52, strike lines 1945 through 1951, and insert revised language attached on page 50 of this amendment.

On page 3-62, on lines 2351 through 2353, delete policy R-664, and insert revised policy R-644 attached on page 51 of this amendment.

Chapter 5, Environment:

On page 5-16, strike lines 568 through 580, and insert revised language attached on page 52 of this amendment.

On page 5-24, strike lines 868 through 875, and insert revised language attached on page 53 of this amendment.

On page 5-45, strike lines 1694 through 1698, and insert revised language attached on page 54 of this amendment.

On page 5-58, strike lines 2204 through 2206, and insert revised language attached on page 55 of this amendment.

Chapter 7, Parks, Open Space and Cultural Resources:

107 On page 7-2, strike lines 11 through 21, and insert revised language attached on page 56
108 of this amendment.

109 On page 7-3, on lines 81 through 83, delete policy P-103, and insert revised policy P-103
110 attached on page 57 of this amendment.

111 On page 7-5, strike lines 122 through 126, and insert revised language attached on page
112 58 of this amendment.

113 On page 7-5, strike lines 138 through 147, and insert revised language attached on page
114 59 of this amendment.

115

116 **Chapter 8, Transportation:**

117 On page 8-14, on lines 486 through 490, delete policy T-211, and insert revised policy T-
118 211 attached on page 60 of this amendment.

119 On page 8-21, on lines 741 through 746, delete policy T-235, and insert revised policy T-
120 235 attached on page 61 of this amendment.

121

122 **Chapter 9, Services, Facilities and Utilities:**

123 On page 9-12, on lines 407 through 419, delete policy F-228, and insert revised policy F-
124 228 attached on page 62 of this amendment.

125 On page 9-18, on lines 644 through 649, delete policy F-239, and insert revised policy F-
126 239 attached on page 63 of this amendment.

127 On page 9-26, on lines 967 through 968, delete policy F-263, and insert revised policy F-
128 263 attached on page 64 of this amendment.

129 On page 9-30, on lines 1118 through 1124, delete policy F-274, and insert revised policy
130 F-274 attached on page 65 of this amendment.

131 On page 9-53, on lines 2031 through 2036, delete policy F-350, and insert revised policy
132 F-350 attached on page 66 of this amendment.

133

134 **Chapter 10, Economic Development:**

135 On page 10-4, on lines 113 through 116, delete policy ED-102, and insert revised policy
136 ED-102 attached on page 67 of this amendment.

137 On page 10-7, on lines 215 through 220, delete policy ED-202, and insert revised policy
138 ED-202 attached on page 68 of this amendment.

139 On page 10-14, on lines 482 through 486, delete policy ED-502, and insert revised policy
140 ED-502 attached on page 69 of this amendment.

141 On page 10-15, strike lines 533 through 542, and insert revised language attached on
142 page 70 of this amendment.

143 Starting on page 10-16, on lines 565 through 629, delete policy ED-502, and insert
144 revised policy ED-502 attached on pages 71-72 of this amendment.

145 On page 10-18, strike lines 638 through 641, and insert revised language attached on
146 page 73 of this amendment.

147

148 **Chapter 11, Community Service Area Planning:**

149 On page 11-8, strike lines 115 through 121, and insert revised language attached on page
150 74 of this amendment.

151 On page 11-20, strike lines 572 through 588, and insert revised language attached on
152 page 75 of this amendment.

153 On page 11-26, strike lines 830 through 834, and insert revised language attached on
154 page 76 of this amendment.

155 On page 11-37, strike lines 1240 through 1245, and insert revised language attached on
156 page 77 of this amendment.

157 On page 11-37, on lines 1254 through 1257, delete policy CP-601, and insert revised
158 policy CP-601 attached on page 78 of this amendment.

159 Starting on page 11-40, strike lines 1391 through 1399, and insert revised language
160 attached on page 79 of this amendment.

161

162 **Chapter 12, Implementation, Amendments and Evaluation:**

163 On page 12-12, strike lines 350 through 369, and insert revised language attached on
164 page 80 of this amendment.

165 Starting on page 12-13, strike lines 394 through 425, and insert revised language attached
166 on page 81 of this amendment.

167 Starting on page 12-16, strike lines 503 through 518, and insert revised language attached
168 on page 82 of this amendment.

169

170 **Glossary:**

171 On page G-4, strike lines 114 through 117, and insert revised language attached on page
172 83 of this amendment.

173 On page G-22, strike lines 790 through 799, and insert revised language attached on page
174 84 of this amendment.

175 On page G-22, after line 799, insert revised language attached on page 85 of this
176 amendment.

177 On page G-23, strike lines 838 through 848.

178 On page G-26, strike lines 953 through 960, and insert revised language attached on page
179 86 of this amendment.

180

181 **EFFECT: Clarifies the 2016 Comp Plan transmittal's proposed use of the terms**
182 **"Rural Area" and "Natural Resource Lands" in order to be consistent with existing**
183 **policy intent. Strikethrough formatting in the attachment is included for illustrative**
184 **purposes only and will be removed after adoption. Relates to Amendment 3.**

King County's total land area is **2,130** square miles, accounting for 3% of all land in Washington State. Through careful zoning and development regulations, King County manages its land use in a manner that ensures a high quality of life for its residents. Growth management in King County is largely implemented by directing development toward the Urban Growth Area, while protecting existing Rural Areas, open spaces, and Natural Resource Land(~~(-assets)~~). This map offers a general snapshot of land use across the county, which shows a higher concentration of urban land uses located towards the western Puget Sound area and more rural and resource uses located in the central and eastern parts of the county.

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196

- **Rural Area policies strengthened to avoid incompatible uses.** Avoiding placement of primarily-urban serving facilities in the Rural Area and Natural Resource Lands (consistent with the Growth Management Act), and removal of the mining site conversion demonstration program. Amendments in *Chapters 2, 3, 9 and 12*.

197 **Rural Areas and Natural Resource Lands**

198 King County's ~~((#))Rural ((#))A~~rea and ~~((#))N~~atural ~~((#))R~~esource ~~((#))L~~ands are crucial for sustaining quality of life for county
199 residents into the future. This chapter focuses on protecting these assets from urban development, promoting sustainable economic
200 development and supporting rural communities.

201

202 Reducing sprawl by focusing development into existing urban areas is one of the statutory goals of the state's
203 Growth Management Act. To achieve that goal, steering growth to already developed communities (both within
204 urban areas and, at much smaller scales in Rural Areas and Natural Resource Lands, in a system of central places)
205 with existing infrastructure and services can result in (1) protecting Rural Areas, (2) conserving natural resources,
206 and (3) providing more economical and equitable services and facilities.
207

Chapter 3: Rural Areas and Natural Resource Lands

Protecting Rural Areas, Natural Resource Lands and rural communities in King County is a major focus of the Comprehensive Plan in compliance with both the Growth Management Act and the King County Strategic Plan. This chapter delineates the county's approach to conserving Rural Areas and Natural Resource Lands, supporting rural communities and their heritage, and supporting the agriculture, forestry, and mining economies. Integral to these efforts are incentive tools such as the Transfer of Development Rights program that ensure the protection of environmental quality and wildlife habitat, while respecting economic values and property rights.

- 216 **U-103** **Parcels that are split by the Urban Growth Area boundary line should be reviewed**
217 **for possible redesignation to either all urban area or all ((#))Rural Area or Natural**
218 **Resource Lands taking into consideration:**
219 a. **Whether the parcel is split to recognize environmentally sensitive features;**
220 b. **The parcel's geographic features;**
221 c. **Whether the parcel will be added to an adjoining city's Potential Annexation**
222 **Area; and**
223 d. **The requirements of interlocal agreements, or the requirements of King**
224 **County plans.**
225

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 or Natural Resource Lands. 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.

238 **U-190** **King County shall amend the Urban Growth Area to add Rural Area lands to the**
239 **Urban Growth Area consistent with Policy U-185 during the annual Comprehensive**
240 **Plan amendment process. Open space dedication shall occur at final formal plat**
241 **recording. If the applicant decides not to pursue urban development or fails to**
242 **record the final plat prior to expiration of preliminary plat approval, the urban**
243 **properties shall be restored to a ((~~Rural Area zoning and land use designation~~))Rural**
244 **Area land use designation and associated zoning during the next annual review of**
245 **the King County Comprehensive Plan.**
246

247 Much of the remaining urban unincorporated area is made up of geographically isolated islands surrounded by cities
248 or adjacent to the urban growth boundary. Because these areas are scattered across the county, the provision of
249 local services is costly. Covering the cost of serving these areas reduces the amount of revenue available for regional
250 services and for local services in the Rural Area and Natural Resource Lands. Therefore, King County has a strong
251 fiscal interest in seeing the remaining urban unincorporated areas annexed to cities within the next several years.
252

253

Rural King County is an essential part of the county's rich diversity of communities and lifestyle choices, encompassing landscapes of scenic and great natural beauty. This chapter sets forth the county's intent and policies to ensure the conservation and enhancement of rural communities and natural resource lands.

254

255

In addressing these Rural Area needs, this chapter also comprises the rural land use classifications, such as ~~((of))~~ Rural Area, Rural Neighborhood Commercial Centers, and Rural Towns. It also addresses the designated Natural Resource Lands, which include lands designated Agriculture, Forest, or Mining on the Land Use Map.

1. Growth Management Act Goals, Elements, and Requirements

Sections I through V of this chapter satisfy the Growth Management Act's mandatory rural element by designating Rural Area lands in order to limit development and prevent sprawl, by permitting land uses that are supportive of and compatible with the rural character established in the King County Countywide Planning Policies, and by providing for a variety of rural densities. These sections also satisfy the mandatory land use element by indicating the population densities that are appropriate for the Rural Area~~((land use classifications))~~. The policies in these sections also encourage natural resource-based industries and ~~((Natural Resource Land))~~uses in the Rural Area as required by the Growth Management Act.

Section VI of this chapter satisfies Growth Management Act Goal 8 to maintain and enhance natural resource-based industries; the Revised Code of Washington 36.70A.170 requirement to designate ~~((n))~~Natural ~~((r))~~Resource ~~((l))~~Lands; and the Revised Code of Washington 36.70A.080 optional conservation element by conserving ~~((n))~~Natural ~~((r))~~Resource ~~((l))~~Lands.

2. Equity and Social Justice Initiative

It is the county's goal to consider Equity and Social Justice in its planning, project development and local government service delivery throughout the ~~((#))Rural ((#))Area~~ and Natural Resource Lands. Policies consistent with the county's Environmental and Social Justice Initiative in this chapter are related to local service delivery, natural resources, food systems and economic development determinants, respectively.

In its role as a local government in the unincorporated area, King County is committed to work to reduce inequities and provide opportunities by incorporating the values of the county's Equity and Social Justice work into the daily practice of developing policies and programs, making funding decisions and delivering services.

Policies in this chapter also support healthy built and natural environments by protecting ~~((#))Natural ((#))Resource ((#))Lands~~ from development and ensuring a mix of land uses that support rural jobs, natural resource-based businesses and conserved open spaces that provide environmental services such as clean air, clean water and wildlife habitat. Agricultural policies support local food systems and provide access to affordable, healthy, and culturally appropriate foods for county residents. Agricultural policies in this chapter that implement the county's 2015 Local Food Initiative address the need to bring additional land into food production, to improve access to technical and financial resources for farmers that need them, and make local food more accessible in underserved communities.

Additional policies related to economic development in the agriculture and forestry sectors are located in Chapter 10, Economic Development.

The King County Rural Forest Commission and Agriculture Commission advise the county on the development and implementation of strategies, programs, policies and regulations that affect rural communities and resource lands. The members of these advisory boards are chosen to represent the diverse interests of affected rural residents and business owners.

3. Rural Area and Communities

Understanding and conserving the unique characteristics of the Rural Area (~~((a term which includes all the Rural land use categories—))~~) and each of the county's distinct rural communities will help King County retain its rural character and its agricultural, forestry, and mining heritage.

King County's Rural Area, including communities such as the Hobart Plateau, Vashon Island, the Snoqualmie Valley, and the Enumclaw Plateau, are characterized by low-density residential development, farms, ranches, forests, watersheds crucial for both fisheries and flood hazard management, mining areas, small cities and towns, historic sites and buildings, archaeological sites, and regionally important recreation areas. These rural uses complement and support the more extensive resource uses in the designated Natural Resource Lands. The location of the Rural Area between the Urban Growth Area and the designated Natural Resource Lands helps to protect commercial agriculture and timber from incompatible uses.

Designation and conservation of the Rural Area supports and sustains rural communities and rural character as valued parts of King County's diversity. It also provides choices in living environments; maintains a link to King County's heritage; allows farming, livestock uses, and forestry to continue; and helps protect environmental quality and sensitive resources, such as groundwater recharge areas and watersheds crucial for both fisheries and flood hazard management. Rural King County also acts to enhance urban areas by providing a safe and reliable local food source, nearby open space and parks for a variety of recreation and tourism opportunities, and educational opportunities to explore current and historic agricultural and forestry practices.

~~((Within the Rural Area geography, zoning includes Rural Area 2.5, Rural Area 5, Rural Area 10, and Rural Area 20; zoning with the Rural Town and Rural Neighborhood Commercial Center land use designations; and other related zoning.))~~ The purpose of ~~((this))~~ the zoning and ~~((the associated))~~ land use designations in the Rural Area is to provide services and limited goods that satisfy rural residents' and local businesses' daily needs.

322 ((Several years ago, numerous rural residents realized both a need to protect their diverse communities and to
323 represent their common interests to the county. Thus, the Unincorporated Area Councils were created to represent
324 the interests of rural residents and business owners, within a specific area.
325

326 However, the rural Unincorporated Area Councils do not cover a substantial portion of the Rural Area, thus leaving
327 many rural constituencies without a voice on county policies and programs directed at sustaining and enhancing the
328 character of Rural Areas and Natural Resource Lands, Rural Neighborhood Commercial Centers, and Rural
329 Towns. These rural constituencies include: community groups, such as homeowners associations; interests groups
330 such as Vashon Arts Center and local chambers of commerce; and individual rural residents and business owners.))
331

332 **R-102** **King County will continue to support the diversity and richness of its rural**
333 **communities and their distinct character by working with its rural constituencies**
334 **through its Community Service Areas program to sustain and enhance the rural**
335 **character of Rural Area (~~Zoned Land~~), and Natural Resource Lands(~~(, Rural~~**
336 **~~Neighborhood Commercial Centers, and Rural Towns~~)).**
337

338 The Rural Area designation in King County represents the multi-use nature of rural lands, including working farms
339 and forests, livestock uses, home-based businesses and housing. ~~((The term Rural Area refers to the geographic area
340 that includes lands zoned as Rural Area 2.5, Rural Area 5, Rural Area 10, and Rural Area 20; zoning within the
341 Rural Commercial Neighborhood Centers and Rural Towns land use designations, and other related zoning.))~~The
342 sustainability and enhancement of these areas and their underlying economic health is critical to the range of
343 lifestyle choices available in King County.
344

R-202

The Rural Area ~~((designations))~~geography 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 Natural 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 ~~((R))~~rural ~~((Area-))~~designation; or
- g. Significant environmental constraints make the area generally unsuitable for intensive urban development.

367 The Rural Area geography is generally located east of the Urban Growth Area, with the exception of the entirety of
368 Vashon-Maury Islands. Within the Rural Area, three land use categories are primarily applied: Rural Area
369 (encompassing the Rural 2.5, Rural 5, Rural 10, and Rural 20 zones), allowing a range of low-density residential
370 developments, forestry, farming, livestock uses, recreation and a range of traditional rural uses; Rural Town,
371 recognizing historical settlement patterns and allowing commercial uses to serve rural residents; and Rural
372 Neighborhood Commercial Centers, allowing small-scale convenience services for nearby rural residents.
373

374 The Rural Area (~~((encompassing the Rural 2.5, Rural 5, Rural 10, and Rural 20 zoning designations))~~) includes
375 working farms and forests. These contribute to rural character; the diversity and self-sufficiency of local economies;
376 and open space, wildlife habitat, flood hazard management, and environmental quality. However, Rural Area land
377 in farm and forest use has diminished since 1985, mostly through the conversion of these lands to residential uses.
378 Pressures to convert from resource use include the high land value for alternative uses and the encroachment of
379 residential and other development that conflicts with the resource use.
380

381 The importance of farming and forestry to the Rural Area and Natural Resource Lands was first emphasized in the
382 1994 Comprehensive Plan. Subsequently, the county took steps to encourage the continuation of farm and forestry
383 practices in the Rural Area and Natural Resource Lands, including developing a *Farm and Forest Report* in 1996. The
384 report recommended a series of actions to protect the rural farm and forest land base as well as the practices of
385 farming and forestry, including the provision of technical assistance to aid property owners in land management,
386 outreach to owners of properties vulnerable to development, creating opportunities for property owners to sell their
387 development rights, and seeking funding for public acquisition of rural properties that had an existing resource-based
388 use. The report also recommended the continuation of the King County Agriculture Commission and the
389 appointment of a Rural Forest Commission to review the impact of proposed regulations on rural forestry and
390 recommend incentive programs.
391

392 The 1996 *Farm and Forest Report* provided a series of strategies for conserving farmland and sustaining farming both
393 within the designated Agricultural Production District where some of the County's best agricultural soils are found
394 and outside the Agricultural Production District, where there continues to be a significant amount of farming. A
395 2013 aerial photo survey identified about 12,000 acres of Rural Area(~~(-zoned)~~) land in active agriculture, much of it
396 in livestock production.
397

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 and Natural Resource Lands should assure a minimum eight-foot-wide gravel shoulder on arterial roads and 4.0 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.

415 The Rural Area (~~land uses~~)and Natural Resource Lands are restricted from accommodating large amounts of
416 growth, but low-density residential development and other traditional rural uses are allowed. The Growth
417 Management Act requires that rural development be contained and controlled to ensure the protection of rural
418 character, assure the visual compatibility of rural development with the surrounding Rural Area and Natural
419 Resource Lands, protect environmentally critical areas and habitat, and protect against conflicts with natural
420 resource uses, such as farming, forestry, and mining.

421
422 In 2009, the Growth Management Planning Council adopted urban area targets to accommodate the most recent
423 countywide population projections supplied by the state. These urban targets assumed Rural Area and Natural
424 Resource Lands forecast of fewer than 6,000 additional housing units during the period 2006 to 2031. No attempt
425 has been made to allocate this rural forecast to subareas of rural King County. As targets will not be updated until
426 approximately 2019, these assumptions remain unchanged.

427
428 Since adoption of King County's initial Comprehensive Plan under the Growth Management Act in 1994, annual
429 building permit activity in the Rural Area and on Natural Resource Lands has continued to drop to an average of
430 less than 200 new building permits per year since 2007. Between 2000 and 2010, Rural Areas and Natural Resource
431 Lands grew by about 4,000 housing units to a total of 49,000. However, the population of these areas actually
432 declined slightly during the decade, and stood at 124,000 in 2010. Since then, the population has grown slightly.
433 Application of new zoning measures and other regulatory tools have helped to reduce subdivision activity. The
434 current rate of 200 new homes per year could continue for decades.

435
436 The application of lower-density zoning or more restrictive standards could reduce the creation of new lots, but there
437 are limited opportunities to address development of existing legal lots. One measure that would slow the growth
438 rate on existing lots would be the establishment of an annual limit on the number of building permits to be issued in
439 the Rural Area and on Natural Resource Lands. This alternative would be more palatable if it were linked to a
440 development rights transfer or purchase program.

442 **R-303** **((The-))Rural Area zoned properties should have low residential densities that can be**
443 **sustained by minimal infrastructure improvements such as septic systems and rural**
444 **roads, should cause minimal environmental degradation and impacts to significant**
445 **historic resources, and that will not cumulatively create the future necessity or**
446 **expectation of urban levels of services.**
447

448 **R-304** **Rural ((a))Area zoned residential densities shall be applied in accordance with R-305**
449 **– R-309. Individual zone reclassifications are discouraged and should not be**
450 **allowed in the Rural Area. Property owners seeking individual zone reclassifications**
451 **should demonstrate compliance with R-305 – R-309.**
452

453 **R-311** **The King County Residential Density Incentive Program shall not be available for**
454 **development in the Rural Area zones.**
455

R-316

Eligible sending sites shall be lands designated on the King County Comprehensive Plan land use map as Rural Area (with RA-2.5, RA-5, and RA-10 zoning (~~and RA-20~~)), Agriculture (A), Forestry (F), and Urban Separator (with R-1 zoning), 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 in the Rural Area zoned RA-2.5 shall be allocated one Transferrable Development Right for every two and one-half acres of gross land area;
- b. Sending sites ~~((with))~~in the Rural Area zoned ((f))RA-5((,))or RA-10~~((, and RA-20))~~) or Agricultural zoning shall be allocated one Transferrable Development Right for every five acres of gross land area;
- c. Sending sites with Forest zoning shall be allocated one Transferrable Development Right for every eighty acres of gross land area;
- d. Sending sites with Urban Separator land use designation shall be allocated four Transferrable Development Rights for every one acre of gross land area;
- e. 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 Transferrable Development Right allocation; and
- f. King County shall provide bonus Transferrable Development Rights 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.

497 **R-320** King County should seek other public funding and private-public partnerships for
498 incorporated and unincorporated urban area amenities to strengthen the Transfer of
499 Development Rights Program and facilitate the transfer of development rights from
500 Rural Areas and Natural Resource ~~((Areas))~~Lands into the King County Urban
501 Growth Area to preserve the rural environment, encourage retention of rural and
502 resource-based uses, and avoid urban service demands in the Rural Area and
503 Natural Resource Lands.
504

R-323

The Rural and Resource Land Preservation Transfer of Development Rights 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 Transferrable Development Rights, 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 Transferrable Development Rights from other Rural Area or Natural Resource Land properties in the same travel shed; allowing this is intended to reduce overall traffic impacts in rural travel sheds by permanently removing development potential. 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 Transferrable Development Rights;
- 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 Transferrable Development Rights 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;
- 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 Transferrable Development Right from the Rural Area, Agriculture or Forestry designations; 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 Transferrable Development Right from the Rural Area, Agriculture or Forestry designations.

In order to focus growth within the Urban Growth Area, financial resources must be prioritized to develop and maintain sufficient urban infrastructure and services in the Urban Growth Area to accommodate that growth. Further, the presence of a high level of public infrastructure and services has been demonstrated to create pressure for new growth. To use financial resources efficiently and reduce growth pressure in the Rural Area and Natural Resource Lands, King County will not provide an urban level of infrastructure and services to the Rural Area and Natural Resource Lands. Chapter 8, Transportation, and Chapter 9, Services, Facilities and Utilities, clarify King County's priorities for transportation and other facility improvements in the Rural Area and Natural Resource Lands.

552 **R-401** **King County shall work with cities and other agencies providing services to the**
553 **Rural Area and Natural Resource Lands to adopt standards for facilities and**
554 **services in the Rural Area and Natural Resource Lands that protect basic public**
555 **health and safety and the environment, but are financially supportable at ((rural))**
556 **appropriate densities and do not encourage urban development.**
557

R-402

Public spending priorities for facilities and services within the Rural Area and
Natural Resource Lands should be as follows:

- a. First, to maintain existing facilities and services that protect public health and safety;
- b. Second, to upgrade facilities and services when needed to correct level of service deficiencies without unnecessarily creating additional capacity for new growth; and
- c. Third, to support sustainable economic development that is sized and scaled at levels appropriate for Rural Areas and Natural Resource Lands and does not foster urbanization.

569 In 2014, King County adopted an update to the Rural Economic Strateg~~((y))~~ies Plan, through ~~((Motion))~~Ordinance
570 17956; this ~~((motion))~~ordinance provides guidance to economic development activities in the Rural Area, as well as
571 on Natural Resource Lands, and is described in more detail in Chapter 10, Economic Development.
572

573 **R-403** In the Rural Area and Natural Resource Lands, standards and plans for utility service
574 should be consistent with long-term, low-density development and resource
575 industries. Utility facilities that serve the Urban Growth Area but must be located in
576 the Rural Area or on Natural Resource Lands (for example, a pipeline from a
577 municipal watershed) should be designed and scaled to serve primarily the Urban
578 Growth Area. Sewers needed to serve previously established urban “islands,” Cities
579 in the Rural Area, Rural Towns, or new or existing schools pursuant to R-327 and
580 F-264 shall be tightlined and have access restrictions precluding service to other
581 lands in the Rural Area and Natural Resource Lands.
582

583 **R-501** The Rural Neighborhood Commercial Centers designated on the Comprehensive
584 Plan Land Use Map are small-scale business areas that should provide convenience
585 shopping and services for the surrounding community. No new Rural Neighborhood
586 Commercial Centers are needed to serve the Rural Area and Natural Resource
587 Lands. Expansion of the boundaries of the existing Rural Neighborhood
588 Commercial Centers shall not be permitted except through a subarea study.
589

590 **R-502** **Rural Neighborhood Commercial Centers should accommodate only small-scale**
591 **retail, community and human services, and personal service uses that provide**
592 **convenience shopping and services to nearby Rural Area and Natural Resource**
593 **Lands residents.**
594

R-507

Rural Towns serve as activity centers for the Rural Area and Natural Resource Lands 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 and Natural Resource Lands 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.

608 **R-510** The Cities in the Rural Area and their Potential Annexation Areas are part of the
609 overall Urban Growth Area for purposes of planning land uses and facility needs.
610 King County should work with Cities in the Rural Area to encourage the provision of
611 affordable housing, to minimize the impacts of new development on the surrounding
612 Rural Areas and Natural Resource Lands and to plan for growth consistent with
613 long-term protection of significant historic resources, the surrounding Rural Area
614 and Natural Resource Lands.
615

616 **R-627** **King County should promote and support production, harvest, utilization, and**
617 **marketing of wood products grown in the county's Rural Area and forest areas.**
618 **King County should ensure that regulations applying to ((#))Rural Area and forest**
619 **areas do not discourage the establishment of sawmills and other wood product**
620 **businesses and services.**
621

In 1985, the county first designated its Agricultural Production Districts, which have remained stable since then at more than 41,000 acres. However, despite the land conservation accomplished through the Farmland Preservation Program and the designation of the Agricultural Production Districts, not all of this land is farmed. Based on surveys, approximately 27,000 acres of the Agricultural Production Districts are farmable, the rest being forested, farm building, water bodies or other non-farmable areas. About 25,000 areas are being actively farmed. In addition, there are 13,000 acres in active agriculture outside the Agricultural Production Districts on Rural Area (~~zoned land~~) and in urban areas.

630 **R-664** **King County supports innovative technologies to process dairy and other livestock**
631 **waste to reduce nutrients and to create other products such as energy and compost**
632 **in the Agriculture and ((~~Rural Area zoning~~)) rural classifications.**
633

King County is also supporting emissions reductions at the broader countywide scale through sustainable land use policies, transportation infrastructure, and through the provision of important services such as recycling and transit, including actions and policies such as:

- Land use designations and zoning that influence the pattern and density of development and the level of reliance on single occupancy vehicles;
- Use of voluntary tools such as Transfer of Development Rights to reduce development density on Rural Area and Natural Resource Lands;
- Building codes and facilities standards that can influence the types of building materials and future energy demands;
- Promoting the use of transit and non-motorized travel modes to decrease vehicle miles traveled; and
- Protecting ((~~¶~~))Rural Area and Natural ((~~¶~~))Resource ((~~¶~~))Lands from further development through acquisition of fee title or conservation easements to redirect future growth to urban areas to reduce emissions related to transportation and new development.

648 As a large county with a mix of urban (~~and rural land~~) , Rural Area and Natural Resource Lands uses, King
649 County will continue to face risks from air toxics. Examples of air toxics include benzene, formaldehyde, mercury,
650 and dioxins. The air quality impact of toxics cannot be evaluated in isolation. Their greatest health risk comes from
651 their combined effect. National air toxics assessment data indicate that air toxics risks in the Puget Sound region are
652 in the top five percent in the nation. The Environmental Protection Agency and its regulatory partners at the state
653 and local level identify steps to reduce toxic air pollutants and provide important health protections: reducing toxic
654 emissions from industrial sources; reducing emissions from vehicles and engines through stringent emission
655 standards and cleaner burning gasoline; and addressing indoor air pollution through voluntary programs.
656

657 King County has a long history of resource conservation and waste recycling. Programs have successfully captured
658 organic materials for beneficial use such as yard debris and biosolids applications to farms, forests and composting.
659 However, large volumes of organic waste continue to be disposed of in the landfill. Significant volumes of livestock
660 waste generated in the suburbs, ~~((and))~~ Rural Areas and Natural Resource Lands are inadequately managed, which
661 can adversely impact water quality and fish habitat.
662

663 Protecting groundwater is an important regional issue because groundwater provides approximately 30% of the
664 water used in King County and is the primary source of water in the Rural Areas geography. On Vashon Island and
665 in other sole-source aquifer areas, it is the only source of drinking water.
666

667 The Growth Management Act requires cities and counties to identify open space corridors within and between
668 Urban Growth Areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas.
669 The county's designation of open space includes those lands that are part of the King County open space system as
670 well as state parks and natural resource conservation areas and federal wilderness areas in unincorporated King
671 County. See the Land Use Map is located at the end of Chapter 1, Regional Growth Management Planning. The
672 Growth Management Act states that counties are the providers of regional services and local rural services, while
673 cities are the appropriate providers of local urban services. As the regional government, King County manages a
674 regional open space system of parks, regional trails, natural or ecological areas and working resource lands. While
675 the cities are the managers of local parks, trails and open space lands in the Urban Growth Area, King County will
676 continue to be the provider of local parks, trails and open space lands in the Rural Area and Natural Resource
677 Lands.
678

679 **P-103** **King County will preserve wildlife corridors, riparian habitat, contiguous forest land,**
680 **as well as open space areas separating Urban Areas from ((and-))Rural Areas and**
681 **Natural Resource Lands as part of its open space system.**
682

683 In the Rural Area, the large geographic area and dispersed populations, individual lots, low residential density and
684 economies of site management dictate fewer and smaller individual park sites. Nearby regional parks and other
685 open spaces also provide recreational opportunities in the Rural Area and Natural Resource Lands. King County's
686 role in the Rural Area and Natural Resource Lands will reflect rural levels of service. These vital local parks, local
687 trails, and recreational facilities contribute to the physical, mental and emotional well-being of county residents.
688

689 The Regional Trails System is a major element of the county's greater open space system that provides opportunities
690 for recreation and nonmotorized transportation, as well as corridors often used by wildlife. This system contributes
691 to the health and well-being of both county residents and the environment. King County is home to one of the
692 largest nonmotorized regional trail networks in the North America. King County and local jurisdictions collectively
693 offer approximately 300 miles of shared-use (multi-purpose) paved and unpaved paths connecting communities and
694 linking Puget Sound urban areas with ~~((rural lands))~~Rural Areas, Natural Resource Lands and the Cascade
695 Mountains. These facilities are classified as shared use paths by the Federal Highway Administration and are a
696 component of the federally-designated regional transportation plan administered by the Puget Sound Regional
697 Council. The King County government stewards some 175 miles of the overall network. The remaining portions of
698 the network are managed by local cities, the Port of Seattle, and Washington State.
699

700 **T-211** **Any segment of a county roadway that forms the boundary between the Urban**
701 **Growth Area and the Rural Area or Natural Resource Lands should be designated**
702 **urban and all associated road right-of-way fully contained within the Urban Growth**
703 **Area boundary. Such urban boundary roads shall be designed and constructed to**
704 **urban roadway standards on both sides of the roadway segment.**
705

706 **T-235** **The King County Regional Trails System is the centerpiece of the nonmotorized**
707 **system in the Rural Area and Natural Resource Lands. The county's efforts to**
708 **enhance the Rural Area and Natural Resource Lands nonmotorized network should**
709 **include filling in the Regional Trails System's missing links, coordinating road and**
710 **trail projects whenever possible, considering access from roadways such as**
711 **trailhead parking, and enhancing access to transit, especially park and rides and**
712 **transit centers.**
713

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. An assessment of existing facilities should be conducted when siting new facilities. Siting will consider equity, environmental justice and environmental, economic, technical and service area factors. Communities with a disproportionate share of existing facilities should be actively engaged in the planning and siting process for new facilities. The net impact of siting new essential public facilities should be weighed 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 and Natural Resource Lands.

728 **F-239** **King County shall work with water service providers, the State Department of**
729 **Ecology and the State Department of Health to track and measure groundwater use**
730 **and to meet the County's obligation to protect groundwater quality and quantity in**
731 **((~~r~~))Rural ((~~a~~))Areas, while supporting uses of groundwater that meet public health,**
732 **resource protection, land use planning, and fish recovery objectives and obligations.**
733

734 **F-263** **King County supports innovative technologies to process greywater for safe use**
735 **on-site in the ((~~Agriculture and Rural Zones~~))Rural Area and on Natural Resource**
736 **Lands.**
737

F-274

In the Rural Area and Natural Resource Lands, King County shall minimize the use of constructed facilities for stormwater management and, through Low Impact Development, maximize the use of natural systems, provided that the ecological functions of the natural systems are not harmed. The ~~((e))~~County should provide incentives to keep these natural systems intact. Low Impact Development is also preferred in the Urban Growth Area, but it is recognized that structural systems may be needed to realize urban growth and density goals in these areas.

F-350

Although visual impacts are always an important consideration in the decision to approve or deny a proposal, King County shall give greater weight to the visual impacts of telecommunication facilities proposed to be located on residentially-zoned lands or in the Rural Area or Natural Resource Lands. In addition, the visual impacts of proposals for an individual tower with a single user shall be given greater weight than proposals to collocate facilities.

753 **ED-102** The focus for significant economic growth will remain within the Urban Growth Area,
754 while within the Rural Area and Natural Resource Lands, the focus will be on
755 sustaining and enhancing prosperous and successful rural businesses as well as
756 encouraging new businesses that support and are compatible with the rural
757 economic clusters.
758

759 **ED-202** **King County shall emphasize continued support for the aerospace and information**
760 **technology industrial clusters as well as industrial clusters offering the best**
761 **opportunities for business development, job creation, and economic growth**
762 **including those identified in the Puget Sound Regional Council's Regional Economic**
763 **Strategy, the Local Food Initiative and the King County Rural Economic Strategies**
764 **~~((for rural areas (including resource lands)))~~ Plan.**
765

766 **ED-502** **In the Rural Area and Natural Resource Lands, King County shall provide assistance**
767 **through development of customized stewardship plans for individual properties, to**
768 **help property owners understand their properties' characteristics and the potential**
769 **impacts of their actions, and to make sustainable land management choices that**
770 **protect natural resources.**
771

772 The mission of the Rural Economic Strategies Plan is to advance the long-term economic viability of the Rural Area
773 and Natural Resource Lands, with an emphasis on farming, forestry, and other rural businesses consistent with the
774 unique character of rural King County. The mission is accomplished by initiating and implementing specific
775 strategies and actions to support and enhance rural economic viability. Rural businesses generally fall into six rural
776 economic clusters and each cluster is supported by specific strategies and actions to strengthen and/or enhance it.
777 The clusters are: Agriculture, Forestry, Equestrian, Home-Based Businesses (i.e., those home occupations that are
778 allowed on lands designated Agriculture, Forestry and Rural Area), Recreation and Tourism, Commercial and
779 Industrial Rural Neighborhood Commercial Centers, Rural Towns, and Cities in the Rural Area. Consistent with
780 CP-942, found in Chapter 11, Community Service Area Planning, no expansion of industrial land use or zoning is
781 allowed within the Rural Town of Fall City.
782

ED-602

King County should implement the Rural Economic Strategies Plan 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 and industrial clusters for their ability to provide job opportunities in the ~~((f))Rural ((a))Area~~ and Natural Resource Lands, 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.
- 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. As a means and in support of protecting rural character and Natural Resource Lands, King County recognizes the value of the partnership with Cities in the Rural Area to act as local urban centers for employment and centers of commerce that provides goods and services for the Rural Area and Natural Resource Lands. The county will work with the cities and other organizations to support economic development for Cities in the Rural Area, at a size and scale consistent with the Growth Management Act.
- e. King County is committed to ensuring that all economic development, including the provision of infrastructure, within the ~~((f))Rural ((a))Area((, which includes resource lands,))~~ and Natural Resource Lands shall be compatible with the surrounding rural character, be of an appropriate size and scale, and protect the natural environment.
- f. 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 ~~((r))Rural ((a))Area~~~~((, which includes resource lands))~~ and Natural Resource Lands.

- g. King County will explore opportunities to support agricultural tourism and value-added program(s) related to the production of food, flowers and specialty beverages (including beer, distilled beverages, and wine) in the county. Partnership venues should be educational and include information on the diversity of products available in the county and the importance of buying local, should seek to unify regional tourism efforts, and should encourage development of new markets for agricultural products and value-added goods.
- h. King County will 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.
- i. King County should continue to identify the infrastructure needs of the rural economic clusters, including transportation, drainage, and information technology needs, and provide support for these needs, including identification of other funding sources.
- j. King County should continue to identify and encourage businesses to take advantage of incentives and technical assistance programs that promote economic viability of existing and new businesses in the Rural Area and Natural Resources Lands, particularly in the Agricultural and Forest Production Districts.

848 The ability to bring rural, agricultural, forestry, and value-added products into the urban area and the ability of
849 urban residents to utilize the ~~((#))Rural ((#))Areas and Natural ((#))Resource ((#))Lands~~ for education, open space,
850 scenic vistas, and a diversity of out-door recreation options encourages the urban/rural interdependence and linkage,
851 thus enhancing the county's economic base.

852

Bear Creek. The Bear Creek Community Plan became effective in February 1989, and directed most forecast growth into a concentrated area near the City of Redmond Watershed, first referred to as the "Novelty Hill Master Planned Developments." The rest of the Bear Creek Plateau was designated for a mixture of suburban and rural residential development. The 1994 King County Comprehensive Plan redesignated most of the planning area as ~~((#))~~Rural Area. In 1995, some of the Bear Creek Community Plan's policies relating to the Novelty Hill Master Planned Developments (MPDs) were amended by Ordinance 11954. Also, the 1994 Comprehensive Plan refers to MPDs as Urban Planned Developments.

861 The first Soos Creek Plateau Communities Plan (SCCP) commenced during the fall of 1975, and was adopted in
862 November 1979. The process was controversial, partly because Soos Creek served as a laboratory for several
863 emerging planning concepts, including a Rural Area land use designation implemented with zoning limiting
864 residential density to one home per five acres.

865
866 The Soos Creek Community Plan Update commenced in March 1988 and was adopted in December 1991. In 1995
867 the City of Kent initiated annexation of a very large area between it and Lake Meridian, intended to encompass
868 most of its Potential Annexation Area (PAA) within the planning area. The cities of Maple Valley and Covington
869 have commenced operating and assumed jurisdiction within their territories. The Panther Lake annexation to the
870 City of Kent occurred in 2010.

871
872 The Tahoma/Raven Heights Communities Plan (T/RH) commenced in August 1979 and was adopted in October
873 1984. T/RH continued to apply the Growth Reserve and Rural Area designations and zoning that emerged during
874 the Soos Creek planning process. The planning area is mostly unincorporated Rural Area or Forest Production
875 District. In the years prior to the Growth Management Act (GMA) the City of Black Diamond completed one large
876 annexation. A final Urban Growth Area for Black Diamond was adopted as part of amendments following the 1994
877 King County Comprehensive Plan.

879 The Snoqualmie Valley/NE King County Community Service Area includes the Snoqualmie Community Planning
880 Area as well as portions of the East Sammamish, Tahoma Raven Heights and East King County Community
881 Planning Areas. It surrounds the Cities of Snoqualmie, North Bend, Carnation, Duvall and Skykomish and their
882 Potential Annexation Areas. These cities are within Urban Growth Boundaries while the vast majority of the CSA
883 is Rural Area, Natural Resource Lands and unincorporated areas. Fall City is a Rural Town within this CSA.
884

885 The Vashon Community Plan commenced in the spring of 1977 and was adopted in June 1981. Due to concerns
886 about Vashon-Maury Island's water supply, which consists of local rain-fed aquifers, a revision to the plan was set
887 for 1986 after completion of the Vashon/Maury Island Water Resources Study. The revision process began in April
888 1984, and the updated Vashon Community Plan was adopted in October 1986. In addition to responding to the
889 Water Resources Study, the plan update also implemented the 1985 King County Comprehensive Plan's designation
890 of the entire planning area as ~~((Rural Area))~~ rural.
891

892 **CP-601** **All of Vashon-Maury Island is recognized for its unique ecological functions as a**
893 **Puget Sound island, and is designated in this plan as ~~((a-R))~~rural ~~((Area))~~.**
894 **Development activities should protect the entire ecological system, including the**
895 **Puget Sound shoreline, island habitat areas, and ground and surface water**
896 **resources. (V-1)**
897

898 Vashon-Maury Island is unique within King County in that it is an island community dependent upon a designated
899 sole-source aquifer for its water supply. A Groundwater Management Plan was completed for the Island and
900 approved by both King County and Ecology in 1998. Given that the only source of drinking water is ground water,
901 a higher level of protection of groundwater recharge is warranted on Vashon-Maury Island than in the rest of King
902 County. Land clearing and building activities can reduce groundwater recharge. Low-impact development (LID)
903 practices involve protecting and enhancing native vegetation and soils, reducing impervious surface and managing
904 storm water at the source. These techniques are well suited to development in ~~((rural-residential))~~Rural Area
905 ~~zone((d-areas))~~ and can be an effective way to protect groundwater quality and recharge, particularly on
906 Vashon-Maury Island.
907

Action 2: Develop a Performance Measures Program for the Comprehensive Plan. The purpose of the program is to develop longer-term indicators to provide insight into whether the goals of the Comprehensive Plan are being achieved or if revisions are needed. Given the longer-term nature of the issues addressed in the Comprehensive Plan, this program will be implemented on a four-year cycle. Reports are to be released in the year prior to the initiation of the four-year update in order to guide the scoping process for the update. Additionally, to the extent practicable for each dataset, indicators will be reported at the level most consistent with the major geographies in the Growth Management Act and Comprehensive Plan – incorporated cities, unincorporated urban areas, ~~((Rural ((lands))Areas,~~ and Natural Resource Lands.

- *Timeline:* The motion adopting the program framework shall be transmitted by June 1, 2017. A 2018 Comprehensive Plan Performance Measures Report released by December 1, 2018, will inform the 2019 Scope of Work for the 2020 Comprehensive Plan update.
- *Outcomes:* The 2017 framework for the program shall be transmitted by the Executive to the Council by June 1, 2017, in the form of a motion that adopts the framework. The 2018 Comprehensive Plan Performance Measures Report shall be completed as directed by the 2017 framework motion adopted by the Council. The Executive shall file with the Council the 2018 Comprehensive Plan Performance Measures Report. The 2019 Scope of Work for the 2020 Comprehensive Plan Update shall be informed by the 2018 Performance Measures Report. The Executive's transmitted 2020 Comprehensive Plan shall include updated references to the new Performance Measures Program.
- *Lead:* Office of Performance Strategy and Budget. Executive staff shall work with the Council's Comprehensive Plan lead staff in development of the 2017 framework for the program.

Action 4: Transfer of Development Rights Program Review. The County's Transfer of Development Rights Program has been very successful in protecting ((#))Rural Area and Natural ((#))Resource ((#))Lands by transferring development potential into cities and unincorporated urban areas. Typically the Transfer of Development Rights Program advances two primary policy objectives: conserving ((#))Rural Area and Natural ((#))Resource ((#))Lands, as well as focusing new growth in urban areas.

This Workplan item will do the following:

A. Prepare a Transfer of Development Rights Program Review Study that addresses:

- 1) Tax revenue impacts of the Transfer of Development Rights Program for both sending and receiving sites.
- 2) Analysis of potential Transfer of Development Rights Program changes that build on existing program objectives while considering other policy objectives, such as making investments in economically disadvantaged areas, promoting housing affordability, incentivizing green building, and providing for Transit Oriented Development. The analysis should take into consideration the economic feasibility of and market interest in these other policy objectives, as well as opportunities for providing amenities to communities that receive Transfer of Development Rights. This analysis will be achieved through implementation of a pilot project that utilizes such incentives and provides amenities to the community receiving increased density associated with the Transfer of Development Rights. If possible, the pilot project should be undertaken in Skyway-West Hill and help implement the Skyway-West Hill Action Plan.
- 3) Consider possible performance criteria.

B. Produce an annual report to the Council on the Transfer of Development Rights Program and associated bank activity.

- *Timeline:* The annual report to the Council shall commence with a report due on December 1, 2017. The Transfer of Development Rights Program Review Study, and an ordinance making Comprehensive Plan and/or King County Code changes if applicable, shall be filed with the Council by December 1, 2018.
- *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Program Review Study and the annual report. The Study shall outline policy and implementation options, if applicable. If Comprehensive Plan and/or King County Code changes are recommended, an ordinance implementing those changes shall also be transmitted to the Council with the Study.
- *Leads:* Department of Natural Resources and Parks, Office of Performance Strategy and Budget. Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot project community throughout the process.

Action 8: Cottage Housing Regulations Review. Cottage housing is a method of development that allows for multiple detached single-family dwelling units to be located on a commonly owned parcel. In unincorporated King County, cottage housing is currently only permitted in the R-4 through R-8 urban residential zones, subject to certain conditions in the King County Code, such as in K.C.C. 21A.08.030 and 21A.12.030, which includes being only allowed on lots one acre in size or smaller. This work plan item will review Comprehensive Plan policies and development code regulations for the potential for expanded allowances for cottage housing in unincorporated King County, including in ~~((¶))~~Rural ~~((¶))~~Areas, and recommend policy and code changes as appropriate.

- *Timeline:* A Cottage Housing Regulations Report and any proposed policy or code changes to implement the recommendations in the report shall be transmitted to the Council for consideration by December 31, 2018.
- *Outcomes:* The Executive shall file with the Council the Cottage Housing Regulations Report, which shall include identification of any recommended amendments to the King County Code and/or Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting updates to the King County Code and/or the Comprehensive Plan, if recommended in the Report.
- *Leads:* The Department of Permitting and Environmental Review and the Office of Performance Strategy and Budget.

979 **Community Service Areas (CSA)**

980 The CSA Program is housed in the Department of Natural Resources and Parks. This program promotes robust
981 public engagement that informs, involves, and empowers people and communities in unincorporated urban areas
982 and in the ((*)Rural Area and Natural Resource Lands of King County.
983

Rural Area geography (See also Rural Area Zoning)

The Growth Management Act requires that counties designate a Rural Area in order to conserve the rural character and quality of the existing rural lands in Washington. King County's Rural Area refers collectively to the geography that primarily contains the following land use categories – Rural Towns, Rural Neighborhood Commercial Centers, Rural Area (~~RA-2.5, ((Rural Area-))RA-5, ((Rural Area-))RA-10 and ((Rural Area-))RA-20~~) in unincorporated King County. The Rural Area geography also includes a limited amount of acreage with land use categories such as Industrial, Commercial Outside of Center, etc. The Rural Area geography does not include designated Natural Resource Lands, although resource activities occur on them. 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 Areas and Natural Resource Lands)

996 **Rural Area ((Z))zoning**

997 The ((*)~~Rural Area~~ zone refers to the ((~~zoning categories allowed in the Rural Area geography, which include~~)
998 Rural Area 2.5, Rural Area 5, Rural Area 10 and Rural Area 20(~~(, Rural Towns and Rural Neighborhood~~
999 ~~Commercial Centers~~))zoning categories. This zoning is meant to provide an area-wide, long-term, rural character
1000 and to minimize land use conflicts with nearby agricultural, forest or mineral extraction production districts. These
1001 purposes are accomplished by: 1) limiting residential densities and permitted uses to those that are compatible with
1002 rural character and nearby resource production districts and are able to be adequately supported by rural service
1003 levels; 2) allowing small scale farming and forestry activities and tourism and recreation uses which can be
1004 supported by rural service levels and which are compatible with rural character; and 3) increasing required setbacks
1005 to minimize conflicts with adjacent agriculture, forest or mineral zones.
1006

1007 **Traditional Rural Development**

1008 In King County, traditional rural land uses could include, but are not limited to: low density residential uses; small
1009 scale farming, forestry and mineral extraction; small, neighborhood churches; feed and grain stores; the keeping of
1010 horses and livestock; cottage industries, crafts and trades that support the residents of the Rural Area and Natural
1011 Resource Lands and/or the needs of ~~((the))~~ natural resource production ~~((areas))~~; and public and private facilities
1012 necessary to serve rural homes such as utility installations or public schools. In general, the rural development
1013 pattern in King County has historically been comprised of houses, barns, fences and cultivated fields, but natural
1014 features and open spaces are the predominant visual image.

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