King County Land Use in the Snohomish Basin (WRIA 7)

Ecology Watershed Restoration and Enhancement Committee, WRIA 7

March 14, 2019
**Land Use Policies & Designations**
- Forestry, agriculture, residential, urban
- Special overlays: e.g., Rural Forest Focus Areas

**Zoning**
- Minimum lot size
- Allowable uses
- Residential density limits

**Ownership**
- Public working lands
- Public protected lands
- Private lands

**Incentives & Support**
- Property tax incentives
- Farm, forest, rural stewardship plans
- Transfer of development rights

**Regulations & enforcement**
- Development permitting
- Critical area, shoreline and floodplain regulations
- Forestry and farming regulations
- Stormwater management
Land Use

NOTE: Maps do not reflect current data
Public Land & Land Use
“Permanent” Protection from Development or Conversion

- Public ownership (mostly federal & state forest): 386,000 acres (64% of watershed).
  - But ranges from wilderness to timber harvest and parks.
- Acquisition of development rights.
  - TDR: 95,000+ acres.
  - Farmland Preservation Program: >5,000 acres.
  - 100,000 acres of KC-owned land plus private forest where rights acquired.
“Permanent” Protection: Public Land, TDR and FPP

CAVEATS - Map does not reflect:
- Open space tracts
- Portions of parcels protected via regulation
- GIS errors (working on it...)

Legend:
- City
- Public Land
- TDR
- Farmland Protection Program
- UGA Boundary
- Major roads & highways
- Watershed Boundary

Map shows protected areas and additional notes on caveats for accurate interpretation.
“Non-Permanent” Protection from Development or Conversion

- Land use designation, zoning, special overlays, and incentives.
- Strong policy basis for retaining forestry and agriculture (i.e., Forest Production District and Agricultural Production District).
- Overlay: Rural Forest Focus Area (~27,000 acres).
  - Mainly in Rural Residential land use designation.
  - Additional limits on subdivision & development.
“Non-Permanent” Protection

- Property tax incentives
  - About 64% of private land enrolled
  - Forestland (> 20 acres): 129,000 acres
    - Mainly industrial forest lands
  - Timberland (5 to 20 acres): ~1,500 acres
    - Rural forest fringe. Small-lot forestry.
  - Agriculture: >12,000 acres
    - Largely, but not entirely, within APD
  - Public Benefit Rating System: >3,000 acres
    - Mainly in Rural Residential land use designation
Incentive Programs
Questions?

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