

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

Ecology Watershed Restoration and Enhancement  
Committee, WRIA 7

March 14, 2019



**King County**

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

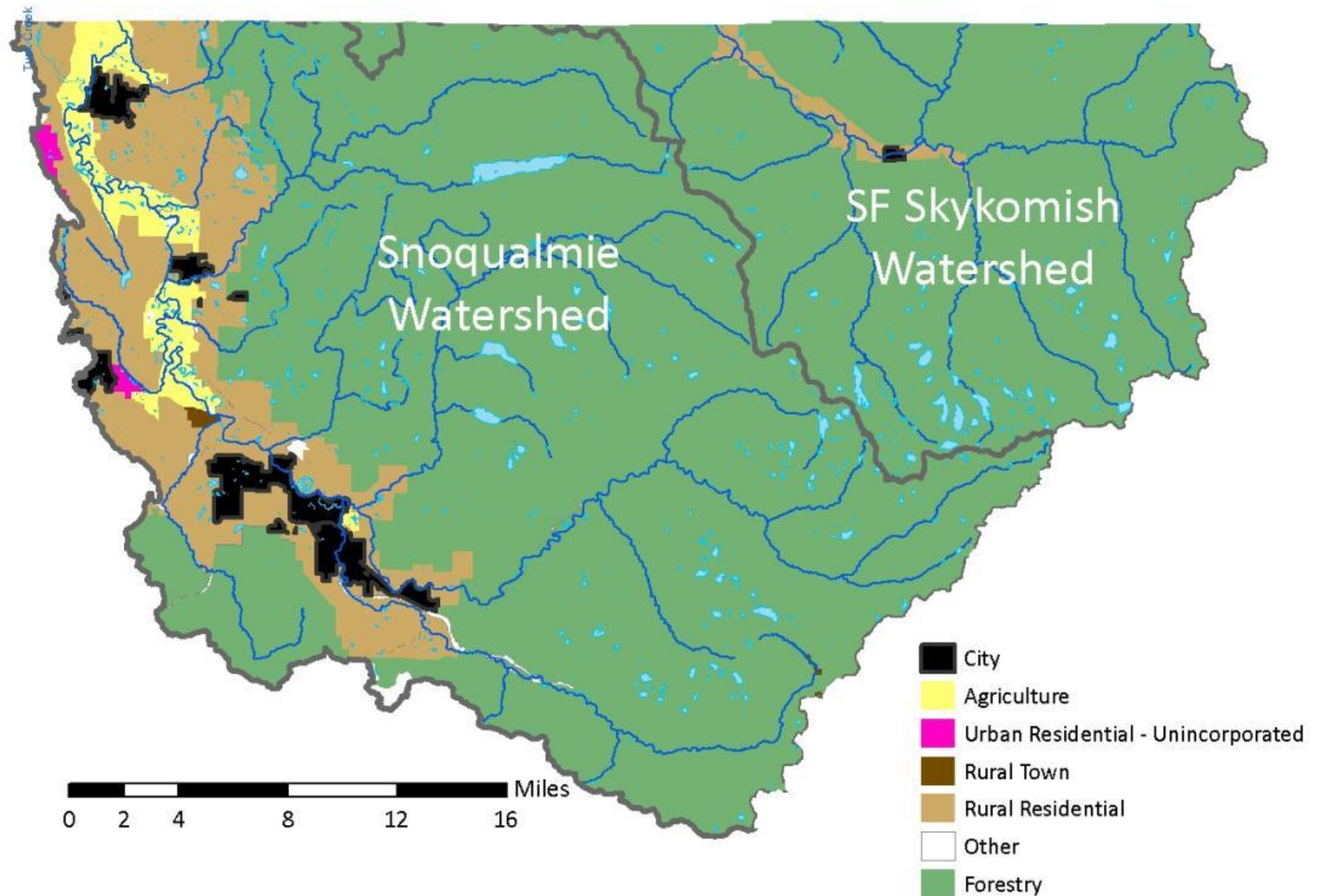
- Property tax incentives
- Farm, forest, rural stewardship plans
- Transfer of development rights

Regulations &  
enforcement

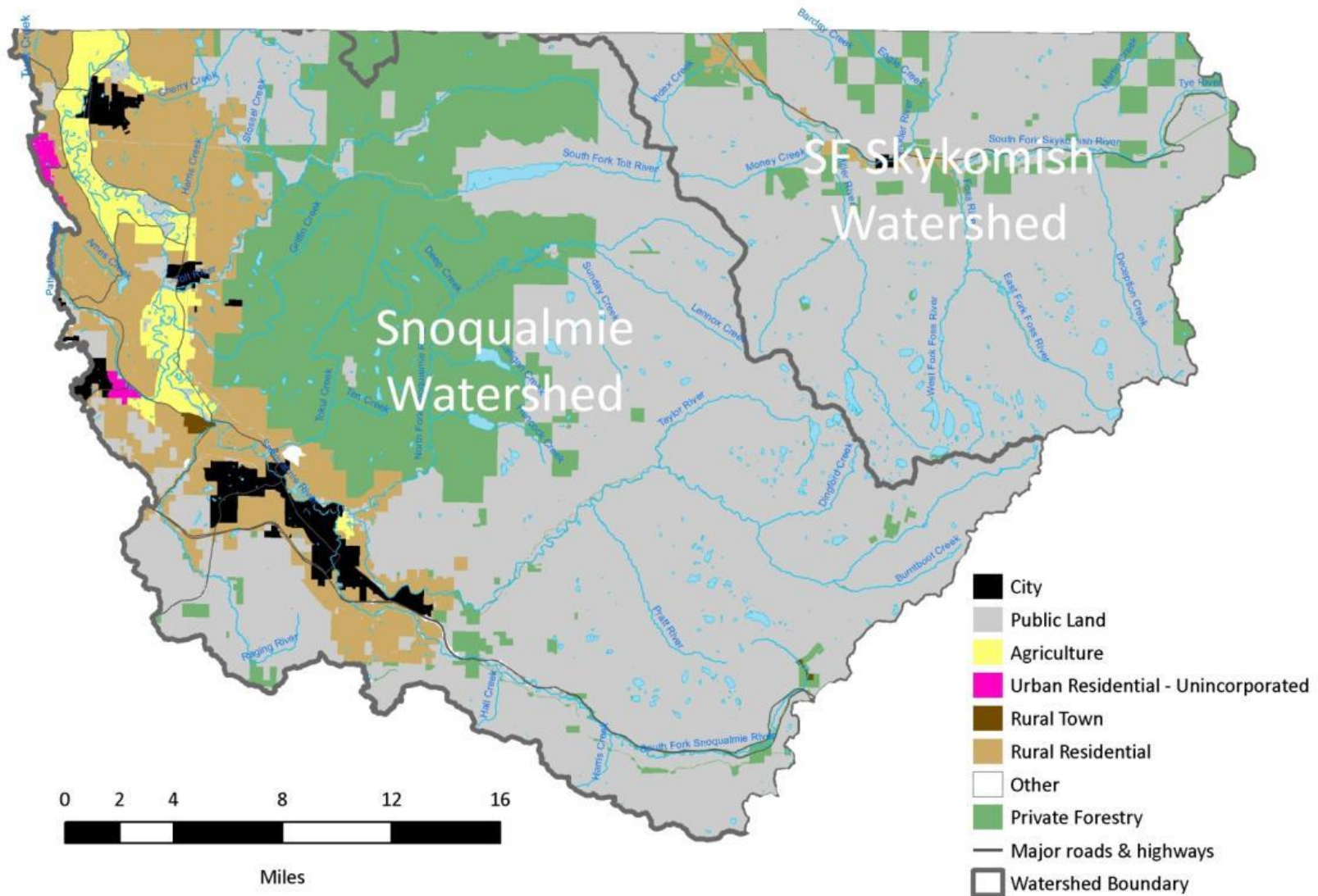
- Development permitting
- Critical area, shoreline and floodplain regulations
- Forestry and farming regulations
- Stormwater management

# Land Use

**NOTE: Maps do not reflect current data**



# Public Land & Land Use

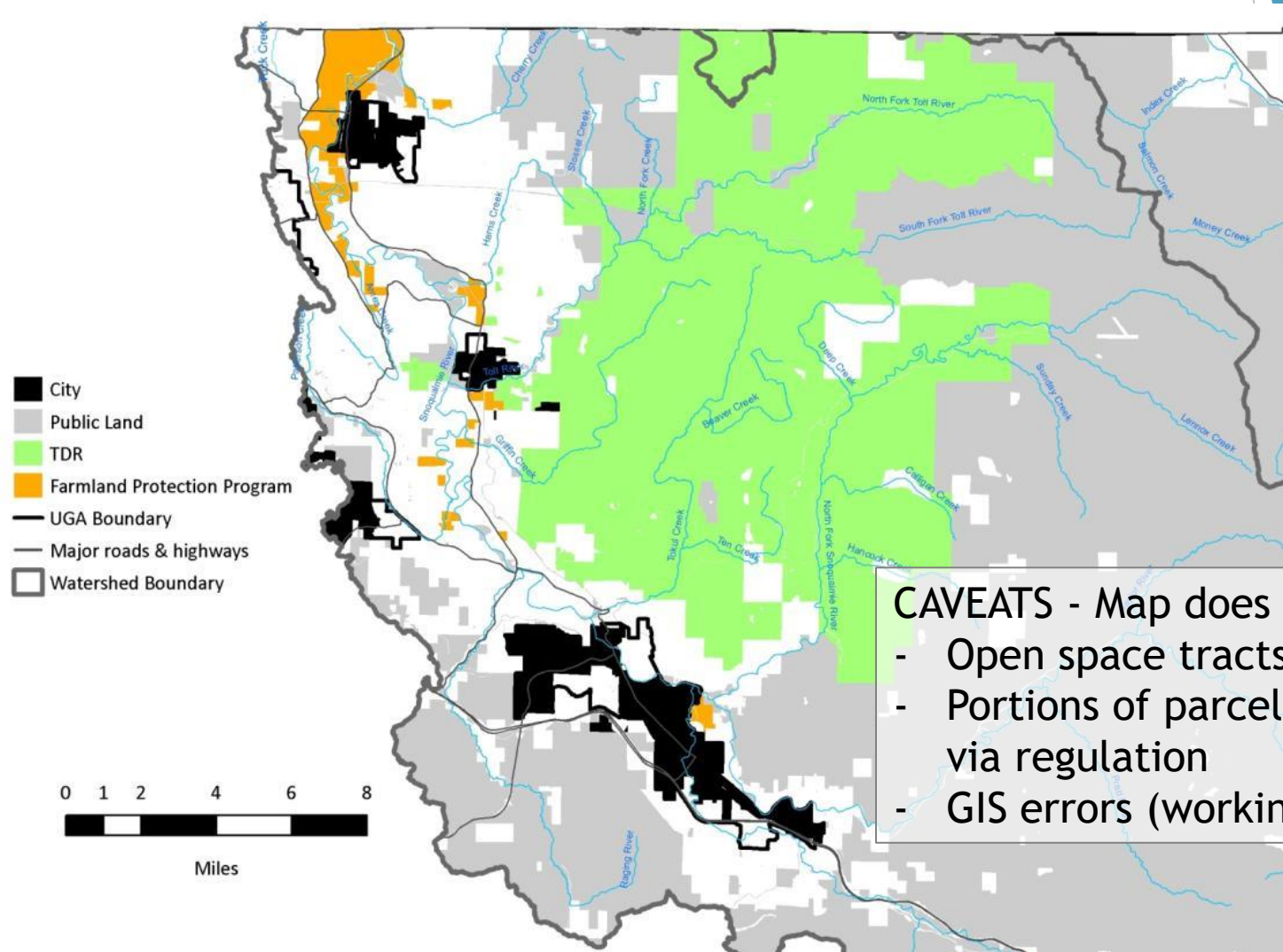


# “Permanent” Protection from Development or Conversion

- ▶ 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.
- ▶ KC Open Space Charter Amendment, 2009.
  - ▶ 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...)

# “Non-Permanent” Protection from Development or Conversion

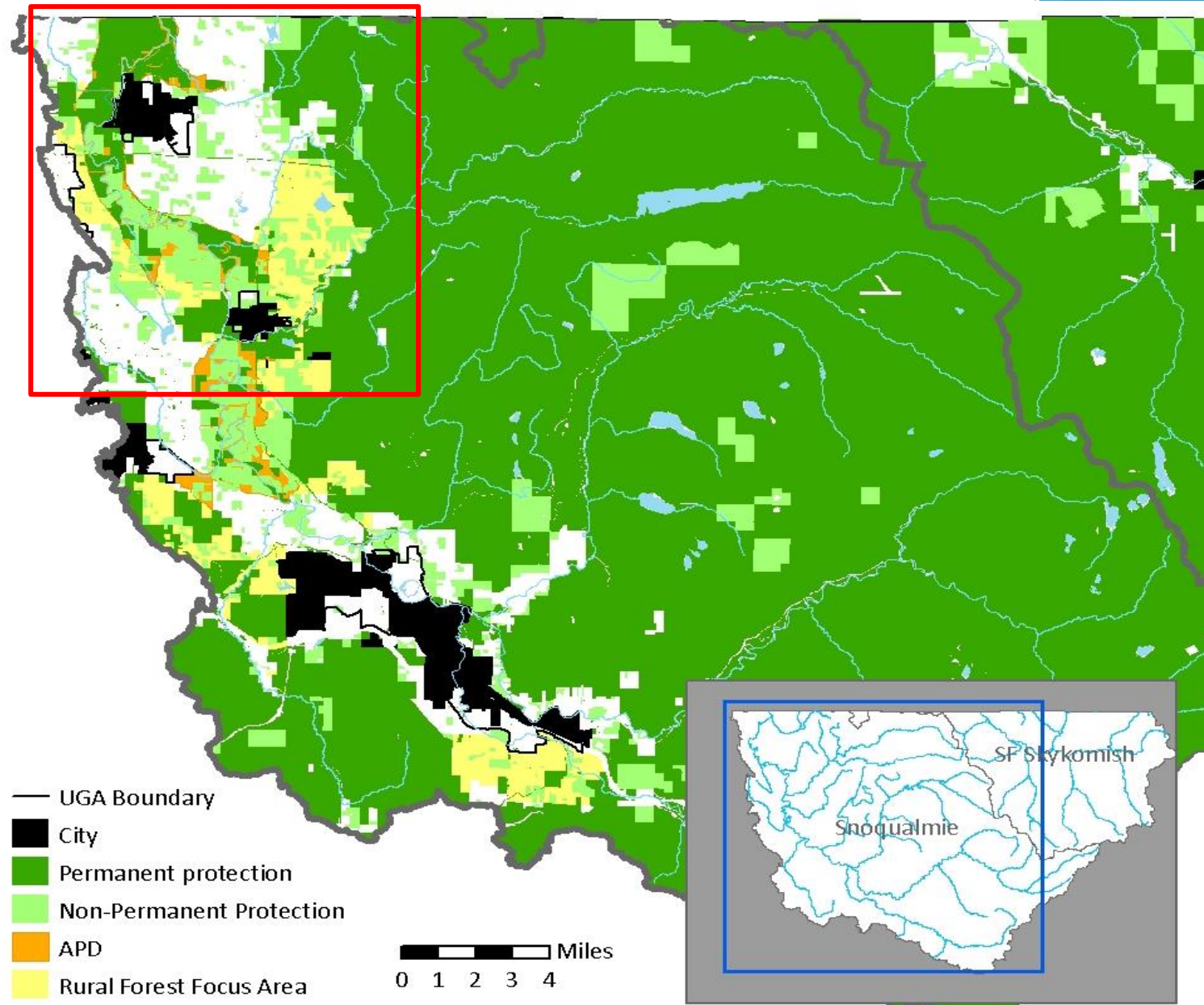
- ▶ Land use designation, zoning, special overlays, and incentives.
- ▶ Strong policy basis for retaining forestry and agriculture (i.e., Forest Production District and Agricultural Production District).
- ▶ Overlay: Rural Forest Focus Area (~27,000 acres).
  - ▶ Mainly in Rural Residential land use 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









## Lake Marcel Vicinity



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Date: 3/11/2019

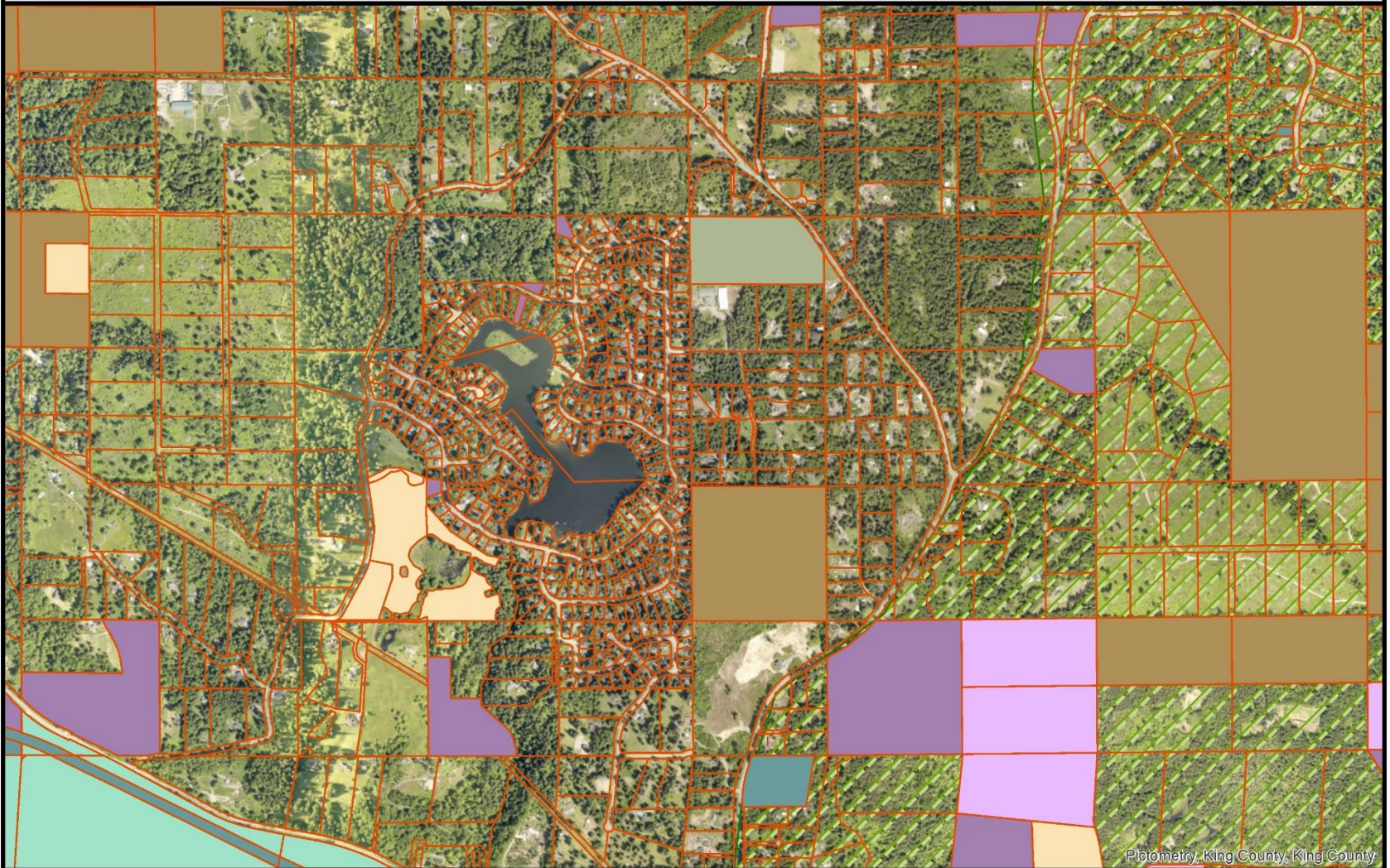
Notes:



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## Lake Marcel Vicinity



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Notes:



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# Questions?

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