

June 29, 1994  
qre.motac

Introduced by: Phillips/Miller

Proposed No.: 93-904

MOTION NO. **9326**

A MOTION initiating the Quality Rural  
Environment Project

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6 WHEREAS, the planning goals in the Washington State Growth  
7 Management Act. (GMA) include: support of resource-based  
8 industries which, in King County, include forestry, farming,  
9 fisheries, and mining; retention of open space and wildlife  
10 habitat and protection of air and water quality, and

11 WHEREAS, protection of rural areas is critical to  
12 achieving the goals of the GMA, and

13 WHEREAS, measures to protect a rural environment and  
14 character must address all of its elements including rural  
15 residential areas, fish and wildlife habitat, rural economy,  
16 resource-based industries, undisturbed open space, rural-scale  
17 infrastructure, and consideration of property values, and

18 WHEREAS, new approaches to development in rural areas  
19 being discussed or tested elsewhere may be more compatible with  
20 rural protection goals than are current development practices,  
21 and

22 WHEREAS, the King County Council, by Ordinance 11130,  
23 authorized expenditures by the King County Roads Division,  
24 Planning and Community Development Division and Surface Water  
25 Management Division for a Quality Rural Environment Project  
26 (QRE) in order to create a new prototype for rural residential  
27 development.

1 NOW, THEREFORE, BE IT MOVED by the Council of King County:  
2 A. Parks, Planning and Resources Department acting as lead  
3 agency; Roads, Surface Water Management Divisions, and the  
4 Department of Development and Environmental Services are hereby  
5 authorized to carry out a QRE Project. The QRE Project should  
6 target properties zoned AR-2.5, AR-5 or AR-10. Residual G-5 or  
7 F-R zoned properties within the Rural Area may be considered if  
8 the sites are adjacent to an urban growth area (per GMA), such  
9 that they will not create "urban islands" which would further  
10 fragment forestry and agricultural uses in the rural zone. The  
11 QRE project should be consistent with the rural area policies  
12 contained in the Countywide Planning Policies and should  
13 include the following elements:

- 14 1. a review of the literature, current practice and  
15 future trends in the area of rural residential development;
- 16 2. an advisory group appointed by the Executive to be  
17 representative of the broad range of Rural area interests  
18 including but not limited to landowners, federal, state and  
19 local regulatory agencies, affected federally recognized Indian  
20 Tribes, and environmental groups convened to:
  - 21 a. recommend project guidelines to the Executive for  
22 Council approval;
  - 23 b. identify current regulatory obstacles to quality  
24 rural residential development;
  - 25 c. identify developer incentives, and
  - 26 d. recommend to the Executive an ecologically well  
27 defined study area or areas with alternative sites for Council  
28 approval.

1           3. an advisory group report detailing guidelines for  
2 quality rural development which is both innovative and cost  
3 effective while advancing rural protection goals;

4           4. a process for selecting, subject to Council  
5 approval, a geographically well-defined demonstration site or  
6 sites of 100 acres or more from within the study area or areas,  
7 which considers basin boundaries and is nominated by a property  
8 owner or owners committed to implementing the advisory group's  
9 guidelines. The selection process should also consider an  
10 assessment of current conditions in the demonstration site or  
11 sites that identifies forestry, farming, fisheries, and mining  
12 activities, wildlife habitat, sensitive areas (including  
13 riparian areas), water quality and quantity (including base  
14 flow maintenance), air quality, open space, and rural-scale  
15 infrastructure;

16           5. a map of sufficient detail to demonstrate the siting  
17 of all structures and the accommodation of all elements of the  
18 demonstration site or sites to the new prototype rural  
19 residential development consistent with the advisory group's  
20 guidelines. These elements shall include, but not be limited  
21 to: parks, greenway, other open spaces, fish and wildlife  
22 habitat, surface water management, dwellings, resource based  
23 industries, roads and utilities.;

24           6. a written agreement with the property owner or  
25 owners to develop the site according to the site plan and  
26 reimburse the county for any expenditure paid by the county  
27 which would normally be paid by the developer. These  
28 reimbursed monies are contemplated to become part of a

1 continuing source of funds to be used to encourage quality  
2 rural development;

3 7. draft legislation to remove regulatory obstacles to  
4 quality rural residential development, and

5 8. a plan with sufficient resources to ensure that the  
6 site or sites has been developed accordingly and to monitor the  
7 impacts of the project to ensure adequate environmental  
8 protection.

9 B. Participation in the QRE project shall be voluntary.

10 All owners, public and private, within the area shall be  
11 invited to participate in this QRE project; however, nothing in  
12 this motion shall be construed to compromise any owner's  
13 property rights, present zoning, or any prerogative of land  
14 ownership that might be identified.

15 C. The Executive should submit a detailed work plan,  
16 including an estimate of the budgetary impact over the life of  
17 the project, to the County Council by March 31, 1995 which  
18 could include the use of private or non-profit organizations  
19 capable of managing ongoing communications with owners and  
20 encouraging consensus among owners in creating a new prototype  
21 for rural residential development.

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D. The Executive should submit a report and demonstration site or sites recommendation to the County Council by December 31, 1995.

PASSED this 5<sup>th</sup> day of July, 1994.

Passed by a vote of 12-0.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Kent Pullen  
Chair

ATTEST:

Gerald A. Peterson  
Clerk of the Council

Attachments: None