

1 9/11/78

Proposed Ordinance No. 78-521  
Introduced by: Gary Grant

2 ORDINANCE NO. 3870

3 AN ORDINANCE designating commercial food-  
4 producing horticultural farm lands as  
5 agricultural lands of county significance  
6 and amending Ordinance 3064, Sections 3,  
7 6, 10 and Attachment F, KCC 20.54.030,  
8 .060, .100.

9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10 SECTION 1. Section 3 of Ordinance 3064, KCC 20.54.030 is  
11 amended to read as follows:

12 King County Agricultural Districts and Agricultural Lands of  
13 County Significance.

14 (a) Agricultural Districts and Agricultural Lands of County  
15 Significance may be established as focal areas for County agricul-  
16 tural programs.

17 (b) Areas of the County which contain prime agricultural  
18 soils, land being farmed, and lands under the Current Use Taxation  
19 Program may be designated by the Council as Agricultural Districts;  
20 and in addition, specific lands within these districts, which  
21 meet the criteria set forth in Attachment F, and commercial  
22 food-producing horticultural farm lands may be designated as  
23 Agricultural Lands of County Significance.

24 SECTION 2. Section 6 of Ordinance 3064, KCC 20.54.060, is  
25 amended to read as follows:

26 Designation of Agricultural Lands of County Significance.

27 (a) Based on the findings set forth herein and the criteria  
28 set forth in Attachment F, the agricultural lands of unincorporated  
29 King County which are so identified in Attachments A through D  
30 are hereby designated as Agricultural Lands of County Significance  
31 and shall be made subject to the provisions of Section 20.54.070,  
32 provided that:

33 (1) The partial designation of an undivided parcel of land  
under a single ownership shall not be effective until determined by  
the Council in accordance with the provisions of Section 20.54.100(a).

1 (2) Where designation is appealed in accordance with Section 20.54.100(c),  
2 the designation shall not be effective until a final determination  
3 has been made by the Council.

4 (b) Based on the findings set forth herein, all lands in  
5 unincorporated and incorporated King County with commercial,  
6 food-producing horticultural farm operation, which lands are not  
7 served by an existing installed public sewer facility, are hereby  
8 designated as Agricultural Lands of County Significance.

9 The term "food-producing horticultural," as used in this  
10 ordinance, means the soil-dependent cultivation of plants for  
11 food, including vegetables, small fruits, large fruits, cereal  
12 grains, and silage corn.

13 SECTION 3. Section 10 of Ordinance 3064, KCC 20.54.100, is  
14 amended to read as follows:

15 REVIEW AND APPEALS. (a) For any rezone or subdivision appli-  
16 cation in which the subject property is an undivided parcel of land  
17 under a single ownership and is partially designated as agricul-  
18 tural land of county significance under Section 20.54.060, the  
19 King County zoning and subdivision examiner shall determine the  
20 applicability of the provisions of Section 20.54.070.

21 (b) Nothing in this chapter shall replace the procedures for  
22 the application, review and appeal of zoning reclassifications,  
23 pursuant to Chapters 21.60, 21.62 and 20.24, or the application,  
24 review and appeal of subdivision applications pursuant to Title  
25 19 and Chapter 20.24.

26 (c) Owners of land designated as agricultural land of county  
27 significance may appeal to the King County Council for the purpose  
28 of contesting the appropriateness of the designation based on the  
29 criteria for designation described in ((Attachment-F)), Section  
30 20.54.060. Such appeals shall be submitted in writing to the King  
31 County office of agriculture and shall be heard by the zoning  
32 and subdivision examiner in accordance with the procedures in  
33 Chapter 20.24, and shall be commenced within one hundred twenty

1 days of the effective date of any ordinance approving such designa-  
 2 tion. Appeals involving uncontested facts shall be submitted  
 3 directly to the Council for action by the Office of Agriculture.

4 (d) Owners of land designated as part of a King County  
 5 agricultural district may appeal to the King County Council for  
 6 the purpose of contesting the appropriateness of the designation.  
 7 Such appeals shall be submitted in writing to the King County  
 8 office of agriculture and shall be heard by the King County  
 9 Council and shall be commenced within one hundred twenty days of  
 10 the effective date of any ordinance approving such designation.

11 SECTION 4. Attachment F of Ordinance 3064 is amended to read  
 12 as follows:

13 ATTACHMENT F

14 CRITERIA FOR IDENTIFICATION OF AGRICULTURAL  
 15 LAND OF COUNTY SIGNIFICANCE

16 Within King County Agricultural District (~~only~~) lands which do  
 17 not meet all of the following criteria shall be designated as  
 Agricultural Lands of County Significance:

- 18 1. Lands containing Class IV through Class VIII soils except  
 19 for those lands containing Class IV soils currently being  
 farmed and contiguous to Class II and III soils; and
- 20 2. Wooded lands - lands that contain established brush or tree  
 21 cover or swampland as of July 1976; and
- 22 3. Lands in urban uses - Lands containing Class II and III soils  
 23 which have been developed and/or covered by fill material  
 since the SCS 1972 soils survey. This criterion includes  
 24 golf courses and parks, if developed and in use; and
- 25 4. Lands which have urban level sewer and/or water lines in  
 26 place and where either:
  - 27 (a) indebtedness has been incurred by abutting property  
 28 owners, or
  - 29 (b) indebtedness has not been incurred but a local service  
 30 agency is authorized to provide service and no local  
 31 government approval is required to connect to a Metro  
 32 interceptor; and
- 33 5. Physical parcels of less than 20 acres - land which has been  
 physically divided by construction of roads or a combination  
 of roads and a natural separator such as a river into parcels  
 smaller than 20 acres in size; and
6. Inclusions of less than 40 acres - Parcels of land which have  
 not already been eliminated, are smaller than 40 acres in size,  
 and are separated from other designated significant lands  
 (~~and~~).

1 ((7.--lands-where-local-climate-conditions-restrict-the-potential  
for-viable-agricultural-activity;-and))

2 ((8.--lands-which-are-incorporated-or-lands-partially-included  
3 within-an-incorporated-jurisdiction.))

4 INTRODUCED AND READ for the first time this 17<sup>th</sup> day of

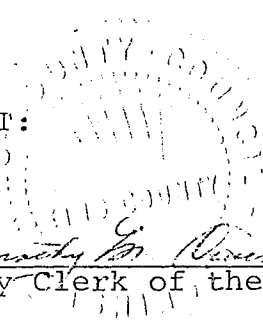
5 July, 1978.

6 PASSED this 11<sup>th</sup> day of September, 1978.

7 KING COUNTY COUNCIL  
8 KING COUNTY, WASHINGTON

9 Bernice Sten  
10 Chairman

11 ATTEST:

12   
13 Dorothy G. Rose  
14 Deputy Clerk of the Council

15 APPROVED this 12<sup>th</sup> day of September, 1978.

16  
17 [Signature]  
18 King County Executive

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AMENDED ATTACHMENT A-2

# Snoqualmie Valley & Upper Snoqualmie Valley Districts\*\*



Agricultural Lands of County Significance   
Agricultural District Boundary 

(January 31, 1977)

\*\*Upper Snoqualmie Valley District Boundary  
is temporary until the Mediated Plan is adopted

Proposed Changes

