

June 23, 1986
8644A/MMcF:clt

Introduced by: North, Sullivan

Proposed No.: 86-26

ORDINANCE NO. 7675

AN ORDINANCE relating to zoning; creating a new Forest Resource (F) zone classification.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Purpose of classification. The purpose of the Forest Resource (F) classification and its application is to regulate land use on forest production districts designated by the comprehensive plan, to specifically determine the boundary of these districts by applying the F classification, to retain the forest land base, to conserve and protect the long-term productivity of forest lands, and to restrict uses unrelated to or incompatible with forestry so as to minimize conflicts with permitted forest resource uses. Application of the F classification to designated production districts will also conserve and protect municipal watersheds and fish and wildlife habitats. The classification is further intended to provide for public and private outdoor recreation uses, but only when compatible with management of forests for sustained production of forest products, or with sustained production of high quality water supplies.

King County, through the F classification and its areawide application, recognizes that the practice of commercial forestry benefits from contiguous areas where a combination of site, soil, and climatic characteristics make it possible to sustain timber growth and harvests over time. While not every acre within a forest production district may have this set of environmental characteristics, and while not every acre within a forest production district may satisfy economic and/or management criteria for commercial forestry at all times,

1 marginal sites which may occur within a forest production
2 district should be included within the F classification and
3 developed with uses which are compatible with forestry on
4 adjacent lands. However, non-forest related residential,
5 commercial and industrial activities which are incompatible
6 with forestry are excluded to minimize the potential hazards of
7 damage from fire, pollution and other land use conflicts.

8 SECTION 2. Permitted forestry uses. In an F zone, only
9 the following forestry or forestry-related uses are permitted:

10 A. Forest practices;

11 B. Primary processing of forest products and disposal of
12 non-usable residues of such processing;

13 C. Storage of explosives, fuels and chemicals used for
14 forestry subject to all local, state and federal regulations
15 concerning same;

16 D. Storage and maintenance of equipment required by
17 permitted uses;

18 E. Temporary shelter including tents, camping trailers, or
19 other camping outfits, for security personnel or crews in
20 connection with and for the duration of a forest practice or
21 other temporary use permitted in an F zone, where on-site
22 temporary shelter is needed for security or fire protection;

23 F. Forestry, environmental and natural resource research;
24 and

25 G. Other uses necessary for the commercial production of
26 forest products as determined by the manager of building and
27 land development division.

28 SECTION 3. Permitted resource related resource uses. In
29 an F zone, the following resource related uses only are
30 permitted:

1 A. Growing and harvesting agricultural crops as well as
2 the structures necessary for these activities, subject to the
3 lot coverage and the other provisions of the Agricultural Zone
4 and provided that agricultural crops sensitive to usual and
5 normal use of herbicides are adequately buffered by the owner
6 or operator from herbicide application on nearby forest lands.

7 B. Raising of livestock and small animals (including
8 bees), subject to the lot coverage and the other provisions of
9 the Agricultural zone;

10 C. Wildlife and fish propagation and management including
11 any associated buildings, facilities or improvements;

12 D. Removal, harvesting or retailing of vegetation from
13 forest lands such as fuelwood, cones, Christmas trees, salal,
14 berries, ferns, greenery, mistletoe, herbs, and mushrooms
15 provided that retailing does not involve use of permanent
16 structures or signs;

17 E. Dispersed recreation and outdoor recreation facilities
18 such as primitive campsites, trails, trailheads and sno-parks,
19 warming huts for climbers and cross-country skiers (excluding
20 recreational vehicle parks and campsites with utility hookups);

21 F. Optical and radio telescopes and other astronomic
22 observation facilities requiring isolation from artificial
23 light sources and electromagnetic interference;

24 G. Seismic and other geological monitoring facilities
25 requiring isolation from artificial vibration;

26 H. Municipal water collection, pumping, processing and
27 transmission facilities provided they do not impound water by
28 means of a dam.

29 SECTION 4. Residential uses. In an F zone, single family
30 residences are permitted provided:
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1 1. Water supply is available from a well or wells
2 located within the boundaries of the property in question or
3 from another source approved by the Seattle-King County Health
4 Department. That approval shall be conditioned on evidence
5 provided by the applicant that supplies are buffered from
6 neighboring forest practices and that such use will not affect
7 the ability of managers of adjacent and nearby forest lands to
8 practice forestry;

9 2. Sewage shall be disposed in a system approved by the
10 Seattle-King County Health Department;

11 3. Prior to issuance of any residential building permit
12 in an F classification, the property owner shall sign an
13 affidavit acknowledging the following declaratory statement and
14 shall record it in the deed and mortgage records for the
15 subject property:

16 "The subject property is located in an area designated by
17 King County for forestry and other compatible uses. Noise,
18 dust, smoke and odors result from the harvesting, planting,
19 fertilization and pest control associated with usual and normal
20 forest or resource management practices, and as such, these
21 normal and usual forestry practices, when performed in
22 accordance with county, state and federal law, shall not be
23 subject to legal action as public nuisances.

24 4. The manager shall notify the owners of all adjacent
25 forest lands advising them of the requested action and
26 soliciting comments. Any comments received within 14 days from
27 the date of transmittal shall be considered by the county. The
28 manager retains the right to deny the request for cause or
29 approve it subject to such conditions deemed necessary to
30 retain the forest land base, to conserve and protect forest
31 resources and to protect and maintain forest resource uses.
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1 5. A fire protection plan for the subject property shall
2 be reviewed and approved by the Washington Department of
3 Natural Resources with the concurrence of the fire marshal for
4 each residential use. This plan shall be developed in such a
5 manner as to protect the adjoining forestry uses from a fire
6 which may originate from the residential use. This plan shall
7 provide for setbacks from existing forestry uses and
8 maintenance of approved fire trails or other effective fire
9 line buffers on perimeters with forest land.

10 6. The use must not require public services other than
11 those already existing, or completely funded by the owner or
12 builder, or identified in an adopted public capital improvement
13 program and scheduled for construction within 12 months.

14 SECTION 5. Conditional uses. Only the following uses are
15 permitted subject to issuance of a conditional use permit
16 pursuant to K.C.C. 21.58.

17 A. Radio, microwave or television transmitters, towers and
18 appurtenances, provided:

19 1. Sufficient setbacks or easements are provided to
20 protect improvements on adjacent property in the event of tower
21 collapse;

22 2. Public access to towers is precluded;

23 B. Campgrounds, hunting and fishing camps or other
24 developed recreational uses, educational facilities and public
25 agency training facilities provided:

26 1. Evidence is provided that the proposed use is forest
27 land dependent, or that a remote site is necessary to
28 accommodate a use that is beneficial to the public;

29 2. The use must not require public services other than
30 those existing, or completely funded by the owner or builder,
31 or identified in an adopted public capital improvement program
32 and scheduled for construction within twelve months;

1 3. Water supply is available from a well or wells
2 located within the boundaries of the property in question, or
3 from another source approved by the Seattle-King County Health
4 Department. That approval shall be conditioned on evidence
5 provided by the applicant that supplies are buffered from
6 neighboring forest practices and that such use will not affect
7 the ability of managers of adjacent and nearby forest lands to
8 practice forestry;

9 4. Sewage shall be disposed in a system approved by the
10 Seattle-King County Health Department;

11 5. Prior to issuance of any building permit, the
12 property owner shall sign an affidavit acknowledging the
13 following declaratory statement and shall record it in the deed
14 and mortgage records for the subject property:

15 "The subject property is located in an area designated by
16 King County for forestry and other compatible uses. Noise,
17 dust, smoke and odors result from the harvesting, planting,
18 fertilization and pest control associated with usual and normal
19 forestry management practices, and as such, these normal and
20 usual forestry practices, when performed in accordance with
21 county, state and federal law, shall not be subject to legal
22 action as public nuisances."

23 6. A fire protection plan for the subject property shall
24 be reviewed and approved by the Washington Department of
25 Natural Resources with the concurrence of the fire marshal for
26 each developed recreational or educational use. This plan
27 shall be developed in such a manner as to protect the adjoining
28 forestry uses from a fire which may originate from the use.
29 This plan shall provide for setbacks from existing forestry
30 uses, and maintenance of approved fire trails or other
31 effective fire line buffers on perimeters with forest land.
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1 C. Use of forest land for sawmills that go beyond primary
2 processing;

3 D. Use of forest land for treatment of wastewater or
4 application of sewage sludge (where not a forest practice
5 regulated by the state).

6 E. Hydroelectric projects as follows:

7 1. Hydroelectric projects which address the
8 environmental concerns expressed in subsection E2 below shall
9 be permitted. For hydroelectric projects which are subject to
10 licensing by the Federal Energy Regulatory Commission, the
11 county shall conduct a thorough evaluation with regard to the
12 standards set forth in subsection E.2, and the standards set
13 forth in KCC chapter 21.44 and 21.58, and shall provide its
14 evaluation to the commission for the purpose of advising the
15 commission of the county's conclusion.

16 2. Project Development Standards:

17 a. The project will not substantially adversely affect
18 unique and significant wildlife habitat and on anadromous and
19 resident fish species, as demonstrated by project approval from
20 the Washington State Departments of Fisheries and Game,
21 National Marine Fisheries Service, U.S. Fish and Wildlife
22 Service and tribes on the Federal Energy Regulatory
23 Commission's service list; and

24 b. will not create an erosion hazard; and

25 c. will mitigate any on-site and off-site visual
26 impacts through the use of landscape and distance buffers; and

27 d. the hydrologic, ecological, and aesthetic functions
28 of natural stream corridors will be preserved, protected, or
29 enhanced; and

30 e. will preserve or enhance multiple use of the site
31 including, but not limited to, public access, fishing, and
32 recreational uses.
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1 f. the applicant shall provide to the county those
2 supporting documents needed by the county in making a timely
3 decision on intervention in the federal energy regulatory
4 commission licensing decision and shall fully cooperate with
5 the county during pre-licensing study and consultation periods.

6 SECTION 6. Unclassified uses. Only the following
7 unclassified uses are permitted in an F classification:

8 A. Aircraft landing strips for fixed-wing aircraft
9 involved in forest practices and sport aviation, and emergency
10 airports as defined in the Washington State Transportation
11 Plan, but excluding basic and general utility facilities;

12 B. Exploration, commercial extraction and primary
13 processing of oil, gas, or geothermal resources. A draft plan
14 to restore the well field to forestry uses shall be submitted
15 and reviewed for all mining operations;

16 C. Mineral extraction subject to the provisions set out in
17 K.C.C. 21.44.

18 D. Water impoundments for the production of municipal and
19 industrial water and their associated access, processing and
20 transmission facilities;

21 E. Booster stations;

22 F. Sanitary landfills and inert waste and demolition waste
23 disposal sites;

24 SECTION 7. Required lot area. The minimum required area
25 of a lot in an F zone shall be eighty acres. Any existing
26 parcel in the F zone that is less than 80 acres may be used for
27 any use permitted in the zone.

28 SECTION 8. Required setback. In an F zone no building
29 except a scaling station shall be located closer than one
30 hundred feet to any property line.

SECTION 9. Signs. Signs shall not:

A. Be illuminated or contain blinking or moving elements;

or

B. Exceed thirty two square feet in area; or

C. Advertise any commercial products or services other than those produced or offered in the Forest Resource Zone.

INTRODUCED AND READ for the first time this 13th day of January, 1986.

PASSED this 23rd day of June, 1986.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Audrey Inger
Chair

ATTEST:

Janet M. Owens
Clerk of the Council

APPROVED this 15 day of July, 1986.

J. Hill
King County Executive