

CRITICAL AREA ORDINANCE
SUMMARY OF KEY CHANGES IN STRIKING AMENDMENT S1 - updated July 15, 2025

This summary covers, at a high level, key areas of substantive change in the Local Services and Land Use Committee Chair's striking amendment S1. It does not detail all substantive policy changes. Refer to the effect statement for a description of all substantive changes proposed in the Chair's striking amendment.

For each key change, there is a brief summary of the existing code/policies, the Executive's proposal, and the striking amendment changes. The summary of existing and Executive-proposed language is not exhaustive; it only references these insofar as they relate to changes in the striking amendment. See the Executive's I-208 Analysis and Plain Language Summary, dated December 2024, for a full accounting of the Executive's proposed changes.

SHORELINE MASTER PROGRAM - K.C.C. 20.20.200		
Existing	Executive Proposal	Striking Amendment S1
Identifies specific development standards in effect on December 23, 2024, are incorporated into the Shoreline Master Program.	Removes K.C.C. 21A.24.055, concerning rural stewardship plans, from the Shoreline Master Program.	Adopts new code sections concerning revegetation (Section 63 of the ordinance), alluvial fan hazard area development standards (Section 72 of the ordinance) and tsunami hazard area development standards (Section 73 of the ordinance) into the Shoreline Master Program. The effective date of the development standards is replaced with a placeholder for ordinance adoption.
PUBLIC BENEFIT RATING SYSTEM - K.C.C. 20.36.100		
Existing	Executive Proposal	Striking Amendment S1
Under the farm and agricultural conservation land category, requires a farm management plan to be in accordance with K.C.C. 21A.24.051.	No changes.	Requires a farm management plan for livestock to be in accordance with K.C.C. 21A.30.045.
To qualify for the rural open space category from a site must have a minimum of 10-acre contiguous open space area.	No changes.	Lowers the threshold from 10 acres to 5 acres.
STATE ENVIRONMENTAL POLICY ACT (SEPA) - K.C.C. 20.44.040		
Existing	Executive Proposal	Striking Amendment S1
Exemption threshold levels are specified for certain construction types and sizes.	No changes.	Adds language from WAC 197-11-800 that limits SEPA exemptions to exclude proposals undertaken on lands covered by waters, requiring a license governing discharges to water or emissions to air not exempt under state law, or requiring a non-SEPA-exempt land use decision.

		Broadens the residential exemption to any structure with a certain number of dwelling units, not only residential structures, consistent with state law.
Grading up to 100 cubic yards is exempt in aquatic areas, wetlands, steep slopes or landslide hazard areas.	Removes aquatic areas and wetlands and adds alluvial fans to the 100 cubic yard exemption.	Adds an exemption for any fill or excavation necessary for the construction of a project that is otherwise exempt from SEPA, consistent with state law.
Grading up to 500 cubic yards is exempt to correct for code violations in aquatic areas, wetlands, steep slopes or landslide hazard areas.	Removes aquatic areas and wetlands and adds alluvial fans to the exemption for code violations.	Lowers the exemption for code violations from 500 cubic yards to the standard exemption of 100 cubic yards.
Grading up to 500 cubic yards is exempt in all other areas.		
DEFINITIONS - K.C.C. 21A.06		
Existing	Executive Proposal	Striking Amendment S1
Buffer	Removes language specific to steep slopes and landslide hazard areas. Revises the definition to be an area adjacent and contiguous to a critical area that is intended to protect the functions and values of critical area and reduce impacts from adjacent land uses.	Maintains language removal. Reverts the definition back to a designated area that is contiguous to a critical area. Specifies that a buffer is integral to the functions and values of a critical area.
n/a	Adds a definition for commercial production of agricultural products.	Deletes the proposed definition. Modified parameters to determine commercial production for critical areas are added to K.C.C. 21A.24.051.
Critical aquifer recharge area	No changes.	Modifies the definition to also include areas where an aquifer is susceptible to reduced recharge, consistent with state law.
Fish habitat	No changes.	Broadens the definition from only habitats used by salmonids to all native fish species, revises potential habitat to include upstream or landward of human-made barriers, and revises examples of fish habitat.
CRITICAL AREAS ALLOWED ALTERATIONS - K.C.C. 21A.24.045		
Existing	Executive Proposal	Striking Amendment S1
<u>Maintenance or repair of existing structures:</u> In landslide hazard area, only where there is little to no risk of injury, risk of landsliding is low and there is no expansion.	Maintains the existing code with the following changes: - Adds steep slope hazard and alluvial fan hazard areas	Maintains the Executive's proposal with the following changes: - Adds additional restrictions in severe channel migration hazard areas on footprint and

Allowed in all other critical areas. (Conditions 5, 6)	- Adds additional restrictions in alluvial fan hazard areas on footprint and substantial improvement.	substantial improvement (Condition 6).
<p><u>Expansion of existing structure:</u> Expansion is not allowed in a landslide hazard area or steep slope hazard area (Conditions 5 and 7)</p> <p>Expansion is allowed in all other critical areas, subject to conditions. (Condition 5, 6, 7)</p> <p><u>Replacement of existing structure</u> Replacement of existing structures are allowed in all critical areas, subject to conditions on expansion, size, location, or risk. (Conditions 5, 6, 7, 8)</p>	<p>Maintains the existing code with the following changes:</p> <ul style="list-style-type: none"> - Prohibits expansion in alluvial fan hazard areas. - Allows replacement in alluvial fan hazard areas, only where there is little to no risk of injury, risk of landsliding is low, there is no expansion or substantial improvement, no addition towards an alluvial fan hazard, and subject to other locational and size requirements. 	<p>Splits this alteration allowance in two, as follows:</p> <ul style="list-style-type: none"> - <i>Expansion</i> of existing structures: <ul style="list-style-type: none"> o Maintains prohibiting the alteration in a landslide or steep slope hazard area o Allows in severe channel migration hazard areas and alluvial fan hazard areas with limitations under the same conditions as maintenance or repair (Condition 6, above). o Allows in a wetland, wetland buffer, aquatic area, riparian area, wildlife habitat network, and wildlife habitat conservation area. Modifies the condition to require the alteration to be on an existing impervious surface, lawn or landscaping area, farm field, or grazed area, and with limitations on original establishment, location, revegetation and/or footprint expansion (Condition 7). - <i>Replacement</i> of existing structures: <ul style="list-style-type: none"> o Allows in a landslide or steep slope hazard area for existing legally established structures in areas where the hazard poses little to no risk of injury, and the risk of landsliding or slope instability is low (Condition 5). o Allows in a wetland, wetland buffer, aquatic area, riparian area, wildlife habitat network, and wildlife habitat conservation area. Modifies the condition to require the alteration on an existing footprint or has the least impact on the critical area, does not expand the footprint of all structures and impervious surfaces, is on an existing impervious area, lawn or landscaped area, farm field, or grazed area, and includes revegetation (Condition 8).
<u>Construction/maintenance/repair of a pier or dock:</u> Limited to piers or seasonal floating docks in a category II, III, or IV wetland or associated buffer, a lake shoreline, or adjacent	No changes.	For wetlands and buffers, clarifies that that the alteration is only to provide access to an aquatic area (Condition 9).

<p>riparian area outside of a severe channel migration hazard area.</p> <p>No toxic substances are allowed in Type N or O aquatic areas. Allowed in Type S or F aquatic areas outside severe channel migration hazard area or in a lake in compliance with K.C.C. 21A.25.180 (Conditions 9, 10, 11, 12)</p>		<p>For aquatic or riparian areas, prohibits the alteration in a salmonid spawning area and prohibits hazardous substances in all aquatic areas (Condition 10).</p>
<p><u>Cutting of firewood:</u> Allowed in all critical areas and buffers except wildlife habitat conservation area.</p> <p>Cutting is limited to personal use with a forest management plan or rural stewardship plan. (Condition 21)</p>	<p>Adds prohibition in wetlands, aquatic areas, steep slope hazard areas, or trees containing an active nest.</p> <p>Allows cutting for nonpersonal use. When for personal use, must be done with a forest management plan.</p>	<p>Along with the Executive's proposal, adds prohibition in wetland buffers, riparian areas, and severe channel migration hazard area.</p> <p>Reverts back to limiting the cutting of firewood for only personal use with a forest management plan.</p>
<p><u>Construction of new public road right-of-way structure on unimproved right-of-way:</u> Allowed in wetland, wetland buffers, aquatic areas, riparian areas, and severe channel migration hazard areas, subject to conditions. (Condition 26)</p>	<p>No changes.</p>	<p>Maintains allowance for construction of new public road right-of-way structure on unimproved right-of-way.</p> <p>Prohibits <u>new roads in unimproved right-of-way</u> as allowed alteration in all critical areas.</p>
CRITICAL AREA ALTERATION EXCEPTIONS AND REASONABLE USE EXCEPTIONS K.C.C. 21A.24.070		
Existing	Executive Proposal	Striking Amendment S1
Critical area alteration exceptions may be applied for private or public development.	No change.	Splits critical area alteration exceptions into public agency/utility and private development exceptions.
A reasonable use exception in the shoreline jurisdiction is treated as a shoreline variance.	No change.	Clarifies that all exceptions in the shoreline jurisdictions are processed as shoreline variances.
Nonlinear critical area alteration exceptions are not permitted in a critical area used as a salmonid spawning area.	Nonlinear critical area alteration exceptions are not permitted in a critical area that is potential salmonid spawning habitat.	Nonlinear critical area alteration exceptions are not permitted in a critical area that is a fish spawning area.
CRITICAL AREA DISCLOSURE - K.C.C. 21A.24.090		
Existing	Executive Proposal	Striking Amendment S1
An applicant is required to submit an affidavit which declares whether the applicant has knowledge of any illegal alteration to critical areas or buffers on the site and whether the applicant has been found to be in violation of K.C.C. chapter 21A.24.	<p>Adds a requirement for disclosure of critical areas on the development proposal site.</p> <p>Requires an applicant to disclose whether they have been found in violation of K.C.C. chapter 21A.24 for any property in King County.</p>	Removes the requirement for an applicant to disclose whether they have been found in violation of K.C.C. chapter 21A.24 for any property in King County.

CRITICAL AREA DESIGNATIONS - K.C.C. 21A.24.500		
Existing	Executive Proposal	Striking Amendment S1
A critical area designation may be for part or all of a site.	A critical area designation may be for a site containing part or all of a parcel. A designation does not apply to any part of a parcel than what is identified and approved.	Reverts critical area designations from a parcel to a site.
CRITICAL AREA REPORTS - K.C.C. 21A.24.110 AND SECTIONS 58 AND 59		
Existing	Executive Proposal	Striking Amendment S1
n/a	Requirements are added for ecological and geological critical area reports.	Identifies what type of critical area report would be required for each critical area.
n/a	A geological critical area report must contain a description of site conditions, a site plan, evaluation of geological conditions, hazard analysis, evaluation of proposed development, and a determination of whether the alterations minimize risk.	<p>Adds a requirement for a field investigation and examples of types of documentation in a geological assessment for a geological critical area report.</p> <p>Adds and revises requirements for a geological critical area report, such as basic information, description of hydrology, geological conditions, hazard analysis, and recommendations for proposed development.</p>
n/a	An ecological critical area report must contain a critical area delineation, wildlife study and habitat assessment, description of site conditions, impact analysis, mitigation plan, monitoring plan, site plan, and any additional information.	Revises requirements for an ecological critical area report, such as monitoring plans and site plans.
CRITICAL AREA MITIGATION K.C.C. 21A.24.125 and K.C.C. 21A.24.130		
Existing	Executive Proposal	Striking Amendment S1
Impacts to a wetland, aquatic area, wildlife habitat conservation area, or wildlife habitat network, must be mitigated on or contiguous to the development site.	Adds wetland buffers and riparian areas.	Broadens the list of specific critical areas to apply to all critical areas. Prioritizes, instead of requires, mitigation to occur on-site.
If monitoring reveals deviations from the predicted impact or failure of mitigation requirements, a contingency plan is required subject to mitigation, including a monitoring plan and financial guarantees.	Clarifies that a revised monitoring plan and revised financial guarantees are needed where mitigation is not performing.	Adds an extension of the monitoring period by at least 2 years where mitigation is not performing.
REVEGETATION SECTION 63		
Existing	Executive Proposal	Striking Amendment S1
n/a	Establishes the use of climate-smart plants.	Changes terminology of "climate-smart plants" to "climate-adaptive plants"

	In K.C.C. chapter 21A.06, defines climate-smart plants as native plant species currently or prehistorically found within the surrounding ecoregion that are predicted to maintain their abundance under climate change, as identified by the department of natural resources and parks.	Revises the definition of climate-adaptive plants as plant species identified by DNRP as current or formerly native to the surround ecoregion and that are predicted to maintain their abundance under climate change. Adds requirements and procedures for adopting a public rule for the climate-adaptive plant list, including an adoption deadline of December 31, 2026.
n/a	In K.C.C. chapter 21A.06, defines revegetation as the reestablishment of vegetation within an area that reflects historic natural conditions or native vegetation types that are well suited to thrive in the area.	Revises the definition to state that it is the reestablishment of vegetation within an area that is well suited to thrive in the area.
Where mitigation involves enhancement, creation, restoration, or revegetation, requires planting of native vegetation.	Adds climate-smart plants along with native vegetation. Prohibits the use of plants not indigenous to the Puget Sound region except for climate-smart plants.	Establishes a new section for revegetation in critical area and critical area buffers, including providing equal or better ecological function compared to existing conditions, replicating the structure and function of historic natural plant communities, using native or climate-adaptive plants, prioritizing the use of native plants first, and restoring soil and hydrologic functions when necessary. Allows modification to planting plans based on site-specific conditions.
CRITICAL AREA SETBACKS - K.C.C. 21A.24.200		
Existing	Executive Proposal	Striking Amendment S1
Buildings and other structures must be set back 15 feet from the edge of all critical areas and critical area buffers.	Structures must be set back 15 feet from the edge of all critical areas and critical area buffers.	Reduces the critical area setback from 15 feet to 10 feet.
Uncovered decks, with no height limitation, are allowed in a critical area setback area.	Limits uncovered decks to 18 inches above grade.	Reverts back to existing code and removes the 18-inch height limitation.
GEOLOGICALLY HAZARDOUS AREAS - K.C.C. 21A.24.210, 220, 280, 310		
Existing	Executive Proposal	Striking Amendment S1
Alterations in a landslide hazard area with slopes less than 40% are allowed if the proposed alteration does not decrease slope stability on contiguous properties and the risk of property damage or injury from landsliding is eliminated or minimized.	No changes.	Requires all alterations in landslide hazard areas to not decrease slope stability on contiguous properties and the risk of property damage or injury from landsliding is eliminated or minimized.

Required a public rule to be adopted specifying the requirements for geologic hazard areas and geological technical reports.	n/a	Adds a factor of safety requirement for slope stability for landslide and steep slope hazard areas.
n/a	n/a	Requires alterations to comply with a geological critical area report.
ALLUVIAL FAN HAZARD AREAS SECTION 72		
Existing	Executive Proposal	Striking Amendment S1
n/a	n/a	Allows for buffers from alluvial fan hazard areas, if needed.
n/a	Requires alterations in alluvial fans to not increase risk of inundation, sedimentation, channel migration, or erosion on adjacent properties.	Requires alterations in alluvial fans to minimize and not increase risk of inundation, sedimentation, channel migration, or erosion on adjacent properties.
n/a	n/a	Prohibits vegetation removal from an alluvial fan hazard area or associated buffer except as part of an allowed alteration.
n/a	n/a	Requires alterations to minimize disturbance to alluvial fan hazard area, slope, and vegetation unless necessary for slope stabilization.
CRITICAL AQUIFER RECHARGE AREAS - K.C.C. 21A.24.316		
Existing	Executive Proposal	Striking Amendment S1
For critical aquifer recharge areas on Vashon-Maury Island, if test results indicate saltwater intrusion is likely to occur, the County recommends appropriate measures.	No changes.	Requires a property owner to implement all recommended measures.
n/a	n/a	Adds a requirement to transmit updated critical aquifer recharge area maps by December 31, 2027.
WETLANDS - K.C.C. 21A.24.335, 340, 342		
Existing	Executive Proposal	Striking Amendment S1
All sites in the Urban Growth Area are designated as high impact for the purposes of establishing wetland buffer widths.	No changes.	Classifies moderate-intensity active recreation or open space and passive recreation inside the Urban Growth Area as moderate and low impact, respectively.
Wetland buffer averaging is allowed if certain criteria are met: <ul style="list-style-type: none"> - the total area is equal or greater to the standard buffer area; - the additional buffer is contiguous with the standard buffer; - the buffer is never less than 75% of the standard width or 75 feet for Category I and 	Changes to remove the numeric widths (for example, 75 feet for Category I and II) and use a maximum 75% width reduction only, prohibits buffer averaging with other reductions, and requires indirect impacts to be assessed.	When buffer averaging is proposed, requires revegetation where native vegetation does not current exist and requires no net loss of wetland functions and values.

<p>II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater;</p> <ul style="list-style-type: none"> - no degrading wetland functions and values; - the buffer is increased adjacent to the higher functioning or more sensitive portion of the wetland and decreased adjacent to the lower-functioning or less-sensitive portion 		
Requires wetland complexes inside the Urban Growth Area with a "high" basin designation to include a corridor if buffers do not connect, subject to conditions.	n/a	Requires corridors for all wetland complexes inside the Urban Growth Area.
<p>The buffer widths for any high impact land uses can be reduced to the widths for moderate impact land uses, subject to required measures.</p> <p>One of the required measures is using privacy fencing or plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion.</p>	<p>Limits the buffer reduction to only dwelling units within the urban growth area.</p> <p>One of the required measures is planting an area of dense native vegetation or climate-smart plants within the remaining buffer that is equal to or greater than the area by which the buffer is reduced.</p>	<p>Adds mixed-use, daycares, and social services within the urban growth area to the uses that can have a reduced buffer width.</p> <p>Revises the measure to require revegetation along the edge of the buffer and where existing vegetation is sparse.</p> <p>Adds a measure requiring noise-generating activities to be sited away from the wetland.</p>
The wetland reestablishment or creation (R/C) and wetland enhancement (E) ratio for Category I forested wetlands is 1:1 R/C and 10:1 E.	The wetland reestablishment or creation (R/C) and wetland enhancement (E) ratio for Category I forested wetlands is 1:1 R/C and 16:1 E.	The wetland reestablishment or creation (R/C) and wetland enhancement (E) ratio for Category I forested wetlands is 1:1 R/C and 20:1 E, consistent with Department of Ecology guidance.
The rehabilitation ratio for permanent conversion of Category I forested and shrub wetlands into emergent wetlands is 4.5:1.	No changes.	The rehabilitation ratio for permanent conversion of Category I forested and shrub wetlands into emergent wetlands is 6:1, consistent with Department of Ecology guidance.
AQUATIC AREAS AND RIPARIAN AREAS - K.C.C. 21A.24.355, .358, .365, .380		
Existing	Executive Proposal	Striking Amendment S1
Aquatic areas are typed as Type S, F, N, or O based on characteristics.	Revises Type F waters, which may be ephemeral, to include the presence of fish, a stream segment with a defined channel of two feet or greater at bankfull width, or any stream in a floodplain of a Type S or F water.	Revises the typing for aquatic areas to match the state water typing system in WAC 222-16-030.
<p>Aquatic area widths:</p> <p>Inside the urban growth area:</p> <ul style="list-style-type: none"> - S or F in basin or shoreline designated as 	<p>Riparian area widths:</p> <p>Inside the urban growth area:</p> <ul style="list-style-type: none"> - S or F in basin or shoreline designated 	Maintains the Executive's proposal with a change inside the urban growth area to removes the differentiation based on "high" basin conditions:

<p>"high": 165 feet</p> <ul style="list-style-type: none"> - All other S or F: 115 feet - N: 65 feet - O: 25 feet <p>Outside the urban growth area:</p> <ul style="list-style-type: none"> - S or F: 165 feet - N: 65 feet - O: 25 feet 	<p>as "high": 200 feet</p> <ul style="list-style-type: none"> - All other S or F: 180 feet - N: 100 feet - O: 50 feet <p>Outside the urban growth area:</p> <ul style="list-style-type: none"> - S or F: 200 feet - N: 100 feet - O: 50 feet 	<ul style="list-style-type: none"> - S or F: 180 feet
<p>Aquatic area buffer averaging is allowed if certain criteria are met:</p> <ul style="list-style-type: none"> - the total area is not reduced; - the additional buffer is contiguous with the standard buffer; and - the reduction does not occur for buffer area waterward of the top of an associated steep slope or for a severe channel migration hazard area 	<p>Maintains the existing code with the following changes:</p> <ul style="list-style-type: none"> - the riparian area is never less than 75% of the standard width - the area is increased adjacent to the higher functioning or more sensitive portion and decreased adjacent to the lower-functioning or less-sensitive portion; - no net loss of riparian area or aquatic area functions and values occurs; - the reduction does not occur waterward of a hazard area; - if the site is located within the shoreline jurisdiction, no net loss of shoreline ecological functions will result; and - averaging is not combined with any other riparian area width modifications 	<p>Maintains the Executive's proposal with the following changes:</p> <ul style="list-style-type: none"> - requires revegetation where native vegetation does not current exist
<p>Applicants with projects with woody debris in Type S aquatic areas shall consider the potential for recreational hazards in project design.</p>	<p>No changes.</p>	<p>Requires projects to also minimize the potential for recreational hazards.</p>
<p>The Department of Local Services accepts the addition of buffer area or riparian area as a form of on-site mitigation that is contemplated by the code.</p>	<p>No changes.</p>	<p>Requires mitigation for riparian areas to be restoration or creation.</p>

n/a	<p>Establishes alternative mitigation ratios for riparian areas. Ratios may be reduced when compared to standard ratios when primary or second actions are completed with mitigation.</p> <table border="1" data-bbox="743 305 1272 802"> <thead> <tr> <th data-bbox="743 305 905 451">Adjacent Aquatic Area Type</th><th data-bbox="905 305 1098 451">Impacts to Woody Vegetation</th><th data-bbox="1098 305 1272 451">Impacts to Non-Woody Vegetation or Unvegetated Areas</th></tr> </thead> <tbody> <tr> <td data-bbox="743 451 905 626">Shoreline (S) Fish bearing (F) Non-fish bearing (N)</td><td data-bbox="905 451 1098 626">2:1 ratio with at least one primary action or three secondary actions</td><td data-bbox="1098 451 1272 626">1:1 ratio with at least two secondary actions</td></tr> <tr> <td data-bbox="743 626 905 802">Other (O)</td><td data-bbox="905 626 1098 802">1:1 ratio with at least one primary action or two secondary actions</td><td data-bbox="1098 626 1272 802">1:1 ratio with at least secondary action</td></tr> </tbody> </table>	Adjacent Aquatic Area Type	Impacts to Woody Vegetation	Impacts to Non-Woody Vegetation or Unvegetated Areas	Shoreline (S) Fish bearing (F) Non-fish bearing (N)	2:1 ratio with at least one primary action or three secondary actions	1:1 ratio with at least two secondary actions	Other (O)	1:1 ratio with at least one primary action or two secondary actions	1:1 ratio with at least secondary action	<p>For alternative mitigation ratios:</p> <ul style="list-style-type: none"> - Increases the ratio for Type S, F, or N riparian areas with impacts to non-woody vegetation or unvegetated areas from 1:1 to 1.5:1. - Increases the ratio for Type O riparian areas with impacts to woody vegetation. - Allows primary actions in lieu of secondary actions where impacts occur to non-woody vegetation or unvegetated areas
Adjacent Aquatic Area Type	Impacts to Woody Vegetation	Impacts to Non-Woody Vegetation or Unvegetated Areas									
Shoreline (S) Fish bearing (F) Non-fish bearing (N)	2:1 ratio with at least one primary action or three secondary actions	1:1 ratio with at least two secondary actions									
Other (O)	1:1 ratio with at least one primary action or two secondary actions	1:1 ratio with at least secondary action									
n/a	<p>Secondary actions for alternative mitigation include:</p> <ul style="list-style-type: none"> - planting native trees, climate-smart plants, and shrubs in areas of riparian area addition lacking native vegetation that are contiguous with existing riparian areas, within an area equal to one-half of the area of impact - placing large wood in riparian areas or an adjacent floodplain - installing wildlife snags or similar wildlife nesting or rearing habitat - removing floodplain fill and replating with native vegetation or climate-smart plants as appropriate - other similar actions as determined by the department 	<p>Revises the secondary action from replanting riparian area addition to increasing the size of the riparian area with replanting.</p> <p>Adds a secondary action option for removal of a fish passage barrier that is required as part of a development permit.</p>									
Mitigation for illegal alterations to an aquatic area or buffer is 1:1.	Revises the mitigation ratio for illegal alterations to 4:1 for aquatic area and S, F, or N riparian areas, and 3:1 for O riparian	Revises the mitigation ratio for illegal alterations to 3:1 for all aquatic areas and riparian areas.									

	areas.	
AGRICULTURAL ACTIVITIES		
Agricultural Activities Development Standards (K.C.C. 21A.24.051)		
Existing	Executive Proposal	Striking Amendment S1
n/a	Adds a definition of commercial production of agricultural products, where an operator has done one or more of the following: 3 years of IRS filings, a USDA organic certification, or enrolled in the current use classification.	Removes the definition and adds a section in the agricultural activities development standards (K.C.C. 21A.24.051) which requires 1 year of IRS filing, a USDA organic certification, enrollment or eligibility for enrollment in the current use classification, or other comparable documentation, to prove commercial production of agricultural products for the purposes of critical area regulations.
As part of a farm management plan, requires a plan for monitoring the effectiveness of measures taken to protect critical areas and buffers and to modify the plan if impacts occur.	Modifications to the plan should occur if impacts are identified.	Requires modifications if impacts are identified.
Farm management plans are not effective until approved by the County.	No changes.	Clarifies that farm management plans are not effective for the purposes of critical areas until approved by the County.
A public rule for farm management plans was adopted in 2005.	The Executive indicates that the farm management plan public rule will be updated after the adoption of the critical area ordinance.	Adds requirements and procedures for adopting a public rule for farm management plans, including an adoption deadline of December 31, 2026.
Horticulture activities / Commercial Fish Farm Allowed Alterations		
Existing	Executive Proposal	Striking Amendment S1
In all critical areas, alterations are allowed for horticultural and commercial fish farm <u>activities in continuous existence</u> since January 1, 2005, with no expansion within the critical area or critical area buffer. (K.C.C. 21A.24.045 Condition 53)	Revises the cyclical operations and managed periods of soil restoration, enhancement, or other fallow states for "continuous existence" to be seven years.	Adds clarity for uses established after January 1, 2005 and continuous existence for transfer of ownership, sale, or leasing.
In all critical areas (except landslide hazard areas and steep slope hazard areas prohibited, where this is prohibited): <ul style="list-style-type: none"> - Alterations are allowed for the <u>expansion of existing or new horticultural and commercial fish farm activities</u> on sites that are <i>predominantly involved in the practice of agriculture</i> - Expansion is prohibited in critical areas: <ul style="list-style-type: none"> o cleared under certain forest practice 	Maintains the existing code with the following changes: <ul style="list-style-type: none"> - Sites must be <i>predominantly involved in the practice of agricultural activities</i> - Expansion is prohibited in: <ul style="list-style-type: none"> o Critical areas cleared under certain forest practice permits; or o Wetland, wetland buffers, or riparian areas that contains predominantly native forest overstory, shrub, or 	Maintains the Executive's proposal with the following changes: <ul style="list-style-type: none"> - Sites must have <i>agriculture as the primary activity on the site</i> - Expansion and new activities are prohibited in: <ul style="list-style-type: none"> o Critical areas cleared under certain forest practice permits; o Aquatic area or wetlands that are not a grazed or tilled wet meadow; or o Wetland buffers or riparian areas with

<ul style="list-style-type: none"> permits; or o that are more than 10,000 sf with tree cover at a uniform density more than 90 trees per acre with a predominant diameter of 4 inches at diameter at breast height, excluding those for managed as agricultural crops. - Activities are in compliance with an approved farm management plan - Best management practices associated with the activity specified in a farm management plan are installed and maintained <p>(K.C.C. 21A.24.045 Condition 54)</p>	<p>herbaceous layer, excluding those managed as agricultural crops</p>	<p>predominantly native plants, excluding those managed as agricultural crops.</p>
Grazing of Livestock Alterations		
Existing	Executive Proposal	Striking Amendment S1
<p>In all critical areas, alteration is allowed for <u>activities in continuous existence</u> since January 1, 2005, with no expansion within the critical area or critical area buffer.</p> <p>(K.C.C. 21A.24.045 Condition 53)</p>	<p>Revises the cyclical operations and managed periods of soil restoration, enhancement, or other fallow states for "continuous existence" to be seven years.</p>	<p>Adds clarity for uses established after January 1, 2005 and continuous existence for transfer of ownership, sale, or leasing.</p>
<p>In all critical areas (except landslide hazard areas and steep slope hazard areas prohibited, where this is prohibited):</p> <ul style="list-style-type: none"> - Alteration is allowed for the <u>expansion of existing or new grazing of livestock activities</u> on sites that are <i>predominantly involved in the practice of agriculture</i> - Expansion is prohibited in critical areas: <ul style="list-style-type: none"> o cleared under certain forest practice permits; or o that are more than 10,000 sf with tree cover at a uniform density more than 90 trees per acre with a predominant diameter of 4 inches at diameter at breast height, excluding those for managed as agricultural crops. - Activities are in compliance with an approved farm management plan - Best management practices associated with the activity specified in a farm 	<p>Maintains the existing code with the following changes:</p> <ul style="list-style-type: none"> - Sites must be <i>predominantly involved in the practice of agricultural activities</i> - Expansion is prohibited in: <ul style="list-style-type: none"> o Areas cleared under certain forest practice permits; or o Wetland, wetland buffers, or riparian areas that contains predominantly native forest overstory, shrub, or herbaceous layer, excluding those managed as agricultural crops. 	<p>Maintains the Executive's proposal with the following changes:</p> <ul style="list-style-type: none"> - Sites must have <i>agriculture as the primary activity on the site</i> - Expansion and new activities are prohibited in: <ul style="list-style-type: none"> o Areas cleared under certain forest practice permits; o Aquatic area or wetlands that are not a grazed or tilled wet meadow; or o Wetland buffers or riparian areas with predominantly native plants, excluding those managed as agricultural crops.

management plan is installed and maintained (K.C.C. 21A.24.045 Condition 54)		
<u>Grazing area buffers for sites with farm management plans:</u> <ul style="list-style-type: none"> - Type S and F aquatic areas and Category I, II, and III wetlands, except grazed wet meadows: 25 feet (K.C.C. 21A.30.045) 	Grazing area buffers for sites with farm management plans: <ul style="list-style-type: none"> - Type S and F aquatic areas and Category I, II, and III wetlands, except grazed wet meadows: 40 feet - Type N aquatic areas: 35 feet - Category IV wetlands: 20 feet 	Clarifies that grazed wet meadows have no grazing area buffer. Clarifies that clearing of lands cannot occur in wetlands, wetland buffers, or riparian areas with predominantly native cover. Clarifies that clearing of land for new grazing areas must comply with critical area or buffer widths in K.C.C. 21A.24 based on type of adjacent aquatic area or wetland.
<u>Grazing area buffers for sites without farm management plan:</u> <ul style="list-style-type: none"> - Type S and F aquatic areas and Category I, II, and III wetlands, except grazed wet meadows: 50 feet - The grazing area buffer may be reduced to 25 feet where diverse, mature vegetation already exists. (K.C.C. 21A.30.060) 	Grazing area buffers for sites without farm management plans: <ul style="list-style-type: none"> - Type S, F, N aquatic areas and Category I, II, III, IV wetlands, except grazed wet meadows: 50 feet - Category IV wetlands: 25 feet - The grazing area buffer may be reduced to 25 feet where diverse, mature vegetation already exists. 	Removes a 50-foot grazing area buffer for Category IV wetland and maintains the 25-foot grazing area buffer. Clarifies that grazed wet meadows have no grazing area buffer. Removes a 25-foot grazing area buffer reduction where there is existing diverse, mature vegetation.
<i>Livestock Manure Storage Facility, Livestock Heavy Use Area, Farm Pads Allowed Alterations</i>		
In all critical areas (except landslide hazard areas and steep slope hazard areas prohibited, where this is prohibited): <ul style="list-style-type: none"> - Alteration for these activities is allowed in a grazed or tilled wet meadow or their buffers - Facilities are designed to the standard of an approved farm management plan - There is no other feasible alternative location on site - Facilities are located as close to the outer edge of the buffer as possible (K.C.C. 21A.24.045 Condition 55) 	No changes.	Maintain the existing code with the following changes: <ul style="list-style-type: none"> - Sites must have a horticulture or livestock grazing activity - Allowed in existing grazed, tilled, or impervious area - Expansion and new activities are prohibited in: <ul style="list-style-type: none"> o Areas cleared under certain forest practice permits; o Aquatic area or wetlands that are not a grazed or tilled wet meadow; or o Wetland buffers or riparian areas with predominantly native plants, excluding those managed as agricultural crops.
On sites without a farm management plan, manure cannot be stored in an aquatic area buffer or wetland buffer except for grazed or	No changes.	Removes an allowance for manure storage on tilled wet meadows.

tilled wet meadows, unless there is no other alternative on the property. (K.C.C. 21A.30.060)		
Farm Field Access Drives Allowed Alterations		
Existing	Executive Proposal	Striking Amendment S1
Farm field access drive is defined as an impervious surface constructed to provide a fixed route for moving livestock produce, equipment or supplies to and from farm fields and structures (K.C.C. 21A.06.451)	Clarifies that the drive may also be paved and narrows the definition to only be on a property in an Agricultural Production District, enrolled in the Farmland Preservation Program, or zoned A.	Removes the restriction that limits the definition to only farm field access drives on properties in the A zone, Agricultural Production District, or Farmland Preservation Program. Move these regulations into another section of code.
Exempt from a clearing and grading permit only if consistent with an adopted farm management plan. (K.C.C. chapter 16.82)	In addition to the existing code, adds the following conditions to the exemption: <ul style="list-style-type: none"> - Only on sites with agricultural activities; - Constructed using best management practices; - Access is not greater than 14 feet wide; - There is no other alternative location with less impacts to critical areas and associated buffers available; - Complies with the farmland dispersion requirements in the King County Surface Water Design Manual; - Is sited in an area least subject to channel migration; - Obtains a floodplain development permit; and - State and federal permits when required. 	In addition to the Executive's proposal, adds the following conditions to the exemptions: <ul style="list-style-type: none"> - Adds a limitation to only properties in the A zone, Agricultural Production District, or Farmland Preservation Program; and - Creates less than 2,000 sf of new impervious surface.
For all critical areas: <ul style="list-style-type: none"> - Alteration is allowed only in compliance with a farm management plan. (K.C.C. 21A.24.045 Condition 29) 	In addition to the existing code, adds the following conditions to the exemption: <ul style="list-style-type: none"> - Sites must be currently involved in the practice of agricultural activities; - In compliance with a farm management plan and constructed using best management practices approved by Permitting; - There is no other feasible location with less impacts to critical areas and associated buffers available; - Complies with the farmland dispersion 	Maintains the Executive's proposal with the following changes: <ul style="list-style-type: none"> - Sites must have a horticulture or livestock grazing activity; and - Complies with any other applicable flow control best management practices in the Surface Water Design Manual for projects that do not qualify for farmland dispersion. (Condition 59)

	<p>requirements in the Surface Water Design Manual;</p> <ul style="list-style-type: none"> - Is sited in an area least subject to channel migration; - Obtains a floodplain development permit; and - State and federal permits when required 	
Nonresidential Farm Buildings Allowed Alterations		
Existing	Executive Proposal	Striking Amendment S1
Alteration for nonresidential farm buildings is limited to grazed or tilled wet meadows, wetland buffers, or aquatic areas on sites that are <i>predominantly used for agriculture</i> , subject to other conditions. (K.C.C. 21A.24.045 Condition 3)	Limited to grazed or tilled wet meadows, wetland buffers, or riparian areas on sites that are <i>predominantly used for agricultural activities</i> , subject to other conditions.	Limited to grazed or tilled wet meadows, wetland buffers, or riparian areas on sites where the <i>primary use of the site qualifies as horticulture or grazing livestock activities</i> , subject to other conditions. (Condition 60)
COMPREHENSIVE PLAN POLICIES		
Existing	Executive Proposal	Striking Amendment S1
n/a	n/a	<p>In Chapter 3, adds a new policy exploring implementation of a <u>Voluntary Stewardship Program within the Snoqualmie Valley Agricultural Production District</u>.</p> <p>In Chapter 5, adds lead-in text regarding supporting critical area protections and the long-term viability of agriculture and Voluntary Stewardship Programs.</p> <p>Adds a new policy on exploring <u>adaptive management techniques within or adjacent to agricultural activities</u>, such as enrollment through the Voluntary Stewardship Program, collection of data, engagement with Indian tribes, the King Conservation District, farmers, and other parties.</p>
n/a	n/a	In Chapter 5, adds a new policy recognizing <u>Indigenous Knowledge</u> as an important aspect in developing rules, regulations, projects, and programs for the protection of critical areas.
n/a	n/a	In Chapter 5, adds a new policy on <u>consideration of species and habitats of cultural importance to Indian tribes</u> in planning, development review, and capital projects.