

Managing peri-urban change in the Pacific Northwest and Taiwan

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<http://www.libertytimes.com.tw/2001/new/sep/20/pic0920-1.jpg>

Planning Approaches

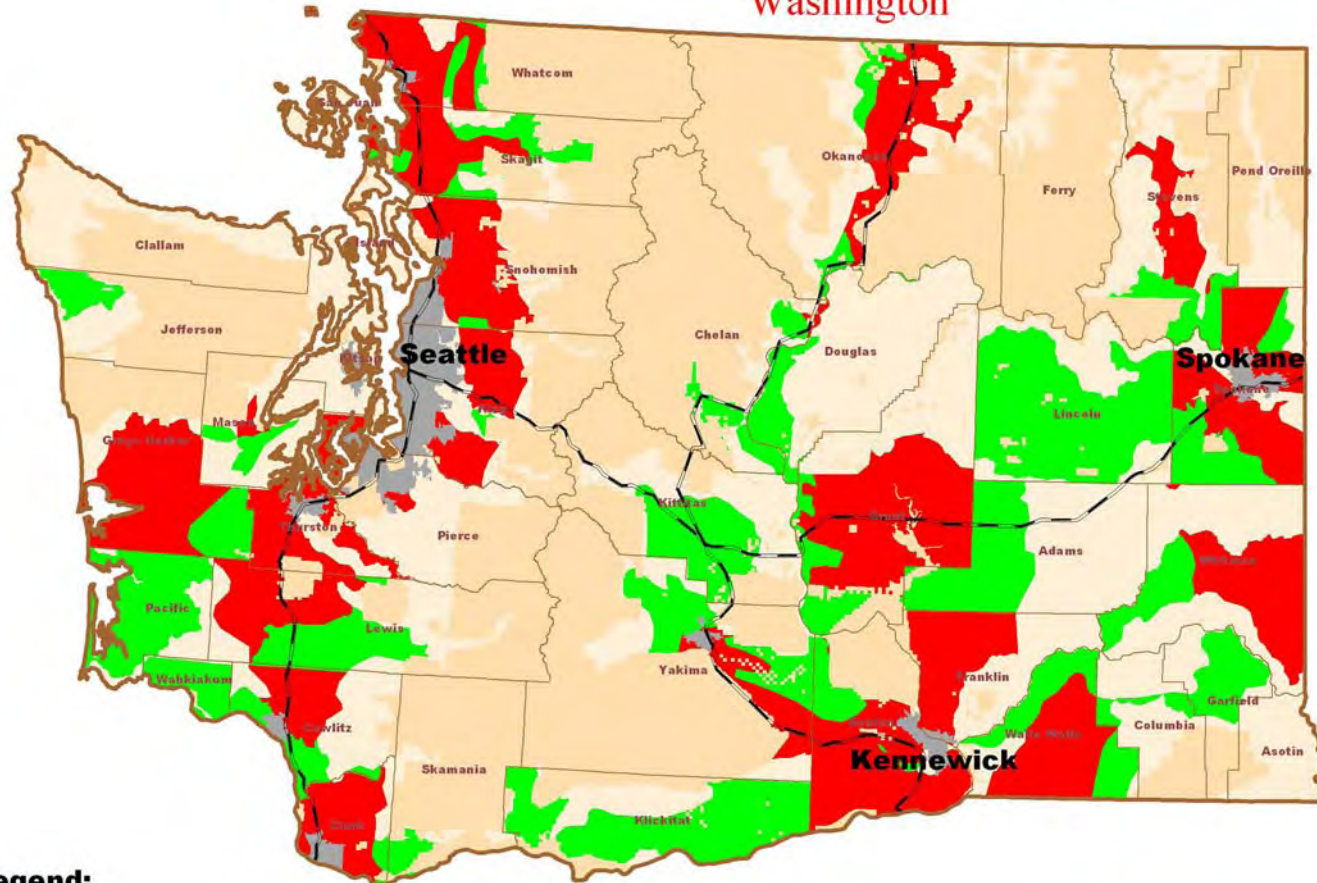
Washington State	Taiwan
"Bottom up"	"Top down"
Growth management goals	Economic development driven
Public participation throughout	Final public presentation
Urban growth boundaries	Urban planned district
Agriculture, forest, mining of state-wide significance identified and protected	Questionable
Critical areas identified and protected	Protected areas
Strong agency coordination	Weak agency coordination
Concurrency	none
Integrated enforcement	Separate enforcement



FARMING ON THE EDGE

Sprawling Development Threatens America's Best Farmland


Washington



Legend:

- | | |
|---|--|
| High-Quality Farmland & High Development | Urban Areas |
| High-Quality Farmland & Low Development | Other Lands |
| Federal & Indian Lands | |


 American Farmland Trust
www.farmland.org

 0 14 Miles

09/23/02

The GMA applies to all cities and counties in the state



Counties Fully Planning under GMA



Counties Planning for Critical Areas and
Natural Resource Lands only under GMA

Growth Management Planning Goals

- Urban growth
- Reduce sprawl
- Transportation
- Housing
- Economic development
- Property rights
- Permits
- Natural resource industries
- Open space and recreation
- Environment
- Citizen participation and coordination
- Public facilities and services
- Historic preservation
- *Shoreline Management

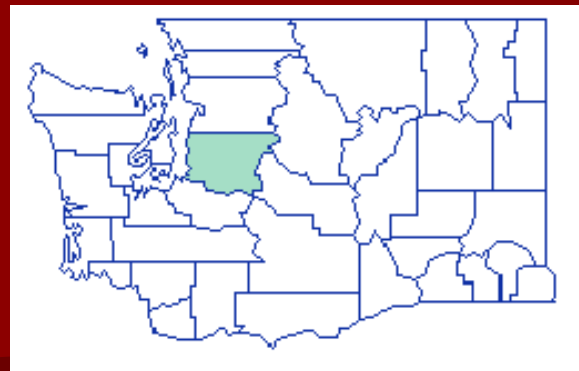
Growth Management Comprehensive Plans

■ Mandatory Elements

- Land use
- Housing
- Capital facilities
- Utilities
- Rural
- Transportation
- Economic development
- Parks and recreation

Growth Management Requirements in Peri-Urban Areas

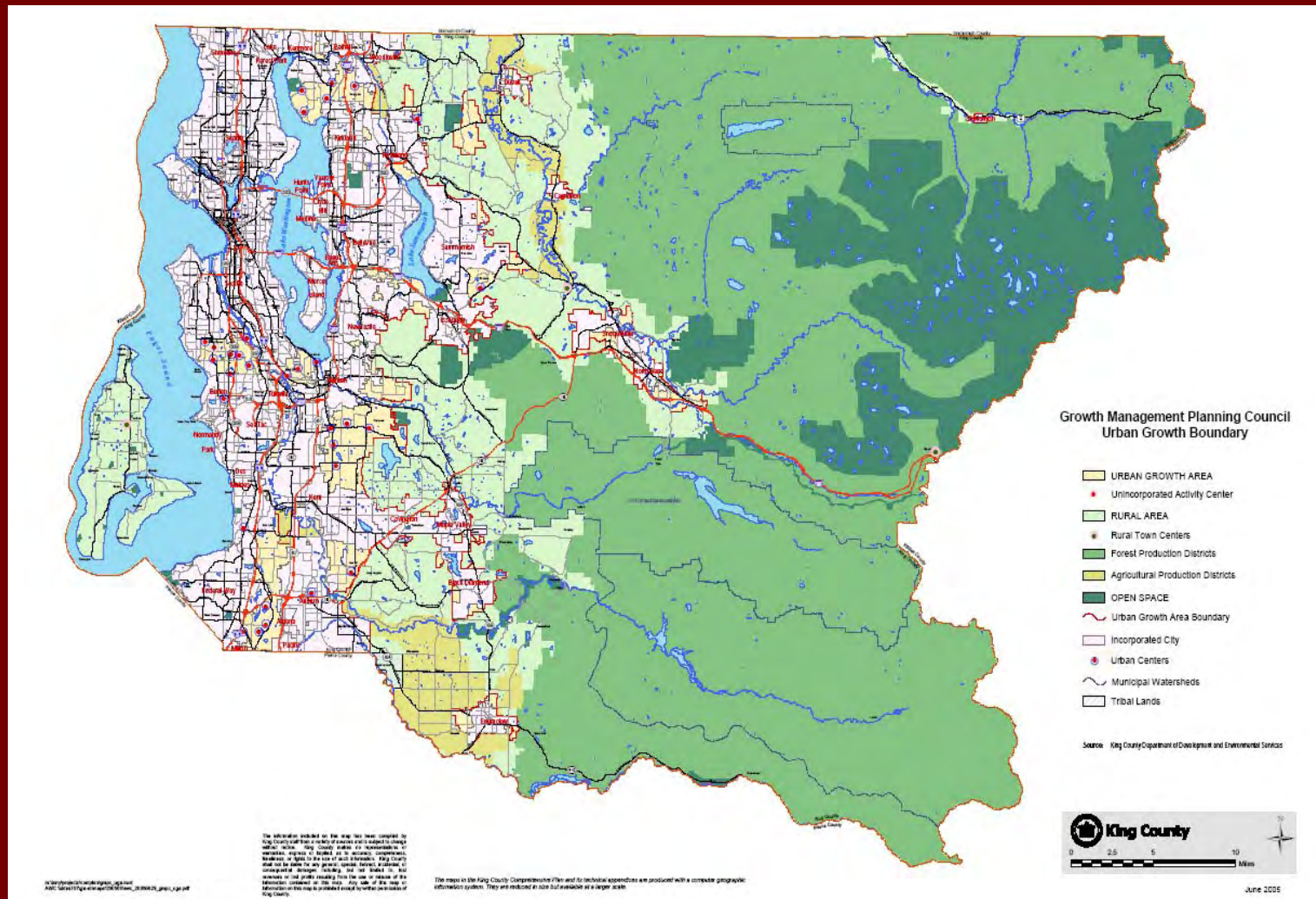
1. Designate and protect natural resource lands
2. Designate critical areas
3. Establish urban growth boundaries
4. Protect the functions and values of critical areas



1. Designate and Protect Resource Lands: King County Annual Growth Report 2008

- "A fundamental component of the Countywide planning strategy is the maintenance of the traditional character of the Rural Area with its mix of forests, farms, high-quality natural environment....Commercial and non-commercial farming...shall be encouraged to continue and to expand as possible." (*CPP FW-9. See also LU 22 - 23*)

Designate and protect natural resource lands

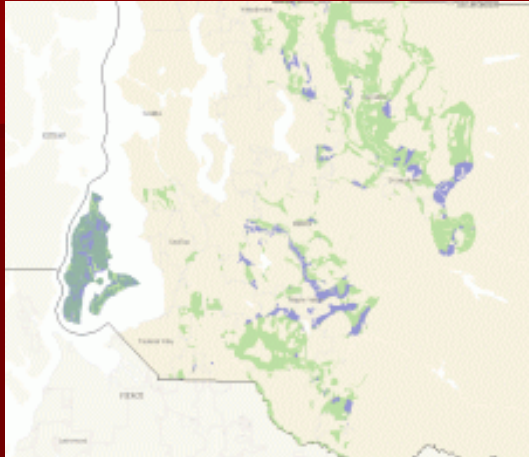


Agricultural Protection Districts

- There are 42,000 acres designated as farmland in the APDs of King County. This acreage has remained constant at about 3% of the county for the last 25 years.
- About 13,200 acres of farmland were permanently protected through the Farmland Preservation Program.



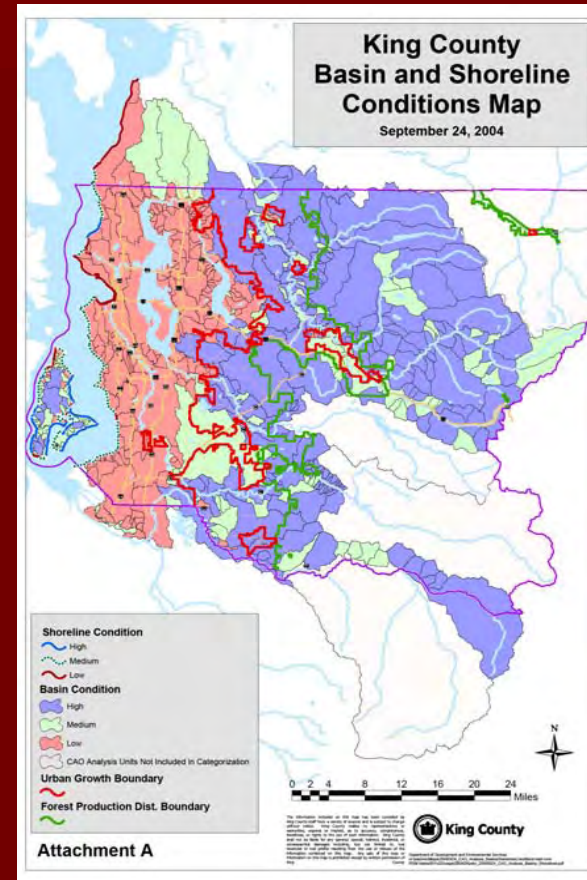
2. Designate Critical Areas



Landslide drainage designations

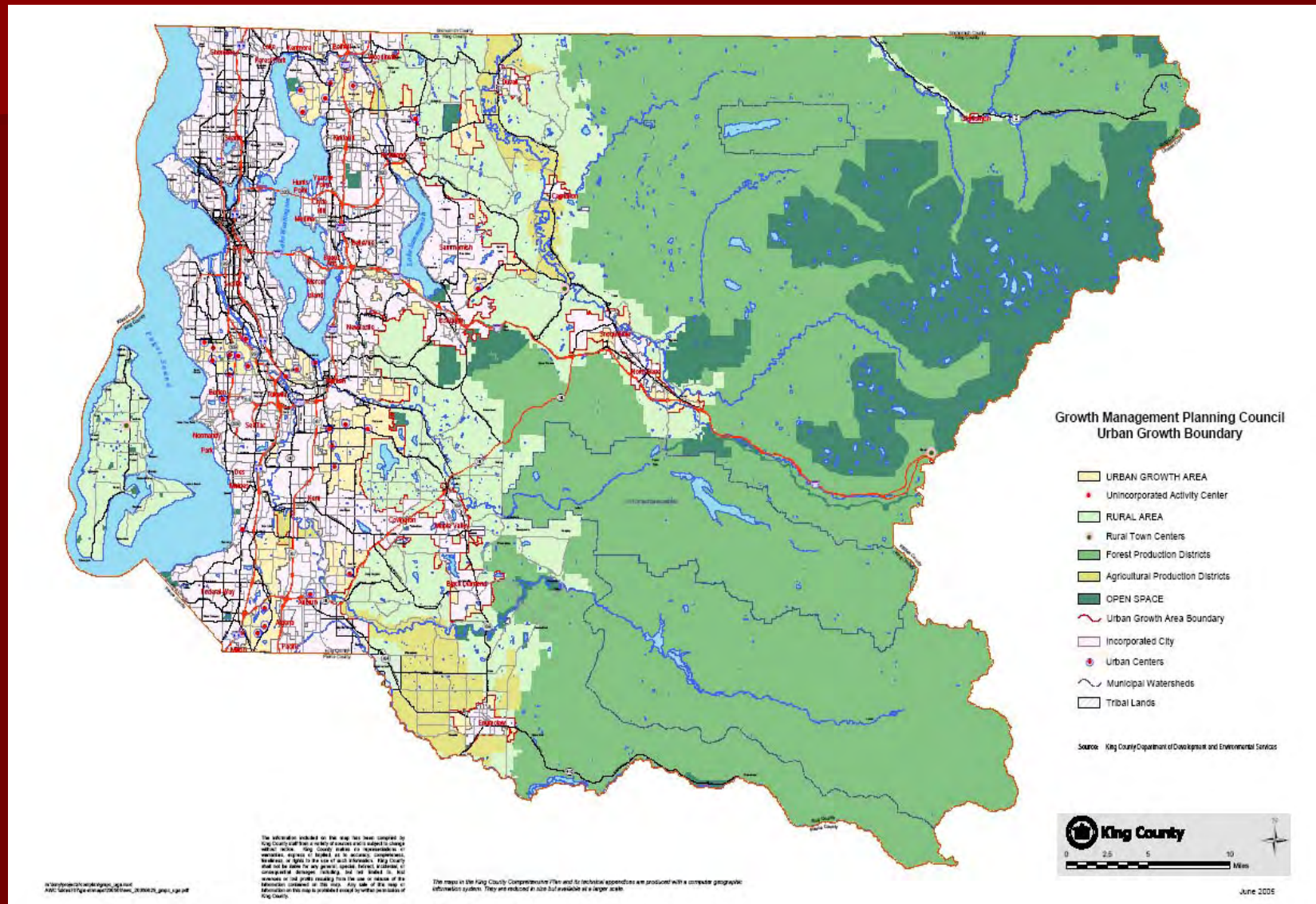


Landslide hazard areas

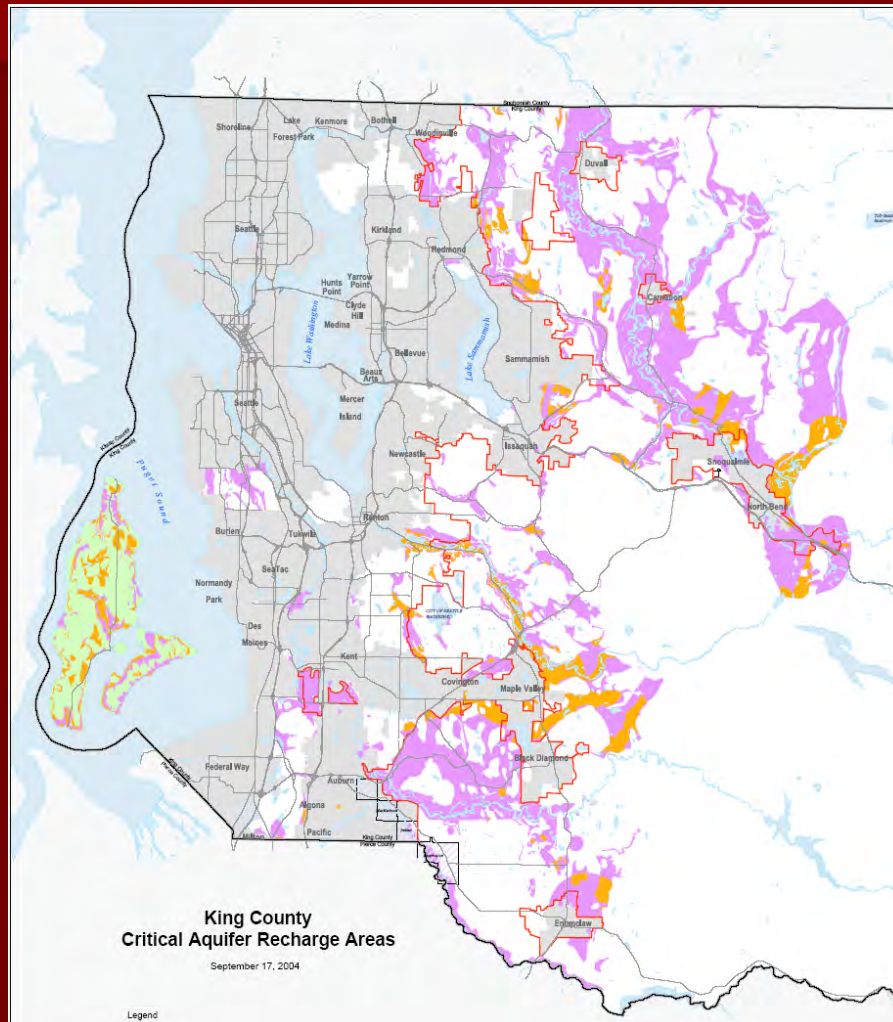


Basin and Shoreline
Conditions

3. Establish Urban Growth Boundaries



4. Protect Function and Values of Critical Areas



Critical Aquifer Recharge Areas

4. Protect Function and Values of Critical Areas

WILDLIFE HABITAT CONSERVATION AREAS: BREEDING SITE PROTECTION



Bald eagle

Bald eagles typically nest in a large tree with stout upper branches within a stand of large trees close to a lake, river, or marine shoreline.

If a bald eagle nest is identified on the property, the following protections will apply:

- No alterations within 800 feet from March 15 through April 30 (incubation and first three weeks of brooding).
- Maintain a 400 foot radius around nest trees.
- Prohibit use of land-clearing machinery within 800 feet from January 1 through August 31.



Great blue heron

Great blue herons nest in rookeries (communal groups of nests) typically found in a mature forest stand with an uneven canopy of trees at least 50 feet high, within 0.6 miles of water.

If a great blue heron rookery is identified on the property, the following protections will apply:

- No clearing or grading disturbance from January 1 through July 31 within 924 feet around existing rookeries.
- Maintain 820 foot radius around existing rookeries that are known to be stable; buffer may be increased by 164 feet if population of rookery is declining.



Marbled murrelet

Marbled murrelets nest in large Douglas-fir, Sitka spruce, western hemlock, or western redcedar in old-growth forest. They nest in trees containing platforms or deformities such as large or forked limbs, broken tops, dwarf mistletoe infections, or witches' brooms. The parents take turns every 24 hours incubating the egg or flying up to 12 miles out to sea to feed.

If a marbled murrelet nest site is identified on the property, the following protections will apply:

- Protect area within 0.5 mile of nest trees.



Northern goshawk

Northern goshawks typically nest in large, contiguous tracts of old-growth or mature forest with large trees, a closed canopy, and an open understory of shrubs and herbs, generally near the base of north-facing slopes. The goshawk is very protective of its nest and will attack anyone who ventures too close.

If a northern goshawk nest is identified on the property, the following protections will apply:

- Maintain 1,500 foot radius around active nest sites located outside the urban growth area.



Red-tailed hawk

Red tailed hawks are one of the earliest breeders in the Pacific Northwest. Nest characteristics vary widely with vegetation and topography. Common characteristics include an unobstructed access to nests from above and a commanding view of the adjacent environment. Nest sites are tall trees, in open areas and often close to water.

If a red-tailed hawk nest is identified on the property, the following protections will apply:

- Maintain an area with a radius of 325 feet from an active nest located outside the urban growth area.
- Clearing and grading is not allowed within 660 feet of an active nest located outside of the urban growth area from March 1-July 31



Osprey

Ospreys typically nest in snags that are 10-130 feet tall, with a broken top or strong side limbs, and surrounded by water or within 330 feet of water.

If an osprey nest is identified on the property, the following protections will apply:

- No disturbance within 660 feet from April 1 through September 30.
- Maintain 230 foot radius around active nest.



Peregrine falcon

Peregrine falcons typically locate their nests (eyries) on cliffs at least 150 feet high.

If a peregrine falcon nest (eyrie) is identified on the property, the following protections will apply:

- No human activity along the nest cliff rim, immediately below nest cliffs, on the cliff face within 1,000 feet at any time of year.
- No surface-disturbing activities that would produce loud noises (e.g. blasting, operation of chainsaws and heavy machinery) from March 1 through June 30 within .5 mile feet of nest.
- Route powerlines 1,000 feet from eyries.



Spotted owl

Spotted owls typically nest in cavities, broken tops, or other deformities in trees located in old-growth forest or other mature forest with a layered, closed canopy and a supply of large trees or snags with appropriate nest sites.

If a spotted owl nest is identified on the property, the following protections will apply:

- Protect 3,700 foot radius from nest tree.



Townsend's big-eared bat

Townsend's big-eared bats typically form nesting colonies and hibernate in caves or mines, or occasionally in buildings.

If a cave, mine or other structure containing a Townsend's big-eared bat colony is identified on the property, the following protections will apply:

- Maintain a minimum 450' radius in all directions from the entrance of a cave or mine of an active and alternate nursery sites located outside of the urban growth area from June 1-October 1
- Establish 450 foot radius around the entrance to the cave or mine serving as winter hibernacula November 1 - March 31 outside of the urban growth boundary
- A building, bridge or tunnel, or other structure used solely for day or night roosting shall not be altered from March 1-November 30
- The entrance to a cave or mine that is protected because of bat presence is protected from human entry May 1 - September 15
- Gate entrance to cave or mine that is protected because of bat presence must be designed to allow bats to enter and exit.



Vaux's swift

Vaux's swifts nest in hollow trees or cavities left by pileated woodpeckers within old-growth forest.

If a Vaux's swift nest is identified on the property, the following protections will apply:

- Maintain a 300 foot radius around active nest sites outside the urban growth area.
- No clearing or construction activities within 400 feet of active or potential nest trees from April 1 through October 31, unless potential nest tree is proved to contain no nests.

Critical Area Protection and Best Available Science

In designating and protecting critical areas ... counties and cities shall include the best available science in developing policies and development regulations to protect the functions and values of critical areas. In addition, counties and cities shall give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. (RCW 36.70A.172)



YOU IMAGINE
"NEW" BILLABLE
S THE C.A.O.
CREATE FOR
S. EMPLOYEES
PLUS AN HOUR?

HARRY REINERT,
THE AUTHOR OF
THE C.A.O., IS AN
ATTORNEY
NOT A SCIENTIST.

SIM'S & D.D.E.S. CLAIM
1,000 PEOPLE
WENT TO 23 MEETINGS.
NAME ONE PERSON
WHO SAID O.K. TO
THE THEFT OF 65%
USE YOUR LAND.

CHOOSE CAREFULLY!
SIMS & D.D.E.S.
—OR—
PROPERTY OWNERS
& COMMON SENSE

Lessons for Taiwan?

- Public engagement is vital
- Linking enforcement with planning
- Agency cooperation and coordination
- Planning for peri-urban management requires a substantial investment of resources

Thank you

