



## King County

### Metropolitan King County Council Transportation, Economy and Environment Committee

#### STAFF REPORT

<b>Agenda Item:</b>	10	<b>Name:</b>	Christine Jensen Erin Auzins
<b>Proposed No.:</b>	2016-0155	<b>Date:</b>	March 15, 2016

#### SUBJECT

A briefing on the proposed 2016 update to the King County Comprehensive Plan (KCCP).

#### SUMMARY

This year marks a four-year, “major” update to the KCCP, which allows for consideration of substantive policy changes to the plan and potential revisions to the Urban Growth Area (UGA). The Executive transmitted the proposed 2016 KCCP to the Council on March 1. The Council is in the process of reviewing and deliberating on the Executive’s proposal. The County’s review will include briefings in the Transportation, Economy and Environment Committee (TrEE) over the next several months and possible final adoption in mid-to-late 2016.

Today’s briefing will cover Chapter 11 (Community Service Area Planning), Chapter 12 (Implementation, Amendments and Evaluation), Area Zoning Studies and Land Use Map Amendments, and Technical Appendix D (Growth Targets and the Urban Growth Area). Key issues identified by Council staff in these chapters include:

#### **Chapter 11 Community Service Area Planning**

- The transmitted 2016 KCCP proposes creation of a **new subarea planning process** with an eight-year planning schedule using the Community Service Area (CSA) geographies. The Council may wish to consider whether the proposed order within the schedule is appropriate.
- The Executive's transmittal also proposes to **update the community plans in the KCCP** by removing policies the Executive has identified as outdated and relocating and/or consolidating policies within the various community plans in order to follow the CSA geographies. The Council may wish to consider whether any amendments to the Community Plans should wait for the subarea planning process for each of the geographies to be complete.

## Chapter 12 Implementation, Amendments and Evaluation

- The transmitted 2016 KCCP removes references to the County's **Benchmark Program**, which implements the monitoring and evaluation of achieving the Regional Growth Strategy as required by KCCP policy I-203<sup>1</sup> and Countywide Planning Policy (CPP) G-2. This is proposed to be addressed in the Workplan through creation of a new Performance Measures Program in 2017 that will then be implemented in 2018. In the meantime, the County would continue to be without a benchmarking program.
- The Scoping Motion adopted by the Council in 2015<sup>2</sup> called for consideration of possible changes to the **Buildable Lands Report** (BLR) regarding measurable targets for each type of residential housing.<sup>3</sup> Such changes are not included in the transmittal.
- The transmitted 2016 KCCP proposes a new format for the **Workplan**. The Council may wish to consider adding more clear direction on the timelines, outcomes, and reporting requirements for these items.

## Area Zoning Studies and Land Use Map Amendments

- The transmitted 2016 KCCP includes analysis and **recommendations for twenty land use proposals**. Eight of the proposals are recommended for full or partial approval, none of which would expand the UGA, aside from two minor technical corrections. Another four out of the twenty proposals are proposed to be addressed in subarea plans that would be initiated in the coming years.
- If the Council wishes to propose amendments for any **UGA expansion proposals** that have area zoning studies in the transmitted 2016 KCCP,<sup>4</sup> the proposal must first be acted on at the Growth Management Planning Council (GMPC) before final adoption by the Council.
- **New UGA expansion proposals** that were not included in the Scoping Motion or Public Review Draft will not be able to be considered by the Council without a policy change.
- **Other land use proposals that do not expand the UGA** and that have not yet been publicly identified can still be considered as part of the Council's review of the 2016 KCCP. If Councilmembers would like to identify such proposals to be considered as part of the 2016 KCCP, they should contact Council staff to begin that process.
- A **new zoning proposal on Vashon Island** for an affordable housing project has been submitted to the Council since transmittal of the proposed plan.
- There are area zoning studies for **four land use proposals related to the Four-to-One Program**. No recommendation on the proposals was made in the transmitted 2016 KCCP aside from stating that the Executive would evaluate a Four-to-One

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<sup>1</sup> The policy numbers referenced in the staff report are those from the transmitted 2016 KCCP. If the policy number is different from the adopted 2012 KCCP, that will be highlighted in the footnotes.

<sup>2</sup> Motion 14351

<sup>3</sup> E.g. single family, multifamily, and affordable housing

<sup>4</sup> Because the transmitted 2016 KCCP is not proposing adoption of any UGA expansions,

proposal if a formal application is submitted by the property owners. The Council may desire to further pursue one or more of these proposals through the lens of the Four-to-One Program as part of the 2016 KCCP.

- The Council may hear from **Docket request** proponents. However, only about half<sup>5</sup> of the proponents were provided the legally required notification from the Executive that they may petition the Council regarding their proposals. The Council may wish to evaluate how to address this for future rounds of Docket requests.
- A proposed **technical UGA change for a roadway in unincorporated Enumclaw** may need to be evaluated for consistency with KCCP policy T-211.

#### **Technical Appendix D Growth Targets and the Urban Growth Area**

- No issues identified.

### **BACKGROUND**

The KCCP is the guiding policy document for land use and development regulations in unincorporated King County, as well as for regional services throughout the County, including transit, sewers, parks, trails, and open space. The King County Code dictates the allowed frequency for updates to the KCCP.

**Annual cycle.** On an annual basis, only technical changes and other limited amendments to the KCCP are allowed to be adopted.<sup>6</sup> This is known as the “annual cycle.” While the Code states that the KCCP “may be amended” annually,<sup>7</sup> it is not required to be reviewed or amended on an annual basis.

**Four-year cycle.** Substantive changes to policy language and amendments to the Urban Growth Area (UGA) boundary<sup>8</sup> are only allowed to be considered once every four years.<sup>9,10</sup> This is known as the “four-year cycle.” The Code requires the County to complete a “comprehensive review” of the KCCP once every four years in order to “update it as appropriate” and ensure continued compliance with the Growth Management Act (GMA).<sup>11</sup> The Code requires the Executive to transmit to the Council a proposed ordinance amending the KCCP once every four years.<sup>12</sup> However, the

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<sup>5</sup> 12 out of 23 applicable requests

<sup>6</sup> K.C.C. 20.18.030

<sup>7</sup> K.C.C. 20.18.030(B)

<sup>8</sup> Note that Four-to-One UGA proposals may be considered during the annual cycle (see K.C.C. 20.18.030(B)(10), 20.18.040(B)(2), 20.18.170, and 20.18.180).

<sup>9</sup> From year 2000 and forward. Substantive updates to the KCCP can be considered on a two-year cycle, but only if: “the county determines that the purposes of the KCCP are not being achieved as evidenced by official population growth forecasts, benchmarks, trends and other relevant data” (K.C.C. 20.18.030(C)). This determination must be authorized by a motion adopted by the Council. To date, this option has not been used by the County.

<sup>10</sup> The annual Capital Improvement Plan (CIP), Transportation Needs Report (TNR), and school capital facilities plans are elements of the KCCP but are adopted in conjunction with the County budget, and thus follows separate timeline, process, and update requirements (see K.C.C. 20.18.060 and 20.18.070).

<sup>11</sup> K.C.C. 20.18.030(C)

<sup>12</sup> K.C.C. 20.18.060

Code does not require the Council to adopt a KCCP update during the four-year cycle.<sup>13</sup> This year's four-year review of the KCCP is the fifth major review since 2000.

**GMA update requirements.** It is worth highlighting how the County's KCCP cycles fit into the GMA planning cycles. The GMA requires cities and counties to update their comprehensive plans once every eight years.<sup>14</sup> The GMA authorizes, but does not require, cities and counties to amend their comprehensive plans annually.

For King County, the GMA-established plan update deadlines are in 2015 and 2023. For the purposes of the GMA, the 2012 update to the KCCP<sup>15</sup> satisfied the State's requirement to update the County's comprehensive plan by 2015. The GMA does not require the County to complete another comprehensive update until 2023. Under the County's current policies and Code, the County will complete this update in the 2020 four-year cycle.

Under the County's policies and regulations, the 2016 review of the KCCP constitutes a "four-year amendment." However, under GMA requirements, the County's 2016 review is subject to the rules applicable to an "annual amendment," which is not a required action.

**Actions to Date for the 2016 KCCP.** In May 2015, the Council adopted the Scoping Motion<sup>16</sup> for the 2016 KCCP update, which is included in Attachment 2 to the staff report. The scoping motion outlined the key issues the Council and Executive identified for specific consideration in the forthcoming KCCP update. While the scope of work approved through the scoping motion was intended to be as thorough as possible, it does not establish the absolute limit on the scope of issues that can be considered. Based on subsequent public testimony, new information, or Council initiatives, other issues may also be considered by the Executive or the Council – except for UGA expansion proposals, which must follow the limitations of KCCP policy RP-107<sup>17</sup> as discussed in the Area Zoning Studies and Land Use Map Amendments section of the staff report.

K.C.C. 20.18.160 and RCW 36.70A.140 call for "early and continuous" public engagement in the development and amendment of the KCCP and any implementing development regulations. As part of that public engagement process, the Executive published a Public Review Draft (PRD) of the KCCP on November 6, 2015, which was

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<sup>13</sup> If the Council decides not to adopt a four-year update, the County may still need to formally announce that it has completed the required review; the mechanism to do that, whether legislatively or not, would need to be discussed with legal counsel.

<sup>14</sup> Revised Code of Washington (RCW) 36.70A.130

<sup>15</sup> Ordinance 17485

<sup>16</sup> Motion 14351, which was required to be transmitted by the Executive by K.C.C. 20.18.060. The Council approved the 2016 KCCP scoping motion after the April 30 deadline for Council action. However, as noted in the adopted Motion, the Executive agreed to treat the scope as timely and would proceed with the work program as established in the Council-approved version of the motion.

<sup>17</sup> This policy is currently RP-203 in the adopted 2012 KCCP, and is proposed to be changed to RP-107 as part of the 2016 KCCP. Does not apply to Four-to-One proposals.



open for public comment through January 2016.<sup>18</sup> During that time, the Executive hosted six PRD community meetings: one each in Fairwood, Skyway, Fall City, Issaquah, and two in Vashon. A summary of the Executive's outreach efforts can be found in Appendix R "Public Outreach for Development of KCCP." A detailed listing of all of the public comments received during development of the plan can be found in the Public Participation Report that is located on the Council's KCCP website.<sup>19</sup>

## **ANALYSIS**

**How the Analysis section is organized.** The analysis in this staff report includes a review of selected chapters of the transmitted 2016 KCCP. Analysis of other chapters in the transmitted plan will be provided at subsequent TrEE meetings, as noted in the schedule in Attachment 1 to the staff report.<sup>20</sup> Staff analysis of each chapter will include identification of what is new in the transmitted 2016 KCCP compared with the adopted 2012 KCCP, discussion of any issues or inconsistencies with adopted policies and plans and/or the Scoping Motion, and highlights of any additional issues for Council consideration.

This staff report includes:

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### **Transmitted 2016 KCCP Overview**

The transmitted 2016 KCCP is proposed as a four-year, "major" update to the KCCP, which includes significant policy changes throughout the plan, as well as evaluation of several proposals to revise the UGA boundary. The following is a summary of the overarching changes proposed in the 2016 KCCP.

**Restructures.** The transmitted 2016 KCCP proposes several significant changes to the existing structure of the Plan. A welcome letter from the Executive and an Executive Summary are both proposed to be included in the beginning of the plan to frame the

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<sup>18</sup> General public comment was open through January 6, 2016. Additional comments on the late addition of the East Cougar Mountain Potential Annexation Area to the Public Review Draft were allowed from January 27 to February 3.

<sup>19</sup> <http://www.kingcounty.gov/council/2016compplan.aspx>

<sup>20</sup> Subject to change.

document and the issues addressed in the plan. The Introduction is proposed to be removed and integrated into Chapter 1 Regional Growth Management Planning. A new Housing and Human Services chapter is proposed to be created as Chapter 4, which both consolidates existing policies into one place and adds more robust policies in each of these policy areas.

**Readability improvements and technical updates.** The transmitted 2016 KCCP aims to improve readability by the general public and makes necessary technical updates. Changes include:

- A more detailed **Table of Contents** that outlines the topical areas that are covered in each of the chapters.
- Replacement of all **acronyms** with their full names, such as “GMA” being written out as the “Growth Management Act” throughout the Plan.
- Where appropriate, references to the “Urban Area” or the “Urban Growth Area” are restated as the “**Unincorporated Urban Area**” when the intent is to apply the policy only to areas where King County has local government authority, as opposed to policies that provide regional government policy guidance that would apply to both unincorporated areas and cities.
- The definition for “**Rural Area**” is updated to clarify it is a collective geography that includes Rural Towns, Rural Neighborhood Commercial Centers, and rural residential zoned properties (RA-2.5, RA-5, RA-10, and RA-20). This change makes it clearer that **Natural Resource lands** are separate from Rural Area lands. The terminology for “Rural Cities” is also updated to be “**Cities in the Rural Area**” to reflect that they are urban geographies that are located in the rural area and outside of the contiguous UGA. Where appropriate, references to these terms are updated throughout the plan to ensure consistency with existing policy intent.
- Current **demographic information and technical references** to adopted planning documents and terminology (such as using “recycled water” instead of “reclaimed water”) are also updated throughout the plan.

**Key policy themes.** A summary of the large policy changes across the transmitted 2016 KCCP include:

- **Elimination of the Guiding Principles** structure that was created in 2012 as part of the Introduction section to the KCCP to set the tone.
- Increased **Equity and Social Justice (ESJ)** integration throughout the plan.
- **Climate change and the Strategic Climate Action Plan (SCAP)** goals and targets incorporated throughout the plan.

- The new **Housing and Human Services** chapter includes significant increased attention to affordable and healthy housing issues.
- New policies in directing **urban facilities** that serve urban development to be sited in the UGA.
- Updates to **stormwater policies** to address the new requirements in the County's National Pollution Discharge Elimination System (NPDES) permit, including increased attention to **Low Impact Development (LID)**.
- Increased attention on **local and healthy food** options.
- Stronger connections and references to the **Regional Growth Strategy and GMA**.
- Creation of a new **subarea planning process**, and inclusion of proposed land use and zoning map changes for **eight land use proposals** – none of which would expand of the UGA, aside from two minor technical corrections.<sup>21</sup>

## Chapter 11 Community Service Area Planning

The policies in Chapter 11 of the transmitted 2016 KCCP address unincorporated area community plans that have been incorporated into the KCCP.

### What's new in the transmitted 2016 KCCP?

**Subarea planning.** The transmitted 2016 KCCP proposes a new eight-year planning schedule to review and update existing subarea and community plans and to address overall local land use planning needs within specific geographies. Since 1994, there have been minor updates to a few existing subarea and community plans, but there have been no new plans or community planning processes. In light of the growth and annexations that have occurred, the aging nature of plans, and the creation of a new subarea planner position in the Department of Permitting and Environmental Review (DPER) as part of the 2015-2016 Budget,<sup>22</sup> the transmitted 2016 KCCP proposes to re-initiate the subarea planning program in unincorporated King County.

**Community Service Areas (CSAs).** Under the new proposed subarea planning model, the transmitted 2016 KCCP integrates the CSA geographies<sup>23</sup> to identify the communities in which subarea planning would occur. King County would facilitate local subarea planning in each of the CSA geographies over an eight-year schedule, which is

<sup>21</sup> Twenty land use proposals were ultimately reviewed as part of the Public Review Draft, which were included as an attachment to the 2016 KCCP transmittal package and are discussed in the Area Zoning Studies and Land Use Map Amendments section of the staff report.

<sup>22</sup> Ordinance 17941

<sup>23</sup> Created by Ordinance 17139 and 17415 as a framework for public engagement with unincorporated area residents.

proposed in the following table.<sup>24</sup> The transmitted 2016 KCCP states that using the proposed CSA geographies and planning schedule would ensure that the entire county receives some level of planning on a regular schedule and would facilitate a more equitable planning process.

**Table 1. Proposed Subarea Planning Schedule**

<b>Year</b>	<b>Community Service Area</b>
<b>2016</b>	West King County CSA – Skyway West Hill, and Vashon/Maury Island CSA
<b>2017</b>	West King County CSA – North Highline
<b>2018</b>	Snoqualmie Valley/NE King County CSA
<b>2019</b>	Greater Maple Valley/Cedar River CSA
<b>2020</b>	West King County CSA
<b>2021</b>	Bear Creek/Sammamish CSA
<b>2022</b>	Southeast King County CSA
<b>2023</b>	Four Creeks/Tiger Mountain CSA

Executive staff have indicated that the order for CSA planning was selected based on existing planning that is already occurring or planned to occur in the near future and timeliness of land use issues for the area (such as annexation considerations). The Council may wish to consider whether the proposed order within the schedule is appropriate.

**Community plans cleanup.** The transmitted 2016 KCCP proposes to remove policies from existing community plans in the KCCP that the Executive has identified as obsolete or as having geographies that have been annexed. The chapter is also now restructured to follow the CSA geographies; as a result, some Community Plans have been relocated and/or consolidated within the chapter.

Consistency with adopted policies and plans

No issues identified.

Consistency with the Scoping Motion

No issues identified.

Other issues for Council consideration

**Community plans cleanup.** As noted above, the transmitted 2016 KCCP proposes to make changes to existing Community Plans. While Executive staff have indicated that

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<sup>24</sup> The proposed code updates in the underlying 2016 KCCP adopting ordinance (Proposed Ordinance 2016-0155, Section 6, K.C.C.20.18.030) includes a change to allow consideration of KCCP amendments resulting from these subarea studies during the annual update cycle, if they do not require substantive changes to comprehensive plan policies and do not alter the UGA.

the changes are specific to areas that have been annexed or policies that are now obsolete, it is currently unclear if there are any unintended consequences as a result of the proposed changes. The Council may wish to consider whether any amendments to the Community Plans should wait for the subarea planning process for each of the geographies to be complete. Additionally, the Council Clerk is in the midst of work with DPER to evaluate the current legislative standing of each of the plans, which may also have an impact on the planning process.

## Chapter 12 Implementation, Amendments and Evaluation

The policies in Chapter 12 outline how the policies of the KCCP should be implemented and monitored; how and when to amend the KCCP; and the role of land use zoning in the planning process.

### What's new in the transmitted 2016 KCCP?

**Rural Town wastewater services.** In the transmitted 2016 KCCP, policy I-203 is proposed to be expanded to allow amendments regarding the provision of wastewater services to a Rural Town to be considered as part of an annual KCCP update.<sup>25</sup> This change to the annual cycle is also reflected in the proposed code updates in the underlying 2016 KCCP adopting ordinance.<sup>26</sup> This proposed change is also discussed in the Area Zoning Studies and Land Use Map Amendments section of the staff report as it relates to Land Use Proposal #8 Fall City.

**Mining site conversion demonstration project.** Policy I-203 is also proposed to be amended to remove the option to consider policy or land use changes related to a mining site conversion demonstration project as part of the annual KCCP amendment cycle. This allowance was originally added by the Council in 2012. Since 2012, no ordinance for such a demonstration project has been transmitted by the Executive or introduced by the Council. Council staff is not aware of whether affected property owners are interested in pursuing the option for a demonstration project at this time.

**Benchmark Program.** The transmitted 2016 KCCP removes references to the King County Benchmark Program in the text leading into 2012 KCCP policy I-301, which requires monitoring and benchmarking the progress of the CPPs and the KCCP toward achieving their objectives. The CPPs also reference the Benchmark Program and call for “monitoring and benchmarking progress towards achieving the Regional Growth Strategy<sup>27</sup> inclusive of the environment, development patterns, housing, the economy, transportation, and the provision of public services” in CPP G-2. In order to implement this, the 2012 KCCP noted that the Benchmark Program collected and reviewed information relating to and including, but not limited to:

- urban densities;
- remaining land capacity;

<sup>25</sup> Includes consideration of policy amendments and adjustments to the boundaries of the Rural Town.

<sup>26</sup> Proposed Ordinance 2016-0155, Section 6, K.C.C.20.18.030.

<sup>27</sup> As adopted in Puget Sound Regional Council's VISON 2040 document.

- growth and development assumptions, targets, and objectives;
- residential, commercial, and industrial development;
- transportation;
- affordable housing; economic development; and
- environmental quality.

The text in the transmitted 2016 KCCP now only states that the county and the cities work together to monitor the plans, and that the BLR will be used to evaluate growth capacity for housing and jobs.

**Buildable Lands Report (BLR).** The transmitted 2016 KCCP is updated to reflect the most recent BLR, which was completed in 2014. The new language includes a reference to the fact that urban unincorporated King County has a minor shortfall of capacity for job growth. The transmitted 2016 KCCP does not propose to address the shortfall at this time, and notes instead that the urban unincorporated areas will eventually be annexed into the cities, which have excess capacity for job growth.

**Workplan.** In previous years, the Council has included workplan items to accompany the adoption of the KCCP, thereby providing direction to the Executive to complete further work or study on particular issues. These workplan items have historically been added to the underlying ordinance that adopts the KCCP. The transmitted 2016 KCCP proposes to formally include these workplan items in the body of the Plan itself as a new section in Chapter 12 – with a summary, timeline and anticipated outcomes for each item – instead of in the ordinance.

The proposed Workplan for the transmitted 2016 KCCP includes:

- 1) **CSA Subarea Planning Program.** Initiate the CSA Subarea Planning Program per the proposed schedule in Chapter 11.
- 2) **Potential Annexation Areas (PAAs).** Work with the GMPC to develop a plan for annexation of remaining urban unincorporated areas, which is likely to be a two-year process.<sup>28</sup>
- 3) **Performance Measures Program.** Develop a new performance measures program for the KCCP,<sup>29</sup> with the following outcomes:
  - Program framework due in 2017.
  - First performance report due in 2018 in order to inform the 2019 Scope of Work for the 2020 KCCP update.
- 4) **Four-to-One Program.** Review the Four-to-One Program, with the assistance of an independent consultant and a county-led task force, to evaluate program effectiveness and consider possible policy changes. The one-year process would occur in 2018 and would result in a report.
- 5) **Transfer of Development Rights (TDR) amenity funding.** Implement a TDR Unincorporated Urban Receiving Area Pilot Project in the East Renton Plateau to

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<sup>28</sup> This will be discussed at a later date as part of the analysis of Chapter 2 Urban Areas.

<sup>29</sup> To replace the old Benchmarks Program discussed earlier in the staff report.

develop recommendations on how to implement amenity funding in urban unincorporated communities that receive increased density as TDR receiving areas. The 18-month long process would start in early 2017 and would result in a report and potential 2020 KCCP and code revisions.

#### Consistency with adopted policies and plans

**Benchmark Program/Performance Measures Program.** As noted above, references to the Benchmark Program have been removed. As a result, there is no longer a clear mechanism in the KCCP for how implementation of KCCP policy I-301 and CPP G-2 would occur. Both I-301 and G-2 state that the results of the benchmarking will be used to take corrective actions and make policy revisions in order to achieve the planning objectives in the KCCP, CPPs, and Regional Growth Strategy.

The current Benchmark Program has not been used for several years. A new Performance Measures Program is proposed to be developed as part of the Workplan. However, the new program is not anticipated to be implemented until 2018 for the 2020 KCCP Update. As a result, the County will continue to be unable to formally evaluate the performance of its planning efforts, nor to identify whether any corrective actions are needed in order to meet the planning objectives for several more years. This is inconsistent with the requirements in I-301 and G-2.

#### Consistency with the Scoping Motion

The Scoping Motion included a number of items to include in the 2016 KCCP for this chapter. Staff notes here the items that do not appear to be addressed in the transmittal.

**Benchmark Program.** As noted above, the Benchmark Program is in need of updates. In addition to the requirements in KCCP policy I-301 and CPP G-2, the Scoping Motion also calls for several additional performance measurement updates, including:

- Strengthening the link between the KCCP and the King County Strategic Plan through a set of metrics that will be based on measurable goal statements to be added to each chapter.<sup>30</sup>
- Reviewing and updating metrics to monitor progress of the KCCP toward reaching the Regional Growth Strategy.<sup>31 32</sup>
- Considering adding metrics to monitor the performance of the KCCP in meeting the goals of the GMA.<sup>33</sup>

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<sup>30</sup> This was proposed by the Executive in the Scoping Motion that was transmitted to the Council.

<sup>31</sup> KCCP policy I-301 does not currently call out the Regional Growth Strategy explicitly; though it is implied through the current reference to the CPPs.

<sup>32</sup> This was proposed by the Executive in the Scoping Motion that was transmitted to the Council.

<sup>33</sup> RCW 36.70A.020

None of these items were addressed in the transmittal. The transmitted 2016 KCCP is silent on whether these items would be included in the development of the new Performance Measures Program as outlined in the Workplan.

**Buildable Lands Report (BLR).** The Scoping Motion called for consideration of possible changes to the BLR regarding measurable targets for each type of residential housing (e.g. single family, multifamily, and affordable housing). Such changes are not included in the transmittal.

#### Other issues for Councilmember consideration

**Workplan clarity.** The transmitted 2016 KCCP proposes a new format for the Workplan by including it in the Plan itself instead of in the underlying adopting ordinance. In previous KCCP updates, the Workplan items that were included in the adopting ordinance included very specific deadlines and reporting requirements for each item; for example:<sup>34</sup>

“The report required by this subsection shall be transmitted to the council by June 1, 2013. The report must be filed in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers and to the lead staff for the transportation, economy and environment committee, or its successor.”

The transmitted 2016 Work Program, as proposed, includes vague language; for example:<sup>35</sup>

- *Timeline:* 2018; one-year process
- *Outcomes:* County-led and consultant supported task force, feasibility report and final report.
- *Leads:* Office of Performance Strategy and Budget, Department of Natural Resources and Parks.

As currently written, it is unclear when, how, or if the Council would receive copies of the report in this example. This is consistent across the majority of the Workplan items proposed in the transmitted 2016 KCCP. The Council may wish to consider adding clear direction on the timelines, outcomes, and reporting requirements for these items.

### **Area Zoning Studies and Land Use Map Amendments**

The transmitted 2016 KCCP includes 20 area zoning studies for proposals to change land use designations in unincorporated King County: sixteen land use proposals identified by the Scoping Motion, and four additional Executive-proposed land use proposals. Eight of the 20 proposals are recommended for full or partial approval, none of which would expand the UGA, aside from two minor technical corrections. Another

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<sup>34</sup> From the 2012 KCCP (Ordinance 17485, Section 50, A)

<sup>35</sup> From 2016 Workplan item for the Four-to-One Program



four of the 20 proposals are proposed to be addressed in subarea plans that would be initiated in the coming years.

**Process for UGA proposals.** In 2012, the KCCP and the CPPs were amended to clarify the process for considering UGA changes. First, CPP DP-15 and KCCP policy RP-106<sup>36</sup> requires that UGA expansion proposals must be acted on at the GMPC<sup>37</sup> prior to Council action. Second, policy RP-107<sup>38</sup> states that the County may only forward proposals to the GMPC under the following instances:<sup>39</sup>

1. The proposal is included in the Scoping Motion;
2. An area zoning study for the proposal is included in the Public Review Draft of the proposed KCCP update; or
3. The proposal goes through the Hearing Examiner site-specific map amendment process.<sup>40</sup>

This means that the Scoping Motion adopted in 2015 was the formal avenue for the Council to identify possible UGA changes for consideration in the 2016 KCCP update. Any additional proposed UGA changes would need to have been added to the Public Review Draft by the Executive or been applied for by the property owner and to have proceeded through the Hearing Examiner process in order to be considered in 2016. As a result, consideration of any new proposals to amend the UGA in the 2016 KCCP that were not included in one of those processes would not be able to be considered by the Council.<sup>41</sup>

Further, UGA expansion proposals are then referred to the GMPC per CPP policy DP-15, which states that the GMPC may consider a UGA expansion proposal if:

1. The proposed expansion is under review by the County as part of an amendment process of the KCCP;
2. King County submits the proposal to the GMPC for the purposes of review and recommendation to the King County Council on the proposed amendment to the UGA;<sup>42</sup>

As noted above, if the Council would like to adopt an amendment at the full Council for a UGA expansion proposal from the Scoping Motion or PRD, GMPC would be required

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<sup>36</sup> The policy is currently RP-202 in the adopted 2012 KCCP, and is proposed to be changed to RP-106 as part of the transmitted 2016 KCCP.

<sup>37</sup> The required GMPC "action" could be either in support of or against the proposal, and is a non-binding recommendation for the County Council to consider in its deliberations.

<sup>38</sup> The policy is currently RP-203 in the adopted 2012 KCCP, and is proposed to be changed to RP-107 as part of the transmitted 2016 KCCP.

<sup>39</sup> Except for Four-to-One Proposals.

<sup>40</sup> K.C.C. 20.18.050 and as a Type 4 land use permit in K.C.C. 20.20.

<sup>41</sup> RP-107 (RP-203 in the 2012 KCCP) would have to be amended in order to consider such a proposal.

<sup>42</sup> In practice, GMPC has considered the UGA expansions that have been included in the recommended ordinance that comes out of Committee or proposals that had been publically indicated for likely amendment.

to make a formal recommendation on it first. That recommendation would likely need to occur at the July 27, 2016, GMPC meeting that is currently scheduled specifically for consideration of UGA amendments for the 2016 KCCP. If UGA changes are not acted on at this GMPC meeting, it may be difficult to schedule a subsequent special GMPC meeting prior to Council action on amendments to the KCCP. Because of this, and assuming the Council's current KCCP review schedule in Attachment 1, it could be that these type of UGA expansion proposals may not be able to be adopted at the full Council.<sup>43</sup>

**New land use proposals.** While UGA expansion proposals were required to be identified either in the Scoping Motion passed by Council last spring or in the Executive's Public Review Draft last fall, other land use proposals that do not expand the UGA and have not yet been publicly identified can still be considered as part of the Council's review of the 2016 KCCP.

To date, one new proposal has been identified since transmittal of the Executive's recommended KCCP on March 1:

- **Vashon Affordable Housing**  
**Parcel:** 2923039148  
**Address:** 16816 95<sup>th</sup> Ln SW, Vashon, WA, 98070  
**Acreage:** 7.26  
**Existing KCCP Land Use Designation:** RT (rural town)  
**Existing Zoning:** R-4-P (four dwelling units per acre, with property specific development conditions)  
**Development Conditions:** VS-P24 (requires mobile homes or manufactured housing) and VS-P01 (allows 12 dwelling units per acre)  
**Proposal:** Remove the VS-P24 development condition in order to allow development of affordable housing.

If Councilmembers would like to identify other land use proposals to be considered as part of the 2016 KCCP, they should contact Council staff to begin that process.

**Four-to-One proposals.** The Executive's transmittal includes area zoning studies for four proposals that would expand to the UGA based on applying the criteria of the Four-to-One Program, or an equivalent or better open space dedication than the program would require: Snoqualmie Interchange, Duthie Hill, Carnation UGA, and North Bend. The Council included three of these proposals in the Scoping Motion, and the fourth, Duthie Hill, was considered as a Four-to-One proposal during the Executive's review process and at the GMPC last summer.

In each case, the Executive's transmittal includes:

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<sup>43</sup> If GMPC action does not occur, DP-15 and RP-202 would need to be amended in order for the Council to take action on such a proposal.

- Information regarding whether the parcel(s) could meet the requirements of the existing Four-to-One Program, and what the County's interests would be if an application were submitted.
- No recommendation on whether the Executive would support a Four-to-One proposal for the parcel(s).
- A statement that the Four-to-One Program requires an application by the property owner, and that the Executive would evaluate the proposal should an application be submitted.

While the policies and King County Code provisions do not appear to explicitly require such an application, in practical terms a proposal must have significant property owner support and input in order to establish the location, configuration, and method of open space land that would be dedicated as part of a Four-to-One proposal. The Council may desire to further pursue one or more of these UGA expansion proposals through the lens of the Four-to-One Program as part of the 2016 KCCP.

**Docket requests.** The Docket is a formal means for interested parties<sup>44</sup> to submit comments on or to propose consideration of changes to the KCCP and development regulations.<sup>45</sup> Per King County Code, Docket requests must be responded to by the Executive and, if the request will not be included in the next Executive KCCP transmittal, the Executive must inform the proponent that they may petition the Council during the legislative review process.

A summary of the Docket requests since the last four-year plan update<sup>46</sup> is included as Attachment 3 to the staff report. The Council may hear from these proponents as the Council reviews the transmitted 2016 KCCP. However, it is worth noting that, of the requests that were not included in the next Executive transmittal, only about half<sup>47</sup> of the proponents were provided the legally required notification from the Executive that they may petition the Council regarding their proposals. Without providing this notification, it can give the incorrect impression to the proponents that:

- Executive denial of request is the end of the road for the request.
- The only other option is the Hearing Examiner site-specific rezone process.

Council staff has since contacted the applicable proponents from the 2012-2015 Docket requests to notify them of the option to petition the Council as part of the 2016 KCCP. The Council may wish to evaluate how to address this for future rounds of Docket requests.

**Summary of land use proposals.** Table 2 below describes the proposals included in the transmitted 2016 KCCP and the Executive's recommendations for each proposal.

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<sup>44</sup> Applicants, residents, government agencies, etc.

<sup>45</sup> Required by RCW 36.70A.470 and K.C.C. 20.18.140.

<sup>46</sup> 2012 to 2015

<sup>47</sup> 12 out of 23 applicable requests

It is worth noting that the Scoping Motion called for the Executive to identify where policy changes would be necessary to adopt any proposed UGA change. The area zoning studies identify where existing policies would prohibit changing the UGA, but does not propose any policy changes.

**Table 2. Summary of Executive's Proposed Land Use Recommendations**

#	Name of Proposal	Council District	Executive's Recommendation
1	West Hill	2	Adopt the SWAP; no land use/zoning changes recommended
2	Fairwood A	9	Approve a portion of the request to change the land use designation and zoning for one parcel (out of four)
3	Federal Way	7	Approve
4	Allison Docket Request	3	Approve
5	Timmerman Docket Request	3	Considered withdrawn
6	Snoqualmie Interchange	3	Do not expand the UGA
7	Duthie Hill Notch	3	Do not expand the UGA
8	Fall City	3	Do not change land use or zoning
9	Snoqualmie Pass Subarea Plan	3	Initiate subarea plan in 2018 as part of CSA subarea planning cycle
10	Vashon Subarea Plan	8	Initiate subarea plan in 2016 as part of CSA subarea planning cycle
11	Highline Subarea Plan	8	Initiate subarea plan in 2017 as part of CSA subarea planning cycle
12	Carnation UGA Amendment	3	Do not expand the UGA
13	North Bend UGA Amendment	3	Do not expand the UGA
14	Cedar Hills/Maple Valley Subarea Plan	9	Initiate subarea plan in 2023 as part of CSA subarea planning cycle
15	Maple Valley Industrial	9	Do not change land use or zoning
16	Fairwood B	9	Do not change land use or zoning
17	Taylor Mountain	9	Approve
18	Tall Chief	3	Approve
19	UGA Technical Corrections	7, 9	Approve
20	East Cougar Mountain PAA	3	Approve a portion of the request to remove parcels from the UGA and rezone as rural

## 1. West Hill

**Existing KCCP Land Use Designation:** Combination of commercial, industrial and residential designations

**Existing Zoning:** Combination of commercial, industrial and residential zoning

**Proposal:** Consistent with Motion 14221, this proposal calls for incorporating an updated subarea plan for the Skyway-West Hill area south of Seattle, which should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.

As part of the community process to review the 1994 subarea plan,<sup>48</sup> a Skyway-West Hill Action Plan (SWAP) was developed with the intent of being considered for approval as an addendum to the existing subarea plan. The County received the SWAP in June 2015 and worked with the community to refine the implementation section, including prioritizing the proposed capital projects. The proposed SWAP was also included in the PRD and, as such, was open for additional public comment<sup>49</sup> through January 6, 2016.

**Executive recommendation:** Adopt the final SWAP as an addendum to the existing subarea plan, within the West King County CSA and reflect this in Chapter 11 of the KCCP. No zoning changes are proposed to be adopted at this time.

The proposed SWAP is Attachment J to Proposed Ordinance 2016-0155.

## 2. Fairwood A

**Existing KCCP Land Use Designation:** UM (urban residential medium, 4-14 dwelling units per acre), with a small portion of one parcel designated CB (community business) and UH (urban residential high)

**Existing Zoning:** R-6 zoning (six dwelling units per acre)

**Proposal:** Consistent with Motion 14276, this proposal calls for review of the land use designations and implementing zoning on four parcels in the PAA for the City of Renton and the surrounding area and evaluation for re-designation to a higher density residential land use category, for the purpose of potential development of a continuing care retirement community.

**Executive recommendation:** Change the zoning only on the northern parcel, 3423059035, to R-18 (eighteen dwelling units per acre) and the land use designation

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<sup>48</sup> West Hill Community Plan

<sup>49</sup> This is in addition to the development of the SWAP, which included a citizen steering committee, collection of 1,500+ surveys, five open houses, and distribution of over 5,000 information flyers.

to UH (urban residential high). This would allow for potential senior citizen assisted housing (including apartments and townhomes), consistent with existing adjacent land uses. Retain the existing R-6 zoning and UM land use designation on the other three parcels, which would continue to allow for apartments, townhomes,<sup>50</sup> and single family detached residences (including cottage housing as a conditional use).

This proposed change is shown as Map Amendment #1 in Attachment B to Proposed Ordinance 2016-0155.

### **3. Federal Way**

**Existing KCCP Land Use Designation:** UM (urban residential medium)

**Existing Zoning:** R-4 zoning (four dwelling units per acre)

**Proposal:** Consistent with Motion 14376, this proposal calls for review of the land use designations and implementing zoning on one parcel in the Federal Way area and the surrounding area and evaluation for re-designation to a higher density land use category, for potential development of mixed-use development (residential and retail).

**Executive recommendation:** Change the land use designation to NBC (neighborhood business center) and zoning to NB (neighborhood business) for this parcel.

This proposed change is shown as Map Amendment #2 in Attachment B to Proposed Ordinance 2016-0155.

### **4. Allison Docket Request**

**Existing KCCP Land Use Designation:** RA (Rural Area)

**Existing Zoning:** Split of RA-5 (one dwelling unit per 5 acres) with a Special District Overlay (SDO), and RA-10 (one dwelling unit per 10 acres)

**Proposal:** This is a 2014 Docket request from Robert Allison would remove the SDO from one parcel in the North Bend area. The SDO is intended to limit density within floodplains, limits the density to one home per 10 acres, and requires development to be clustered outside of the sensitive areas. The 2014 Docket report recommended the County review this issue as part of the 2016 KCCP, and it was added as an item in the Scoping Motion.

**Executive recommendation:** Remove the SDO from the Allison property, and from four other adjacent parcels that also have the SDO. Maintain the RA-5 or RA-10 zoning on these parcels. Maintain the existing RA land use designation.

This proposed change is shown as Map Amendment #3 in Attachment B to Proposed Ordinance 2016-0155.

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<sup>50</sup> May be subject to a conditional use permit.

## 5. Timmerman Docket Request

**Existing KCCP Land Use Designation:** UL (urban residential low)

**Existing Zoning:** R-1-P (one dwelling unit per acre) with a property specific development condition relating to open space and urban separators

**Proposal:** A 2012 and 2014 Docket request from Joel Timmerman would revise the zoning for one parcel in the Sammamish area from R-1-P to R-4. This parcel is located within a PAA for the City of Sammamish, and the City was expected to complete a review of the land use designations and zoning for this property as part of its 2015 KCCP update. The 2014 Docket report recommended the County adopt the City's analysis and potential zoning within its PAA, which could be considered in 2016.<sup>51</sup> The proposal was also added as an item in the Scoping Motion.

**Executive recommendation:** The Timmermans have since sold the property, and the new owners have constructed a home on the property. DPER determined that the 2014 Docket request is now considered withdrawn and the transmitted 2016 KCCP provided no analysis or recommendation on the proposal.

## 6. Snoqualmie Interchange

**Existing KCCP Land Use Designation:** RA (Rural Area)

**Existing Zoning:** RA-5 (one dwelling unit per five acres)

**Proposal:** The Scoping Motion included this item, which would review the land use designations and zoning for the area north of the I-90/SR-18 interchange adjacent to the City of Snoqualmie, including consideration of including this area within the UGA, and whether the conversion should be done with dedication of open space/farmland equal to or better than the Four-to-One program.

The City of Snoqualmie also submitted a 2015 Docket request regarding this area. The City's Docket request included the same land area as the Scoping Motion, with a slightly more specific scope that did not include a Four-to-One component: Amend zoning map to allow urban business, commercial and retail, as well as making necessary amendments to the CPPs, KCCP, and development regulations.

**Executive Recommendation:** Do not expand the UGA to include this area within the City of Snoqualmie's PAA. The transmitted 2016 KCCP states that this proposal does not meet the existing CPP and KCCP criteria for UGA expansion, that the City of Snoqualmie has capacity for forecasted employment targets through at least 2031, and that there is sufficient countywide capacity for employment and residential targets. Further, the transmitted 2016 KCCP notes that area does not qualify for the

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<sup>51</sup> Since issuance of the 2014 Docket Report, the City of Sammamish adopted their 2015 KCCP update. No changes to the potential zoning for this parcel were included in the City's plan update.

Four-to-One program because it is not contiguous with the 1994 UGA, and the Four-to-One program does not currently allow for non-residential development.

## **7. Duthie Hill Notch**

**Existing KCCP Land Use Designation:** RA (Rural Area)

**Existing Zoning:** RA-5 (one dwelling unit per five acres)

**Proposal:** The Scoping Motion included this item, which would review the land use designations and zoning for the "Duthie Hill Notch," an area surrounded on three sides by the City of Sammamish, including consideration of including this area within the UGA.

Two property owners also submitted a 2015 Docket request regarding this same land use and zoning change. The City of Sammamish also submitted a request to the GMPC in 2015 that would amend the CPPs to allow for the expansion of the UGA for this area.

**Executive Recommendation:** Do not expand the UGA to include this area within the City of Sammamish's PAA. The transmitted 2016 KCCP states that this proposal does not meet the existing CPP and KCCP criteria for UGA expansion, and that the City of Sammamish has capacity for forecasted housing targets. The transmitted 2016 KCCP states that a Four-to-One proposal would be evaluated if developed through the GMPC process or an application was submitted by the property owners.

## **8. Fall City**

**Existing KCCP Land Use Designation:** RT (Rural Town)

**Existing Zoning:** R-4 (four dwelling units per acre) and I (Industrial)

**Proposal:** The Scoping Motion included this item, which would update the Fall City Subarea Plan to review the land use designations and zoning for three parcels and possibly include these parcels in the Fall City Business District and SDO, and updating policies to facilitate a local alternative wastewater system.

**Executive Recommendation:** Do not make changes to the Fall City Business District or SDO. The transmitted 2016 KCCP states that the King County Wastewater Treatment Division (WTD) will work with the Fall City Community and across County government to facilitate the wastewater treatment alternatives analysis starting in late 2015/2016. In Chapter 12, Implementation, Amendments and Evaluation, policy I-203 is proposed to be amended to allow amendments regarding the provision of wastewater services to a Rural Town to be considered as part of an annual KCCP update.<sup>52</sup> This change to the annual cycle is also reflected in the proposed code updates in the underlying 2016 KCCP adopting ordinance.<sup>53</sup>

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<sup>52</sup> Includes consideration of policy amendments and adjustments to the boundaries of the Rural Town.

<sup>53</sup> Proposed Ordinance 2016-0155, Section 6, K.C.C.20.18.030



## **9. Snoqualmie Pass Subarea Plan**

**Existing KCCP Land Use Designation:** RT (Rural Town)

**Existing Zoning:** R-4 (four dwelling units per acre), R-18 (eighteen dwelling units per acre) and CB (community business)

**Proposal:** The Scoping Motion included this item, which would initiate a subarea plan for the Snoqualmie Pass Rural Town and ski area, in collaboration with Kittitas County, and address housing and economic development needs.

**Executive Recommendation:** As part of the proposed CSA subarea planning schedule, this subarea plan would be initiated in 2018 as part of the Snoqualmie Valley/Northeast King County CSA.

## **10. Vashon Subarea Plan**

**Existing KCCP Land Use Designation:** RT (Rural Town)

**Existing Zoning:** Combination of commercial, industrial and residential zoning

**Proposal:** The Scoping Motion included this item, which would initiate a subarea plan update for the Vashon Town Plan, to address community and business needs, economic vitality, quality of life, and include outreach to the community.

**Executive Recommendation:** As part of the proposed CSA subarea planning schedule, this subarea plan would be initiated in 2016 as part of the Vashon-Maury Island CSA.

## **11. Highline Subarea Plan**

**Existing KCCP Land Use Designation:** Combination of commercial, industrial and residential designations

**Existing Zoning:** Combination of commercial, industrial and residential designations

**Proposal:** The Scoping Motion included this item, which would initiate a subarea plan update for the Highline Community Plan for the North Highline/White Center neighborhood, to address gaps in equity of infrastructure investments and services, revitalization of neighborhoods, local economy, quality of life, and include outreach to the community.

**Executive Recommendation:** As part of the proposed CSA subarea planning schedule, this subarea plan would be initiated in 2017 as part of the West King County Community Services Area (North Highline). The transmitted 2016 KCCP also notes that the City of Seattle would be a lead partner in this work.

## **12. Carnation UGA Amendment**

**Existing KCCP Land Use Designation:** RA (Rural Area)

**Existing Zoning:** RA-10 zoning (one dwelling unit per ten acres)

**Proposal:** The Scoping Motion included this item, which would review the land use designations and zoning for three parcels and the surrounding area outside of the City of Carnation, including consideration of including this area within the UGA in conjunction with dedication of open space or farm lands that is four times the acreage added to the UGA.

**Executive Recommendation:** Do not expand the UGA to include this area within the City of Carnation's PAA. The transmitted 2016 KCCP states that this proposal does not meet the existing CPP and KCCP criteria for UGA expansion, and that the City of Carnation has capacity for forecasted housing targets through 2031. The transmitted 2016 KCCP states that a Four-to-One proposal would be evaluated if an application was submitted by the property owner, and that there is an interest in using a Four-to-One proposal to create a buffer to other agricultural properties recently acquired by the County and the APD.

## **13. North Bend UGA Amendment**

**Existing KCCP Land Use Designation:** RA (Rural Area)

**Existing Zoning:** RA-2.5 zoning (one dwelling unit per 2.5 acres)

**Proposal:** The Scoping Motion included this item, which would review the land use designations and zoning for 14 parcels and the surrounding area outside the City of North Bend, and possibly including this area within the UGA in conjunction with dedication of open space lands that is four times the acreage added to the UGA.

**Executive Recommendation:** Do not expand the UGA to include this area within the City of North Bend's PAA. The transmitted 2016 KCCP states that a Four-to-One proposal would be evaluated if an application were submitted by the property owners and, if there was an application, there is an interest to: minimize development in the floodplain, protect riparian corridor functions, and not expand the existing commercial development.

## **14. Cedar Hills/Maple Valley Subarea Plan**

**Existing KCCP Land Use Designation:** RA (Rural Area) and M (Mining)

**Existing Zoning:** RA-5 (one dwelling unit per five acres) and M (mineral) zoning

**Proposal:** The Scoping Motion included this item, which would initiate a subarea plan for the Cedar Hills/Maple Valley area, including potential long-term land uses, in

coordination with the County's future closure of the Cedar Hills landfill, and including consideration of residential and non-residential uses.

**Executive Recommendation:** As part of the proposed CSA subarea planning schedule, this subarea plan would be initiated in 2023 as part of the Four Creeks/Tiger Mountain CSA, or when there is certainty about the closure of the Cedar Hills landfill.

## **15. Maple Valley Industrial**

**Existing KCCP Land Use Designation:** I (industrial)

**Existing Zoning:** I (industrial)

**Proposal:** The Scoping Motion included this item, which would include reviewing the land use designations and zoning for three parcels adjacent to Maple Valley and the surrounding area, including consideration of changing the zoning and eliminating the development condition established in 1997. This property specific development condition limits future development to uses that do not require a conditional use permit, and requires a limited scope master drainage plan to address groundwater concerns

**Executive Recommendation:** Do not make any changes to the land use designation, zoning, or development conditions designations for these parcels. The transmitted 2016 KCCP indicates support for future consideration of moving these parcels out of the UGA, after more thorough feasibility and analysis of infrastructure needs for an industrial use is completed.

## **16. Fairwood B**

**Existing KCCP Land Use Designation:** CB (Community Business) and UH (Urban residential high)

**Existing Zoning:** O (office) and R-48 (forty-eight dwelling units per acre)

**Proposal:** The Scoping Motion included this item, which would include reviewing the land use designations and zoning for eleven parcels in the PAA for the City of Renton and the surrounding area, including consideration for potential redevelopment, consistency of the designation and zoning, and incentives for redevelopment.

**Executive Recommendation:** Do not make any changes to the land use designation or zoning for these parcels. The analysis in the transmitted 2016 KCCP notes the existing multi-family housing stock that could potentially be lost if the zoning is changed; and that 2012 KCCP policy U-122 requires an offset for the R-48 zoned property by identifying another property where the 10 units could locate. The Executive did not complete an analysis on whether a mixed-use zoning could continue to accommodate the 10 units of multi-family residential units.

## **17. Taylor Mountain**

**Existing KCCP Land Use Designation:** F (Forestry) and RA (Rural Area)

**Existing Zoning:** RA-10 (one dwelling unit per 10 acres)

**Proposal:** This item was initiated by the Executive at the request of the King County Parks Division. It would rezone Parks-owned properties in the Taylor Mountain Forest near Hobart from RA-10 to Forest zoning, and include those parcels in the Forest Production District.

**Executive Recommendation:** Rezone eleven parcels, totaling 1,362 acres, from RA-10 to F, include them in the Forest Production District, and modify the land use designation for three parcels to OS (Open Space system). The transmitted 2016 KCCP states that all parcels are owned by King County, and the Washington State Department of Natural Resources holds a permanent conservation easement on most of the parcels in the Taylor Mountain Forest, which restricts development and requires working forest conservation and passive recreation uses. The transmitted 2016 KCCP also notes that all but one of the other parcels within the Taylor Mountain Forest have F zoning and are part of the Forest Production District.

This proposed change is shown in Map Amendment #4 in Attachment B to Proposed Ordinance 2016-0155.

## **18. Tall Chief**

**Existing KCCP Land Use Designation:** RA (Rural Area)

**Existing Zoning:** RA-10 (one dwelling unit per 10 acres), RA-5-SO (one dwelling unit per 5 acres)

**Proposal:** This item was initiated by the Executive to change the land use designation for the former Tall Chief golf course in the Snoqualmie Valley from rural to agricultural and to add it to the Agricultural Production District.

**Executive Recommendation:** Change the land use designation to AG (agricultural) for three parcels, totaling 191 acres. Change the zoning for one parcel to A-35 (one dwelling unit per 35 acres) and two parcels to A-10 (one dwelling unit per 10 acres). The transmitted 2016 KCCP states that the County has a conservation easement that limits use of the site to agricultural, forestry, and open space uses.<sup>54</sup>

This proposed change is shown in Map Amendment #5 in Attachment B to Proposed Ordinance 2016-0155.

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<sup>54</sup> Ordinance 18194

## **19. UGA Technical Corrections**

**Proposal:** This item was initiated by the Executive to make three technical corrections to the UGA for the cities of Covington and Enumclaw.

**Executive Recommendation:** Adjust the UGA on SE 240<sup>th</sup> Street (City of Covington), and on 248<sup>th</sup> Avenue SE (City of Enumclaw), so that the entire road right-of-way is within the UGA. Adjust the UGA on 228<sup>th</sup> Ave SE (City of Enumclaw) so that the entire road right-of-way is outside the UGA. The transmitted 2016 KCCP notes that this will clarify long-term maintenance activities for these roadways, consistent with policy T-211 and allow the cities to incorporate the roadways being moved into the UGA into the city limits.

For the second Enumclaw proposal on 228<sup>th</sup> Ave SE, there may be a potential issue with policy T-211, which states that when a roadway forms the boundary of the UGA, the roadway should be designated urban and all of the right-of-way should be fully contained in the UGA.

This proposed change is shown in Map Amendment #7 in Attachment B to Proposed Ordinance 2016-0155.

## **20. East Cougar Mountain Potential Annexation Area**

**Existing KCCP Land Use Designation:** UL (Urban Residential Low) and UPD (Urban Planned Development)

**Existing Zoning:** R-1 (one dwelling unit per acre) and UR-P-SO (Urban Reserve, one dwelling unit per 5 acres)

**Proposal:** This item was initiated by the Executive in response to a request from the City of Issaquah submitted during the comment period for the PRD. The City requests that the East Cougar Mountain area be removed from their PAA. The City is no longer interested in annexing this area and requests the 776-acre area be removed from the UGA.

**Executive Recommendation:** Approve a portion of the request from the City of Issaquah. Remove 24 parcels, totaling 188 acres, from the UGA, designate them as RA (Rural Area) and zone them RA-5 (one dwelling unit per 5 acres). This area is currently zoned as Urban Reserve. The transmitted 2016 KCCP based this recommendation on the difficulty of providing an urban level of services and access in this area. In practical terms, this change would have little effect on density because UR and RA-5 zoning both allow one dwelling unit per five acres. The transmitted 2016 KCCP also notes that there will be continued discussion regarding the remainder of the City of Issaquah's request, and there may be additional changes to consider as part of the County's next major update of the KCCP.

This proposed change is shown as Map Amendment #6 in Attachment B to Proposed Ordinance 2016-0155.

<p style="text-align: center;"><b>Technical Appendix D</b> <b>Growth Targets and the Urban Growth Area</b></p>
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Technical Appendix D provides an analysis of growth trends in order to review size and location of the UGA as it relates to the ability to accommodate projected population growth. The transmitted 2016 KCCP supplants the original 1994 Appendix D, which delineated the UGA in order to implement the GMA.

What's new in the transmitted 2016 KCCP?

**Technical corrections.** The transmitted 2016 KCCP proposes a variety of technical corrections to the appendix, which includes updates to reflect:

- the 2014 Buildable Lands Report,
- current Washington State Office of Financial Management (OFM) population forecasts, and
- technical adjustments to allocations of housing and jobs for the cities and unincorporated areas of King County to reflect annexations that have occurred since the 2012 KCCP.<sup>55</sup>

**Buildable Lands Report (BLR).** The appendix is updated to reflect the most recent BLR, which was completed in 2014. The new language includes a reference to the fact that urban unincorporated King County has a minor shortfall of capacity for job growth. The 2016 KCCP does not propose to address the shortfall at this time, and notes instead that the urban unincorporated areas will eventually be annexed into the cities, which have excess capacity for job growth.

Consistency with adopted policies and plans

No issues identified.

Consistency with the Scoping Motion

No issues identified.

Other issues for Councilmember consideration

No issues identified.

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<sup>55</sup> These adjustments merely shift the PAA target from unincorporated King County to the annexing city. No substantive updates to the targets are proposed.

## **ATTACHMENTS**

1. Proposed Ordinance 2016-0155
2. 2016 KCCP Schedule
3. Frequently Used Acronyms
4. Scoping Motion (Motion 14351)
5. 2012-2015 Docket Summary

## **LINKS**

All components of the proposed 2016 KCCP can be found at:

<http://www.kingcounty.gov/council/2016compplan/transmittal.aspx>

These components include:

- 2016 KCCP
- Land Use and Zoning Changes
- Appendix A: Capital Facilities
- Appendix B: Housing
- Appendix C: Transportation
- Appendix C1: Transportation Needs Report
- Appendix C2: Regional Trails Needs Report
- Appendix D: Growth Targets and the Urban Growth Area
- Appendix R: Public Outreach for Development of KCCP
- Attachment: Skyway-West Hill Action Plan
- Attachment: Area Zoning Studies
- Attachment: Development Code Studies
- Attachment: Policy Amendment Analysis Matrix
- Attachment: Public Participation Report

## **INVITED**

- Ivan Miller, KCCP Manager, Performance, Strategy and Budget

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**Signature Report**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**March 11, 2016**

**Ordinance**

**Proposed No.** 2016-0155.1

**Sponsors** Dembowski

1           AN ORDINANCE relating to comprehensive planning and  
2           permitting; amending Ordinance 8421, Section 3, as  
3           amended, and K.C.C. 14.56.020, Ordinance 8421, Section  
4           4, as amended, and K.C.C. 14.56.030, and Ordinance  
5           13147, Section 19, amended, and K.C.C. 20.18.030,  
6           Ordinance 10870, Section 330, as amended, and K.C.C.  
7           21A.08.030, Ordinance 10870, Section 332, as amended,  
8           and K.C.C. 21A.08.050, Ordinance 10870, Section 333, as  
9           amended, and K.C.C. 21A.08.060, Ordinance 10870,  
10          Section 334, as amended, and K.C.C. 21A.08.070,  
11          Ordinance 10870, Section 335, as amended, and K.C.C.  
12          21A.08.080, Ordinance 10870, Section 336, as amended,  
13          and K.C.C. 21A.08.090, Ordinance 10870, Section 337, as  
14          amended, and K.C.C. 21A.08.100, Ordinance 13274,  
15          Section 4, as amended, and K.C.C. 21A.37.020, Ordinance  
16          13733, Section 10, as amended, and K.C.C. 21A.37.110,  
17          adding new sections to K.C.C. chapter 21A.06, adding new  
18          sections to K.C.C. chapter 21A.42, decodifying K.C.C.  
19          20.54.010 and repealing Ordinance 8421, Section 2, and

K.C.C. 14.56.010, Ordinance 3064, Section 2, and K.C.C.  
20.54.020, Ordinance 3064, Section 3, as amended, and  
K.C.C. 20.54.030, Ordinance 3064, Section 4, as amended,  
and K.C.C. 20.54.040, Ordinance 3064, Section 5, and  
K.C.C. 20.54.050, Ordinance 3064, Section 6, as amended,  
and K.C.C. 20.54.060, Ordinance 3064, Section 7, as  
amended, and K.C.C. 20.54.070, Ordinance 3064, Section  
8, as amended, and K.C.C. 20.54.080, Ordinance 3064,  
Section 9, as amended, and K.C.C. 20.54.090, Ordinance  
3064, Section 10, as amended, and K.C.C. 20.54.100,  
Ordinance 3064, Section 11, as amended, and K.C.C.  
20.54.110, Ordinance 3064, Section 12, and K.C.C.  
20.54.120, Ordinance 3064, Section 13, and K.C.C.  
20.54.130 and Ordinance 7889, Section 4, as amended, and  
K.C.C. 26.08.010

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

**SECTION 1. Findings:** For the purposes of effective land use planning and  
regulation, the King County council makes the following legislative findings:

A. King County adopted the King County Comprehensive Plan 2012 to meet the  
requirements of the Washington State Growth Management Act ("the GMA");

B. The 2012 King County Comprehensive Plan, adopted by King County  
Ordinance 17485, satisfied the GMA requirement for the county to update its  
comprehensive plan by June 30, 2015;

43 C. In 2013 and 2014, King County adopted narrow amendments to the King  
44 County Comprehensive Plan 2012;

45 D. The King County Code authorizes a review of the Comprehensive Plan and  
46 allows substantive amendments to the Comprehensive Plan once every four years. The  
47 King County Comprehensive Plan 2016 amendments are the fifth major review of the  
48 Comprehensive Plan;

49 E. The GMA requires that King County adopt development regulations to be  
50 consistent with and implement the Comprehensive Plan;

51 F. The changes to zoning contained in this ordinance are needed to maintain  
52 conformity with the King County Comprehensive Plan, as required by the GMA. As  
53 such, they bear a substantial relationship to, and are necessary for, the public health,  
54 safety and general welfare of King County and its residents; and

55 G. King County engages in a comprehensive review of its Comprehensive Plan  
56 and development regulations every four years. This ordinance constitutes the conclusion  
57 of the county's review process. The 2016 King County Comprehensive Plan and King  
58 County's development are intended to satisfy the requirements of the GMA.

59 SECTION 2. A. King County completed its fifth comprehensive four-cycle  
60 review of the Comprehensive Plan in 2016. As a result of the review, King County  
61 amended the King Comprehensive Plan 2012 through passage of the King County  
62 Comprehensive Plan 2016.

63 B. The amendments to the King County Comprehensive Plan 2012 contained in  
64 Attachments A, B, C, D, E, F, G, H, I and J to this ordinance are hereby adopted as  
65 amendments to the King County Comprehensive Plan 2012.

66 C. Attachments A and B to this ordinance amend policies, text and maps of the  
67 Comprehensive Plan and amend the Comprehensive Plan Land Use Zoning. The land  
68 use and zoning amendments contained in Attachments A and B to this ordinance are  
69 hereby adopted as the official land use and zoning controls for those portions of  
70 unincorporated King County defined in Attachments A and B to this ordinance.

71 D. Attachment C to this ordinance contains Technical Appendix A (Capital  
72 Facilities).

73 E. Attachment D to this ordinance contains Technical Appendix B (Housing).

74 F. Attachment E to this ordinance contains Technical Appendix C  
75 (Transportation).

76 G. Attachment F to this ordinance contains Technical Appendix C.1  
77 (Transportation Needs Report).

78 H. Attachment G to this ordinance contains Technical Appendix C.2 (Regional  
79 Trails Needs Report).

80 I. Attachment H. to this ordinance contains Technical Appendix D (Growth  
81 Targets and Urban Growth Area).

82 J. Attachment I to this report contains Technical Appendix R (Summary of Public  
83 Outreach for Development of the 2016 KCCP Update.)

84 K. Attachment J to this ordinance contains the Skyway-West Hill Action Plan.

85 SECTION 3. Ordinance 8421, Section 2, and K.C.C. 14.56.010 are each hereby  
86 repealed.

87 SECTION 4. Ordinance 8421, Section 3, as amended, and K.C.C. 14.56.020 are  
88 each hereby amended to read as follows:

89           There is established a ~~((non-motorized vehicle))~~ nonmotorized transportation  
90   program ~~((to meet the following goals and objectives:~~

91           ~~A. To identify and document the needs of non-motorized transportation in King~~  
92   ~~County, including bicyclists, equestrians, pedestrians, and special populations;~~

93           ~~B. To determine ways that the existing county transportation network, including~~  
94   ~~transit, can be made more responsive to the needs of non-motorized users)).~~ The program  
95   shall consist of the nonmotorized policies in the King County Comprehensive Plan and  
96   the respective functional plans of the responsible county agencies, nonmotorized project  
97   needs contained in agency capital improvement programs and operational activities that:

98           A. Identify and document the nonmotorized transportation needs in the county  
99   for bicyclists, pedestrians, equestrians and special populations such as school children or  
100   people with limited mobility and wheelchair users;

101           B. Determine ways that nonmotorized transportation can be integrated into the  
102   current and future county transportation network and services, including transit;

103           ~~C. ((To-i))~~Inform and educate the public on issues relating to ((non-motorized))  
104   nonmotorized transportation, including compliance with traffic laws; and

105           ~~D. ((To institute the consideration of non-motorized transportation in all related~~  
106   ~~county-funded))~~ Consider nonmotorized transportation safety and other needs in all  
107   related county programs, and ((to)) encourage the same consideration on an interlocal and  
108   regional basis((;

109           ~~E. To improve non-motorized transport users and motorists compliance with~~  
110   ~~traffic laws; and~~

111           ~~F. To guide development of a county functional plan for non-motorized~~  
112 ~~transportation, to implement the adopted policies established in the county~~  
113 ~~comprehensive plan, the county transportation plan, and current programs within county~~  
114 ~~government)).~~

115           SECTION 5. Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030 are  
116 each hereby amended to read as follows:

117           The department of transportation shall ~~((carry out the following duties and~~  
118 ~~responsibilities))~~:

119           A. Implement the ~~((non-motorized vehicle))~~ nonmotorized transportation  
120 program in coordination with other county departments;

121           B. Provide support to any ad hoc ~~((non-motorized))~~ nonmotorized transportation  
122 advisory committee; and

123           C. Work with ~~((governmental agencies))~~ other jurisdictions and nongovernmental  
124 organizations to identify, develop and promote programs that encourage the use of ~~((non-~~  
125 ~~motorized))~~ nonmotorized modes of transportation.

126           SECTION 6. Ordinance 13147, Section 19, amended, and K.C.C. 20.18.030 are  
127 hereby amended to read as follows:

128           A. The King County Comprehensive Plan shall be amended in accordance with  
129 this chapter, which, in compliance with RCW 36.70A.130(2), establishes a public  
130 participation program whereby amendments are considered by the council no more  
131 frequently than once a year as part of the amendment cycle established in this chapter,  
132 except that the council may consider amendments more frequently to address:

133           1. Emergencies;

134           2. An appeal of the plan filed with the Central Puget Sound Growth  
135 Management Hearings Board or with the court;

136           3. The initial adoption of a subarea plan, which may amend the urban growth  
137 area boundary only to redesignate land within a joint planning area;

138           4. An amendment of the capital facilities element of the Comprehensive Plan  
139 that occurs in conjunction with the adoption of the county budget under K.C.C.  
140 4A.100.010; or

141           5. The adoption or amendment of a shoreline master program under chapter  
142 90.58 RCW.

143           B. Every year the Comprehensive Plan may be amended to address technical  
144 updates and corrections, and to consider amendments that do not require substantive  
145 changes to policy language, changes to the priority areas map, or changes to the urban  
146 growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section.  
147 This review may be referred to as the annual cycle. The Comprehensive Plan, including  
148 subarea plans, may be amended in the annual cycle only to consider the following:

- 149           1. Technical amendments to policy, text, maps or shoreline designations;  
150           2. The annual capital improvement plan;  
151           3. The transportation needs report;  
152           4. School capital facility plans;  
153           5. ~~((A mining site conversion demonstration project. The demonstration project~~  
154 ~~shall evaluate and address:~~  
155           ~~a. potential options for the use of a reclaimed mine site, including the~~  
156 ~~feasibility of residential use and/or long term forestry on the demonstration project site;~~

157           ~~b. the impacts to carbon sequestration as a result of reforestation, and for~~  
158 ~~residential use, the impacts to carbon sequestration when implementing modified~~  
159 ~~standards for lot clustering or transfer of development rights;~~

160           ~~c. the need for a site design that compatibly integrates any proposed residential~~  
161 ~~development on the demonstration project site with uses occurring on the adjacent rural~~  
162 ~~or forest production district lands, especially if the proposed residential development~~  
163 ~~utilizes modified standards for lot clustering and/or transfer of development rights;~~

164           ~~d. the levels and standards for reclamation of mining sites that are appropriate~~  
165 ~~to their use either for long term forestry and/or for residential development; and~~

166           ~~e. the need to ensure that the demonstration project provides an overall public~~  
167 ~~benefit by providing permanent protection, as designated park or open space, of lands in~~  
168 ~~the vicinity of the demonstration project site that form the headwaters of critical, high-~~  
169 ~~valued habitat areas; or that remove the development potential from nonconforming legal~~  
170 ~~parcels in the forest production district; or that provide linkages with other forest~~  
171 ~~production district lands;~~

172           6.)) Changes required by existing Comprehensive Plan policies;

173           ((7.)) 6. Changes to the technical appendices and any amendments required  
174 thereby;

175           ((8.)) 7. Comprehensive updates of subarea plans initiated by motion;

176           ((9.)) 8. Changes required by amendments to the countywide planning policies  
177 or state law;

178           ((10.)) 9. Redesignation proposals under the four-to-one program as provided  
179 for in this chapter;



180           ~~((44.))~~ 10. Amendments necessary for the conservation of threatened and  
181 endangered species; ~~((and))~~

182           ~~((42.))~~ 11. Site-specific ~~((comprehensive))~~ land use map amendments that do  
183 not require substantive change to comprehensive plan policy language and that do not  
184 alter the urban growth area boundary, except to correct mapping errors ;

185           12. Amendments resulting from subarea studies required by comprehensive plan  
186 policy that do not require substantive change to comprehensive plan policy language and  
187 that do not alter the urban growth area boundary, except to correct mapping errors; and

188           13. Changes required to implement-a study regarding the provision of  
189 wastewater services to a Rural Town. Such amendments shall be limited to policy  
190 amendments and adjustment to the boundaries of the Rural Town as needed to implement  
191 the preferred option identified in the study.

192           C. Every fourth year beginning in 2000, the county shall complete a  
193 comprehensive review of the Comprehensive Plan in order to update it as appropriate and  
194 to ensure continued compliance with the GMA. This review may provide for a  
195 cumulative analysis of the twenty-year plan based upon official population growth  
196 forecasts, benchmarks and other relevant data in order to consider substantive changes to  
197 policy language and changes to the urban growth area ("UGA"). This comprehensive  
198 review shall begin one year in advance of the transmittal and may be referred to as the  
199 four-year cycle. The urban growth area boundaries shall be reviewed in the context of  
200 the four-year cycle and in accordance with countywide planning policy ~~((FW))~~G-1 and  
201 RCW 36.70A.130. If the county determines that the purposes of the Comprehensive Plan  
202 are not being achieved as evidenced by official population growth forecasts, benchmarks,

trends and other relevant data, substantive changes to the Comprehensive Plan may also be considered on even calendar years. This determination shall be authorized by motion. The motion shall specify the scope of the even-year amendment, and identify that the resources necessary to accomplish the work are available. An analysis of the motion's fiscal impact shall be provided to the council before to adoption. The executive shall determine if additional funds are necessary to complete the even-year amendment, and may transmit an ordinance requesting the appropriation of supplemental funds.

D. The executive shall seek public comment on the comprehensive plan and any proposed comprehensive plan amendments in accordance with the procedures in K.C.C. 20.18.160 before making a recommendation, in addition to conducting the public review and comment procedures required by SEPA. The public shall be afforded at least one official opportunity to record public comment before to the transmittal of a recommendation by the executive to the council. County-sponsored councils and commissions may submit written position statements that shall be considered by the executive before transmittal and by the council before adoption, if they are received in a timely manner. The executive's recommendations for changes to policies, text and maps shall include the elements listed in Comprehensive Plan policy RP-307 and analysis of their financial costs and public benefits, any of which may be included in environmental review documents. Proposed amendments to the Comprehensive Plan shall be accompanied by any development regulations or amendments to development regulations, including area zoning, necessary to implement the proposed amendments.

SECTION 7. K.C.C. 20.54.010 is each hereby decodified.

225           SECTION 8. Ordinance 3064, Section 2, and K.C.C. 20.54.020 are each hereby  
226 repealed.

227           SECTION 9. Ordinance 3064, Section 3, as amended, and K.C.C. 20.54.030 are  
228 each hereby repealed.

229           SECTION 10. Ordinance 3064, Section 4, as amended, and K.C.C. 20.54.040 are  
230 each hereby repealed.

231           SECTION 11. Ordinance 3064, Section 5, and K.C.C. 20.54.050 are each hereby  
232 repealed.

233           SECTION 12. Ordinance 3064, Section 6, as amended, and K.C.C. 20.54.060 are  
234 each hereby repealed.

235           SECTION 13. Ordinance 3064, Section 7, as amended, and K.C.C. 20.54.070 are  
236 each hereby repealed.

237           SECTION 14. Ordinance 3064, Section 8, as amended, and K.C.C. 20.54.080 are  
238 each hereby repealed.

239           SECTION 15. Ordinance 3064, Section 9, as amended, and K.C.C. 20.54.090 are  
240 each hereby repealed.

241           SECTION 16. Ordinance 3064, Section 10, as amended, and K.C.C. 20.54.100  
242 are each hereby repealed.

243           SECTION 17. Ordinance 3064, Section 11, as amended, and K.C.C. 20.54.110  
244 are each hereby repealed.

245           SECTION 18. Ordinance 3064, Section 12, and K.C.C. 20.54.120 are each  
246 hereby repealed.

247           SECTION 19. Ordinance 3064, Section 13, and K.C.C. 20.54.130 are each  
248 hereby repealed.

249           NEW SECTION. SECTION 20. There is hereby added to K.C.C. chapter  
250 21A.06 a new section to read as follows:

251           Agriculture: the use of land for commercial purposes for either the raising of  
252 crops or livestock or the production of agricultural products, or both.

253           NEW SECTION. SECTION 21. There is hereby added to K.C.C. chapter  
254 21A.06 a new section to read as follows:

255           Agricultural activities: those agricultural uses and practices that pertain directly  
256 to the commercial production of agricultural products, including, but not limited to:

257           A. Tilling, discing, planting, seeding, fertilization, composting and other soil  
258 amendments and harvesting;

259           B. Grazing, animal mortality management and on-site animal waste storage,  
260 disposal and processing;

261           C. Soil conservation practices including dust control, rotating and changing  
262 agricultural crops and allowing agricultural lands to lie fallow under local, state or federal  
263 conservation programs;

264           D. Maintenance of farm and stock ponds, agricultural drainage, irrigation systems  
265 canals and flood control facilities;

266           E. Normal maintenance, operation and repair of existing serviceable equipment,  
267 structures, facilities or improved areas, including, but not limited to, fencing, farm access  
268 roads and parking; and

269           F. Processing, promotion, sale, storage, packaging and distribution.

270           NEW SECTION. SECTION 22. There is hereby added to K.C.C. chapter  
271   21A.06 a new section to read as follows:

272           Agricultural products: products that include, but are not limited to:

273           A. Horticultural, viticultural, floricultural and apiary products;

274           B. Livestock and livestock products;

275           C. Animal products including, but not limited to, upland finfish, dairy products,  
276   meat, poultry and eggs;

277           D. Feed or forage for livestock;

278           E. Christmas trees, hybrid cottonwood and similar hardwood trees grown as  
279   crops and harvested within fifteen years of planting; and

280           F. Turf, sod, seed and related products.

281           NEW SECTION. SECTION 23. There is hereby added to K.C.C. chapter  
282   21A.06 a new section to read as follows:

283           Agricultural support services: any activity that is directly related to agriculture  
284   and directly dependent upon agriculture for its existence but is undertaken on lands that  
285   are not predominately in agricultural use.

286           NEW SECTION. SECTION 24. There is hereby added to K.C.C. chapter  
287   21A.06 a new section to read as follows:

288 Farm: the land, buildings equipment and infrastructure used in the raising and  
 289 production of agricultural products for commercial sales.

290 NEW SECTION. SECTION 25. There is hereby added to K.C.C. chapter  
 291 21A.06 a new section to read as follows:

292 Farm residence: a single detached dwelling unit that serves as the primary  
 293 residence for a farm.

294 SECTION 26. Ordinance 10870, Section 330, as amended, and K.C.C.  
 295 21A.08.030 are each hereby amended to read as follows:

296 A. Residential land uses.

KEY		RESOURCE				R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use		Z	A	F	M	R	*	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	U	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	R	S	B	S	I	S	M	S	G	S	F	D
			O	I	E	E	A	B	E	A	I	G	I	M	I	I	I	U
		N	C	S	R	L	A	R	N	D	H	N	U	N	O	N	C	S
			E	U	T	A		N	V		E	B	E	N	E	N	E	E
			L			L	A		E		N	O	S	I	S	A	S	R
			T				R				T	R	S	T	S	L	S	I
		E	U			E				I	H		Y				A	
			R			A				A	O						L	
										L	O							
											D							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12- 48		NB	CB	RB	O				I	
	DWELLING UNITS, TYPES:																	
*	Single Detached	P C12	P2		P C12	P C12	P C12	P C12		P15								
*	Townhouse				C4	C4	P11 C12	P		P3	P3	P3	P3					
*	Apartment				C4	C4	P5 C5	P		P3	P3	P3	P3					
*	Mobile Home Park				S13		C8	P										

*	Cottage Housing						P15						
	<b>GROUP RESIDENCES:</b>												
*	Community Residential Facility-I				C	C	P14.a C	P	P3	P3	P3	P3	
*	Community Residential Facility-II						P14.b	P	P3	P3	P3	P3	
*	Dormitory				C6	C6	C6	P					
*	Senior Citizen Assisted Housing					P4	P4	P	P3	P3	P3	P3	
	<b>ACCESSORY USES:</b>												
*	Residential Accessory Uses	P7 ((P17))	P7		P7	P7	P7	P7	P7	P7	P7	P7	
*	Home Occupation	((P18)) <u>P17</u>	((P18)) <u>P17</u>		((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	
*	Home Industry	C			C	C	C						
	<b>TEMPORARY LODGING:</b>												
7011	Hotel/Motel (1)									P	P	P	
*	Bed and Breakfast Guesthouse	P9			P9	P9	P9	P9	P9	P10	P10		
7041	Organization Hotel/Lodging Houses										P		
<b>GENERAL CROSS REFERENCES:</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.													

297 B. Development conditions.

298 1. Except bed and breakfast guesthouses.

299 2. In the forest production district, the following conditions apply:

300 a. Site disturbance associated with development of any new residence shall be  
 301 limited to three acres. Site disturbance shall mean all land alterations including, but not  
 302 limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage  
 303 disposal systems and driveways. Additional site disturbance for agriculture, including

304 raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be  
305 approved only if a farm management plan is prepared in accordance with K.C.C. chapter  
306 21A.30. Animal densities shall be based on the area devoted to animal care and not the  
307 total area of the lot;

308           b. A forest management plan shall be required for any new residence in the  
309 forest production district, that shall be reviewed and approved by the King County  
310 department of natural resources and parks before building permit issuance; and

311           c. The forest management plan shall incorporate a fire protection element that  
312 includes fire safety best management practices developed by the department.

313           3. Only as part of a mixed use development subject to the conditions of K.C.C.  
314 chapter 21A.14, except that in the NB zone on properties with a land use designation of  
315 commercial outside of center (CO) in the urban areas, stand-alone townhouse  
316 developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and  
317 21A.14.180.

318           4. Only in a building listed on the National Register as an historic site or  
319 designated as a King County landmark subject to K.C.C. 21A.32.

320           5.a. In the R-1 zone, apartment units are permitted, if:

321               (1) At least fifty percent of the site is constrained by unbuildable critical  
322 areas. For purposes of this subsection B.5.a.(1), unbuildable critical areas includes  
323 wetlands, aquatic areas and slopes forty percent or steeper and associated buffers; and

324               (2) The density does not exceed a density of eighteen units per acre of net  
325 buildable area.



326           b. In the R-4 through R-8 zones, apartment units are permitted if the density  
327 does not exceed a density of eighteen units per acre of net buildable area.

328           c. If the proposal will exceed base density for the zone in which it is proposed,  
329 a conditional use permit is required.

330           6. Only as accessory to a school, college, university or church.

331           7.a. Accessory dwelling units:

332               (1) Only one accessory dwelling per primary single detached dwelling unit;

333               (2) Only in the same building as the primary dwelling unit on:

334                   (a) an urban lot that is less than five thousand square feet in area;

335                   (b) except as otherwise provided in subsection B.7.a.(5) of this section, a  
336 rural lot that is less than the minimum lot size; or

337                   (c) a lot containing more than one primary dwelling;

338               (3) The primary dwelling unit or the accessory dwelling unit shall be owner  
339 occupied;

340               (4)(a) Except as otherwise provided in subsection B.7.a.(5) of this section,  
341 one of the dwelling units shall not exceed one thousand square feet of heated floor area  
342 except when one of the dwelling units is wholly contained within a basement or attic; and

343               (b) When the primary and accessory dwelling units are located in the same  
344 building, or in multiple buildings connected by a breezeway or other structure, only one  
345 entrance may be located on each street;

346               (5) On a site zoned RA:

347 (a) If one transferable development right is purchased from the rural area  
348 under K.C.C. chapter 21A.37, the smaller of the dwelling units is permitted a maximum  
349 floor area up to one thousand five hundred square feet; and

350 (b) If one transferable development right is purchased from the rural area  
351 under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on an RA-5  
352 zoned lot that is at least two and one-half acres and less than three and three-quarters  
353 acres;

354 (6) One additional off-street parking space shall be provided;

355 (7) The accessory dwelling unit shall be converted to another permitted use or  
356 shall be removed if one of the dwelling units ceases to be owner occupied; and

357 (8) An applicant seeking to build an accessory dwelling unit shall file a notice  
358 approved by the department of executive services, records and licensing services  
359 division, that identifies the dwelling unit as accessory. The notice shall run with the land.  
360 The applicant shall submit proof that the notice was filed before the department shall  
361 approve any permit for the construction of the accessory dwelling unit. The required  
362 contents and form of the notice shall be set forth in administrative rules. If an accessory  
363 dwelling unit in a detached building in the rural zone is subsequently converted to a  
364 primary unit on a separate lot, neither the original lot nor the new lot may have an  
365 additional detached accessory dwelling unit constructed unless the lot is at least twice the  
366 minimum lot area required in the zone; and

367 (9) Accessory dwelling units and accessory living quarters are not allowed in  
368 the F zone.

b. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody or landing field, but only if there are:

(1) no aircraft sales, service, repair, charter or rental; and

(2) no storage of aviation fuel except that contained in the tank or tanks of the aircraft.

c. Buildings for residential accessory uses in the RA and A zone shall not exceed five thousand square feet of gross floor area, except for buildings related to agriculture or forestry.

8. Mobile home parks shall not be permitted in the R-1 zones.

9. Only as accessory to the permanent residence of the operator, and:

a. Serving meals shall be limited to paying guests; and

b. The number of persons accommodated per night shall not exceed five, except that a structure that satisfies the standards of the International Building Code as adopted by King County for R-1 occupancies may accommodate up to ten persons per night.

10. Only if part of a mixed use development, and subject to the conditions of subsection B.9. of this section.

11. Townhouses are permitted, but shall be subject to a conditional use permit if exceeding base density.

12. Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for

multiple unit lots, and except as provided for accessory dwelling units in subsection B.7. of this section.

13. No new mobile home parks are allowed in a rural zone.

14.a. Limited to domestic violence shelter facilities.

b. Limited to domestic violence shelter facilities with no more than eighteen residents or staff.

15. Only in the R4-R8 zones limited to:

a. developments no larger than one acre;

b. not adjacent to another cottage housing development such that the total combined land area of the cottage housing developments exceeds one acre;

c. All units must be cottage housing units with no less than three units and no more than sixteen units, provided that if the site contains an existing home that is not being demolished, the existing house is not required to comply with the height limitation in K.C.C. 21A.12.020.B.25. or the floor area and footprint limits in K.C.C. 21A.14.025.B.; and

d. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

15. The development for a detached single-family residence shall be consistent with the following:

a. The lot must have legally existed before March 1, 2005;

b. The lot has a Comprehensive Plan land use designation of Rural Neighborhood Commercial Center or Rural Area; and

c. The standards of this title for the RA-5 zone shall apply.

414           17. (~~Housing for agricultural employees who are employed by the owner or~~  
415 ~~operator of the site year round as follows:~~

416           a. ~~Not more than:~~

417                 (1) ~~One agricultural employee dwelling unit on a site under twenty acres;~~

418                 (2) ~~Two agricultural employee dwelling units on a site between twenty acres~~  
419 ~~and fifty acres;~~

420                 (3) ~~Three agricultural employee dwelling units on a site greater than fifty~~  
421 ~~acres and less than one hundred acres; and~~

422                 (4) ~~On sites one hundred acres and larger one additional agricultural~~  
423 ~~employee dwelling unit for each additional one hundred acres;~~

424           b. ~~The primary use of the site shall be agricultural in SIC Industry Group No.~~  
425 ~~01 Growing and Harvesting Crops or SIC Industry Group No. 02 Raising Livestock and~~  
426 ~~Small Animals. If the primary use of the site changes to a nonagricultural use, all~~  
427 ~~agricultural employee dwelling units shall be removed;~~

428           c. ~~The applicant shall file with the department of executive services, records~~  
429 ~~and licensing services division, a notice approved by the department that identifies the~~  
430 ~~agricultural employee dwelling units as accessory and that the dwelling units shall only~~  
431 ~~be occupied by agricultural employees who are employed by the owner or operator year-~~  
432 ~~round. The notice shall run with the land. The applicant shall submit to the department~~  
433 ~~proof that the notice was filed with the department of executive services, records and~~  
434 ~~licensing services division, before the department approves any permit for the~~  
435 ~~construction of agricultural employee dwelling units;~~

436 ~~d. An agricultural employee dwelling unit shall not exceed a floor area of one~~  
 437 ~~thousand square feet and may be occupied by no more than eight unrelated agricultural~~  
 438 ~~employees;~~

439 ~~e. One off street parking space shall be provided for each agricultural~~  
 440 ~~employee dwelling unit; and~~

441 ~~f. The agricultural employee dwelling units shall be constructed in compliance~~  
 442 ~~with K.C.C. Title 16.~~

443 18.)) Allowed if consistent with K.C.C. chapter 21A.30.

444 SECTION 27. Ordinance 10870, Section 332, as amended, and K.C.C.

445 21A.08.050 are each hereby amended to read as follows:

446 A. General services land uses.

KEY		Z  O  N  E	RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
P-Permitted Use			A	F	M	R	U R	U	R	N B	C B	R B	O	I
C-Conditional Use			G	O	I	U	R E	R	E	E U	O U	E U	F	N
S-Special Use			R	R	N	R	B S	B	S	I S	M S	G S	F	D
		I	E	E	A	A E	A	I	G I	M I	I I	I	U	
		N	C	S	R	L	N R	N	D	H N	U N	O N	C	S
		E	U	T	A		V		E	B E	N E	N E	E	T
		L		L	A		E		N	O S	I S	A S		R
		T			R				T	R S	T S	L S		I
		U			E				I	H	Y			A
		R			A				A	O				L
		E							L	D				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	N B	CB	RB	O	I	
	PERSONAL SERVICES:													
72	General Personal Service						C25 ((C37))	C25 ((C37))	P	P	P	P3	P 3	

							C36	C36					
7216	Drycleaning Plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P24 C5 and 31	P24 C5	P24 C5	P24 C5	P2 4	P24	P24 C5	P24	
*	Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P 7
*	Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P 7
074	Veterinary Clinic	P9			P9 C10 and 31	P9 C10			P1 0	P10	P10		P
753	Automotive Repair (1)								P1 1	P	P		P
754	Automotive Service								P1 1	P	P		P
76	Miscellaneous Repair	((P33 )			P32 ((P33))	P32	P32	P32	P3 2	P	P		P
866	Church, Synagogue, Temple				P12 C27 and 31	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 P13 C31	P12 P13 C	P12 P13 C	P12 P13 C	P	P	P	P	
0752	Animal specialty services				C P34 P35 ((P36))	C			P	P	P	P	P
*	Stable	P14 C			P14 C31	P14 C	P 14 C						
*	Commercial Kennel or Commercial Cattery	P42			C43	C43				C43	P43		
*	Theatrical Production Services									P30	P28		
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29	P
*	Interim Recycling				P21	P21	P21	P21	P2	P22	P	P21	P

	Facility							2				
*	Dog training facility	((C34)) C33			((C34)) C33	((C34)) C33			P	P	P	P
	<b>HEALTH SERVICES:</b>											
801-04	Office/Outpatient Clinic				P12 C 13a	P12 C13a	P12 C13a ((C37)) C36	P12 C13a ((C37)) C36	P	P	P	P
805	Nursing and Personal Care Facilities							C		P	P	
806	Hospital						C13a	C13a		P	P	C
807	Medical/Dental Lab									P	P	P
808-09	Miscellaneous Health									P	P	P
	<b>EDUCATION SERVICES:</b>											
*	Elementary School				P38 P39 ((P40))	P	P	P		P16 ((P40)) P39	P16 ((P40)) P39	P16 ((P40)) P39
*	Middle/Junior High School				((P40) C39)) P39 C38 and 31	P	P	P		P16 ((C40)) C39	P16 ((C40)) C39	P16 ((C40)) C39
*	Secondary or High School				((C39) C38 and 31 ((C44) C40 and 31	P26	P26	P26		P16 C15	P16 C15	P16
*	Vocational School					P13a C	P13a C	P13a C			P15	P17
*	Specialized Instruction School		P18		P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17
*	School District Support					P23 C	P23 C	P23 C	C1	P15	P15	P15



	Facility								5				15
<b>GENERAL CROSS</b>		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters											
<b>REFERENCES:</b>		21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review											
		Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter											
		21A.06.											

- 447           B. Development conditions.
- 448           1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted
- 449 use table.
- 450           2. Except SIC Industry Group Nos.:
- 451           a. 835-Day Care Services, and
- 452           b. Community residential facilities.
- 453           3. Limited to SIC Industry Group and Industry Nos.:
- 454           a. 723-Beauty Shops;
- 455           b. 724-Barber Shops;
- 456           c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 457           d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 458           e. 217-Carpet and Upholstery Cleaning.
- 459           4. Only as accessory to a cemetery, and prohibited from the UR zone only if the
- 460 property is located within a designated unincorporated Rural Town.
- 461           5. Structures shall maintain a minimum distance of one hundred feet from
- 462 property lines adjoining rural area and residential zones.
- 463           6. Only as accessory to residential use, and:
- 464           a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 465 with no openings except for gates, and have a minimum height of six feet; and

466           b. Outdoor play equipment shall maintain a minimum distance of twenty feet  
467 from property lines adjoining rural area and residential zones.

468           7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.  
469 21A.08.060.A.

470           8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,  
471 or an accessory use to a school, church, park, sport club or public housing administered  
472 by a public agency, and:

473           a. Outdoor play areas shall be completely enclosed by a solid wall or fence,  
474 with no openings except for gates and have a minimum height of six feet;

475           b. Outdoor play equipment shall maintain a minimum distance of twenty feet  
476 from property lines adjoining rural area and residential zones;

477           c. Direct access to a developed arterial street shall be required in any  
478 residential zone; and

479           d. Hours of operation may be restricted to assure compatibility with  
480 surrounding development.

481           9. As a home occupation only, but the square footage limitations in K.C.C.  
482 chapter 21A.30 for home occupations apply only to the office space for the veterinary  
483 clinic, and:

484           a. Boarding or overnight stay of animals is allowed only on sites of five acres  
485 or more;

486           b. No burning of refuse or dead animals is allowed;

487           c. The portion of the building or structure in which animals are kept or treated  
488 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be

489 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with  
490 concrete or other impervious material; and

491 d. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

492 10.a. No burning of refuse or dead animals is allowed;

493 b. The portion of the building or structure in which animals are kept or treated  
494 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be  
495 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with  
496 concrete or other impervious material; and

497 c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

498 11. The repair work or service shall only be performed in an enclosed building,  
499 and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery  
500 Repair Shops and Paint Shops is not allowed.

501 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.  
502 Before filing an application with the department, the applicant shall hold a community  
503 meeting in accordance with K.C.C. 20.20.035.

504 13.a. Except as otherwise provided in subsection B.13.b. of this (~~(sub)~~)section,  
505 only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

506 b. Allowed for a social service agency on a site in the NB zone that serves  
507 transitional or low-income housing located within three hundred feet of the site on which  
508 the social service agency is located.

509 c. Before filing an application with the department, the applicant shall hold a  
510 community meeting in accordance with K.C.C. 20.20.035.

511           14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not  
512 exceed twenty thousand square feet, but stabling areas, whether attached or detached,  
513 shall not be counted in this calculation.

514           15. If located outside of the urban growth area, limited to projects that are of a  
515 size and scale designed to primarily serve the rural area and shall be located within a rural  
516 town.

517           16. If located outside of the urban growth area, shall be designed to primarily  
518 serve the rural area and shall be located within a rural town. In CB, RB and O, for K-12  
519 schools with no more than one hundred students.

520           17. All instruction must be within an enclosed structure.

521           18. Limited to resource management education programs.

522           19. Only as accessory to residential use, and:

523           a. Students shall be limited to twelve per one-hour session;

524           b. Except as provided in ((subsection)) B.19.c. of this ((sub))section, all  
525 instruction must be within an enclosed structure;

526           c. Outdoor instruction may be allowed on properties at least two and one-half  
527 acres in size. Any outdoor activity must comply with the requirements for setbacks in  
528 K.C.C. chapter 21A.12; and

529           d. Structures used for the school shall maintain a distance of twenty-five feet  
530 from property lines adjoining rural area and residential zones.

531           20. Subject to the following:

532           a. Structures used for the school and accessory uses shall maintain a minimum  
533 distance of twenty-five feet from property lines adjoining residential zones;

b. On lots over two and one-half acres:

(1) Retail sale of items related to the instructional courses is permitted, if total

floor area for retail sales is limited to two thousand square feet;

(2) Sale of food prepared in the instructional courses is permitted with

Seattle-King County department of public health approval, if total floor area for food

sales is limited to one thousand square feet and is located in the same structure as the

school; and

(3) Other incidental student-supporting uses are allowed, if such uses are

found to be both compatible with and incidental to the principal use; and

c. On sites over ten acres, located in a designated Rural Town and zoned any

one or more of UR, R-1 and R-4:

(1) Retail sale of items related to the instructional courses is permitted,

provided total floor area for retail sales is limited to two thousand square feet;

(2) Sale of food prepared in the instructional courses is permitted with

Seattle-King County department of public health approval, if total floor area for food

sales is limited to one thousand seven hundred fifty square feet and is located in the same

structure as the school;

(3) Other incidental student-supporting uses are allowed, if the uses are found

to be functionally related, subordinate, compatible with and incidental to the principal

use;

(4) The use shall be integrated with allowable agricultural uses on the site;

(5) Advertised special events shall comply with the temporary use

requirements of this chapter; and

557           (6) Existing structures that are damaged or destroyed by fire or natural event,  
558 if damaged by more than fifty percent of their prior value, may reconstruct and expand an  
559 additional sixty-five percent of the original floor area but need not be approved as a  
560 conditional use if their use otherwise complies with the development condition in  
561 subsection B.20.c. of this section and this title.

562           21. Limited to:

563           a. drop box facilities accessory to a public or community use such as a school,  
564 fire station or community center; or

565           b. in the RA zone, a facility accessory to a retail nursery, garden center and  
566 farm supply store that accepts earth materials, vegetation, organic waste, construction and  
567 demolition materials or source separated organic materials, if:

568               (1) the site is five acres or greater;

569               (2) all material is deposited into covered containers or onto covered  
570 impervious areas;

571               (3) the facility and any driveways or other access to the facility maintain a  
572 setback of at least twenty five feet from adjacent properties;

573               (4) the total area of the containers and covered impervious area is ten  
574 thousand square feet or less;

575               (5) ten feet of type II landscaping is provided between the facility and  
576 adjacent properties;

577               (6) no processing of the material is conducted on site; and

578               (7) access to the facility is not from a local access street.

- 579           22. With the exception of drop box facilities for the collection and temporary  
580 storage of recyclable materials, all processing and storage of material shall be within  
581 enclosed buildings. Yard waste processing is not permitted.
- 582           23. Only if adjacent to an existing or proposed school.
- 583           24. Limited to columbariums accessory to a church, but required landscaping  
584 and parking shall not be reduced.
- 585           25. Not permitted in R-1 and limited to a maximum of five thousand square feet  
586 per establishment and subject to the additional requirements in K.C.C. 21A.12.230.
- 587           26.a. New high schools permitted in the rural and the urban residential and  
588 urban reserve zones shall be subject to the review process in K.C.C. 21A.42.140.
- 589           b. Renovation, expansion, modernization, or reconstruction of a school, or the  
590 addition of relocatable facilities, is permitted.
- 591           27. Limited to projects that do not require or result in an expansion of sewer  
592 service outside the urban growth area. In addition, such use shall not be permitted in the  
593 RA-20 zone.
- 594           28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter  
595 21A.32 or as a joint use of an existing public school facility.
- 596           29. All studio use must be within an enclosed structure.
- 597           30. Adult use facilities shall be prohibited within six hundred sixty feet of any  
598 rural area and residential zones, any other adult use facility, school, licensed daycare  
599 centers, parks, community centers, public libraries or churches that conduct religious or  
600 educational classes for minors.

601           31. Subject to review and approval of conditions to comply with trail corridor  
602 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

603           32. Limited to repair of sports and recreation equipment:

604           a. as accessory to a recreation or multiuse park in the urban growth area; or

605           b. as accessory to a park and limited to a total floor area of seven hundred fifty  
606 square feet.

607           33. ~~((Accessory to agricultural or forestry uses provided:~~

608           a. ~~the repair of tools and machinery is limited to those necessary for the~~  
609 ~~operation of a farm or forest.~~

610           b. ~~the lot is at least five acres.~~

611           c. ~~the size of the total repair use is limited to one percent of the lot size up to a~~  
612 ~~maximum of five thousand square feet unless located in a farm structure, including but~~  
613 ~~not limited to barns, existing as of December 31, 2003.~~

614           34.)) Subject to the following:

615           a. the lot is at least five acres;

616           b. in the A zones, area used for dog training shall be located on portions of  
617 agricultural lands that are unsuitable for other agricultural purposes, such as areas within  
618 the already developed portion of such agricultural lands that are not available for direct  
619 agricultural production or areas without prime agricultural soils;

620           c. structures and areas used for dog training shall maintain a minimum distance  
621 of seventy-five feet from property lines; and

622           d. all training activities shall be conducted within fenced areas or in indoor  
623 facilities. Fences must be sufficient to contain the dogs.



- 624           (~~(35.))~~ 34. Limited to animal rescue shelters and provided that:
- 625           a. the property shall be at least four acres;
- 626           b. buildings used to house rescued animals shall be no less than fifty feet from
- 627 property lines;
- 628           c. outdoor animal enclosure areas shall be located no less than thirty feet from
- 629 property lines and shall be fenced in a manner sufficient to contain the animals;
- 630           d. the facility shall be operated by a nonprofit organization registered under the
- 631 Internal Revenue Code as a 501(c)(3) organization; and
- 632           e. the facility shall maintain normal hours of operation no earlier than 7 a.m.
- 633 and no later than 7 p.m.
- 634           (~~(36.))~~ 35. Limited to kennel-free dog boarding and daycare facilities, and:
- 635           a. the property shall be at least four and one-half acres;
- 636           b. buildings housing dogs shall be no less than seventy-five feet from property
- 637 lines;
- 638           c. outdoor exercise areas shall be located no less than thirty feet from property
- 639 lines and shall be fenced in a manner sufficient to contain the dogs;
- 640           d. the number of dogs allowed on the property at any one time shall be limited
- 641 to the number allowed for hobby kennels, as provided in K.C.C. 11.04.060.B; and
- 642           e. training and grooming are ancillary services that may be provided only to
- 643 dogs staying at the facility; and
- 644           f. the facility shall maintain normal hours of operation no earlier than 7 a.m.
- 645 and no later than 7 p.m.

646           (~~((37.))~~) 36. Not permitted in R-1 and subject to the additional requirements in  
647 K.C.C. 21A.12.250.

648           (~~((38.))~~) 37. Driver training is limited to driver training schools licensed under  
649 chapter 46.82 RCW.

650           (~~((39.))~~) 38. A school may be located outside of the urban growth area only if  
651 allowed under King County Comprehensive Plan policies.

652           (~~((40.))~~) 39. Only as a reuse of an existing public school.

653           (~~((41.))~~) 40. A high school may be allowed as a reuse of an existing public school  
654 if allowed under King County Comprehensive Plan policies.

655           (~~((42.))~~) 41. Commercial kennels and commercial catteries in the A zone are  
656 subject to the following:

657           a. Only as a home occupation, but the square footage limitations in K.C.C.  
658 chapter 21A.30.085 for home occupations apply only to the office space for the  
659 commercial kennel or commercial cattery; and

660           b. Subject to K.C.C. 21A.30.020, except:

661           (1) A building or structure used for housing dogs or cats and any outdoor  
662 runs shall be set back one hundred and fifty feet from property lines;

663           (2) The portion of the building or structure in which the dogs or cats are kept  
664 shall be soundproofed;

665           (3) Impervious surface for the kennel or cattery shall not exceed twelve  
666 thousand square feet; and

667           (4) Obedience training classes are not allowed except as provided in  
668 subsection (~~((B.34.))~~) B.33. of this section.

669 ((43-)) 42. Commercial kennels and commercial catteries are subject to K.C.C.

670 21A.30.020.

671 SECTION 28. Ordinance 10870, Section 333, as amended, and K.C.C.

672 21A.08.060 are each hereby amended to read as follows:

673 A Government/business services land uses.

KEY		Z  O N E	RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		U	T	A				V		E	B	E	N	E	N	E	E	T
		L		L	A			E		N	O	S	I	S	A	S		R
		T			R					T	R	S	T	S	L	S		I
		U			E					I	H		Y					A
		R			A					A	O							L
		E								L	O							
											D							
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I					
													((30) ) 29)					
	GOVERNMENT SERVICES:																	
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	((P16 ) ) P15					
*	Public agency or utility yard				((P2 7)) P26	((P27)) P26	((P2 7)) P26	((P2 7)) P26			P		P					
*	Public agency archives										P	P	P					
921	Court									P4	P	P						
9221	Police Facility				P7	P7	P7	P7	P7	P	P	P	P					

9224	Fire Facility				C6 (and 33))	C6	C6	C6	P	P	P	P	P
*	Utility Facility	((P2 9 C28 ) P28 C27	((P2 9 C28 ) P28 C27	((P2 9 C28 ) P28 C27	((P2 9 C28 and 33)) P28 C27	((P29 C28)) P28 C27	((P2 9 C28 ) P28 C27	((P2 9 C28 ) P28 C27	P	P	P	P	P
*	Commuter Parking Lot				C (33 P19) ) P19	C (P19)) P18	C (P1 9)) P18	C (P19 ) 18	P	P	P	P	((P35 ) P33
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	((P1 8)) P17	((P18)) P17	((P1 8)) P17	((P1 8)) P17	((P34)) P30	((P34)) P30	((P3 4)) P30	((P34 ) P30	P
	<b>BUSINESS SERVICES:</b>												
*	Construction and Trade				((P3 4)) P32						P	P9	P
*	Individual Transportation and Taxi									((P25)) P24	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							P14 P34	((P37)) P34	P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	((P1 5 C36 ) C36 )			((P1 5 and 33 C36 ) )	((P15 C36))							P

*	Log Storage	P((+ 5)) <u>25</u>	P		P26 and 33								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service								P	P	P		
48	Communication Offices									P	P		P
482	Telegraph and other Communications								P	P	P		P
*	General Business Service							P	P	P	P		((P16 ) <u>P15</u>
*	Professional Office							P	P	P	P		((P16 ) <u>P15</u>
7312	Outdoor Advertising Service									P		((P17 ) <u>P16</u>	P
735	Miscellaneous Equipment Rental								((P17)) <u>P16</u>	P		((P17 ) <u>P16</u>	P
751	Automotive Rental and Leasing								P	P			P
752	Automotive Parking							((P20)) <u>P19a</u>	((P20)) <u>P19b</u>	((P2 4)) <u>P20</u>	((P20 ) <u>P19a</u>		P
*	Off-Street Required Parking Lot				((P3 2)) <u>P31</u>	((P32)) <u>P31</u>	((P3 2)) <u>P31</u>	((P3 2)) <u>P31</u>	((P32)) <u>P31</u>	((P32)) <u>P31</u>	((P3 2)) <u>P31</u>	P32)) <u>P31</u>	((P32 ) <u>P31</u>
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	<b>ACCESSORY USES:</b>												
*	Commercial/Industrial Accessory Uses			P	((P2 2))				((P22)) <u>P21</u>	((P22)) <u>P21</u>	P	P	P

					<u>P21</u>								
*	Helistop					((C23))	((C2	((C2	((C23))	((C23))	((C2	((C2	((C24
						<u>C22</u>	3))	3))	<u>C22</u>	<u>C23</u>	4))	3))	)
						<u>C22</u>	<u>C22</u>	<u>C22</u>			<u>C23</u>	<u>C22</u>	<u>C23</u>
<b>GENERAL</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see chapters 21A.12 through 21A.30; <b>CROSS</b> General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 <b>REFERENCES:</b> through 21A.44; (*) Definition of this specific land use, see K.C.C. chapter 21A.06.													

- 674 B. Development conditions.
- 675 1. Except self-service storage.
- 676 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
- 677 Educational Research, see general business service/office.
- 678 3.a. Only as a reuse of a public school facility or a surplus nonresidential facility
- 679 subject to K.C.C. chapter 21A.32; or
- 680 b. only when accessory to a fire facility and the office is no greater than one
- 681 thousand five hundred square feet of floor area.
- 682 4. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
- 683 21A.32.
- 684 5. New utility office locations only if there is no commercial/industrial zoning
- 685 in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that
- 686 no feasible alternative location is possible, and provided further that this condition
- 687 applies to the UR zone only if the property is located within a designated unincorporated
- 688 Rural Town.
- 689 6.a. All buildings and structures shall maintain a minimum distance of twenty
- 690 feet from property lines adjoining rural area and residential zones;
- 691 b. Any buildings from which fire-fighting equipment emerges onto a street
- 692 shall maintain a distance of thirty-five feet from such street;

- 693 c. No outdoor storage; and
- 694 d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no
- 695 feasible alternative location is possible.
- 696 7. Limited to storefront police offices. Such offices shall not have:
- 697 a. holding cells;
- 698 b. suspect interview rooms (except in the NB zone); or
- 699 c. long-term storage of stolen properties.
- 700 8. Private stormwater management facilities serving development proposals
- 701 located on commercial/industrial zoned lands shall also be located on
- 702 commercial/industrial lands, unless participating in an approved shared facility drainage
- 703 plan. Such facilities serving development within an area designated urban in the King
- 704 County Comprehensive Plan shall only be located in the urban area.
- 705 9. No outdoor storage of materials.
- 706 10. Limited to office uses.
- 707 11. Limited to self-service household moving truck or trailer rental accessory to
- 708 a gasoline service station.
- 709 12. Limited to self-service household moving truck or trailer rental accessory to
- 710 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
- 711 13. Limited to SIC Industry No. 4215-Courier Services, except by air.
- 712 14. Accessory to an apartment development of at least twelve units provided:
- 713 a. The gross floor area in self service storage shall not exceed the total gross
- 714 floor area of the apartment dwellings on the site;

- 715           b. All outdoor lights shall be deflected, shaded and focused away from all  
716 adjoining property;
- 717           c. The use of the facility shall be limited to dead storage of household goods;
- 718           d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or  
719 similar equipment;
- 720           e. No outdoor storage or storage of flammable liquids, highly combustible or  
721 explosive materials or hazardous chemicals;
- 722           f. No residential occupancy of the storage units;
- 723           g. No business activity other than the rental of storage units; and
- 724           h. A resident director shall be required on the site and shall be responsible for  
725 maintaining the operation of the facility in conformance with the conditions of approval.
- 726           i. Before filing an application with the department, the applicant shall hold a  
727 community meeting in accordance with K.C.C. 20.20.035.
- 728           15. ~~((a. The floor area devoted to warehousing, refrigeration or storage shall not~~  
729 ~~exceed two thousand square feet;~~
- 730           ~~b. Structures and areas used for warehousing, refrigeration and storage shall~~  
731 ~~maintain a minimum distance of seventy five feet from property lines adjoining rural area~~  
732 ~~and residential zones; and~~
- 733           ~~c. Warehousing, refrigeration and storage is limited to agricultural products~~  
734 ~~and sixty percent or more of the products must be grown or processed in the Puget Sound~~  
735 ~~counties. At the time of the initial application, the applicant shall submit a projection of~~  
736 ~~the source of products to be included in the warehousing, refrigeration or storage.~~
- 737           16.)) Only as an accessory use to another permitted use.



738           ~~((17.))~~ 16. No outdoor storage.

739           ~~((18.))~~ 17. Only as an accessory use to a public agency or utility yard, or to a  
740 transfer station.

741           ~~((19.))~~ 18. Limited to new commuter parking lots designed for thirty or fewer  
742 parking spaces or commuter parking lots located on existing parking lots for churches,  
743 schools, or other permitted nonresidential uses that have excess capacity available during  
744 commuting; provided that the new or existing lot is adjacent to a designated arterial that  
745 has been improved to a standard acceptable to the department of transportation;

746           ~~((20.))~~ 19.a. No tow-in lots for damaged, abandoned or otherwise impounded  
747 vehicles~~((7.))~~; and

748           b. Tow-in lots for damaged, abandoned or otherwise impounded vehicles shall  
749 be:

750           (1) permitted only on parcels located within Vashon Town Center;

751           (2) accessory to a gas or automotive service use; and

752           (3) limited to no more than ten vehicles.

753           ~~((21.))~~ 20. No dismantling or salvage of damaged, abandoned or otherwise  
754 impounded vehicles.

755           ~~((22.))~~ 21. Storage limited to accessory storage of commodities sold at retail on  
756 the premises or materials used in the fabrication of commodities sold on the premises.

757           ~~((23.))~~ 22. Limited to emergency medical evacuation sites in conjunction with  
758 police, fire or health service facility. Helistops are prohibited from the UR zone only if  
759 the property is located within a designated unincorporated Rural Town.

760           ~~((24.))~~ 23. Allowed as accessory to an allowed use.

761           ((25.)) 24. Limited to private road ambulance services with no outside storage  
762 of vehicles.

763           ((26.)) 25. Limited to two acres or less.

764           ((27.)) 26.a. Utility yards only on sites with utility district offices; or

765           b. Public agency yards are limited to material storage for road maintenance  
766 facilities.

767           ((28.)) 27. Limited to bulk gas storage tanks that pipe to individual residences  
768 but excluding liquefied natural gas storage tanks.

769           ((29.)) 28. Excluding bulk gas storage tanks.

770           ((30.)) 29. For I-zoned sites located outside the urban growth area designated by  
771 the King County Comprehensive Plan, uses shall be subject to the provisions for rural  
772 industrial uses in K.C.C. chapter 21A.12.

773           ((31.)) 30. Vactor waste treatment, storage and disposal shall be limited to liquid  
774 materials. Materials shall be disposed of directly into a sewer system, or shall be stored  
775 in tanks (or other covered structures), as well as enclosed buildings.

776           ((32.)) 31. Subject to the following:

777           a. Off-street required parking for a land use located in the urban area must be  
778 located in the urban area;

779           b. Off-street required parking for a land use located in the rural area must be  
780 located in the rural area; and

781           c.(1) Except as provided in subsection ((B.32.e.(2))) B.31.c.(2) of this  
782 subsection, off-street required parking must be located on a lot that would permit, either

783 outright or through a land use permit approval process, the land use the off-street parking  
784 will serve.

785 (2) For a social service agency allowed under K.C.C. 21A.08.050.B.13.b. to  
786 be located on a site in the NB zone, off-street required parking may be located on a site  
787 within three hundred feet of the social service agency, regardless of zoning classification  
788 of the site on which the parking is located.

789 ~~((33. Subject to review and approval of conditions to comply with trail corridor~~  
790 ~~provisions of K.C.C. chapter 21A.14 when located in an RA zone.~~

791 ~~34.))~~ 32. Limited to landscape and horticultural services (SIC 078) that are  
792 accessory to a retail nursery, garden center and farm supply store. Construction  
793 equipment for the accessory use shall not be stored on the premises.

794 ~~((35.))~~ 33. Allowed as a primary or accessory use to an allowed industrial-zoned  
795 land use.

796 ~~((36. Accessory to agricultural uses provided:~~

797 ~~a. In the RA zones and on lots less than thirty five acres in the A zone, the~~  
798 ~~floor area devoted to warehousing, refrigeration or storage shall not exceed three~~  
799 ~~thousand five hundred square feet unless located in a building designated as historic~~  
800 ~~resource under K.C.C. chapter 20.62;~~

801 ~~b. On lots at least thirty five acres in the A zones, the floor area devoted to~~  
802 ~~warehousing, refrigeration or storage shall not exceed seven thousand square feet unless~~  
803 ~~located in a building designated as historic resource under K.C.C. chapter 20.62.~~

804 ~~c. In the A zones, structures and areas used for warehousing, refrigeration and~~  
805 ~~storage shall be located on portions of agricultural lands that are unsuitable for other~~

~~agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils;~~

~~d. Structures and areas used for warehousing, refrigeration or storage shall maintain a minimum distance of seventy five feet from property lines adjoining rural area and residential zones; and~~

~~e. Warehousing, refrigeration and storage is limited to agricultural products and sixty percent or more of the products must be grown or processed in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be included in the warehousing, refrigeration or storage.~~

~~37)) 34. Use shall be limited to the NB zone on parcels outside of the Urban Growth Area, Rural Towns and Rural Neighborhoods and the building floor area devoted to such use shall not exceed ten thousand square feet.~~

SECTION 29. Ordinance 10870, Section 334, as amended, and K.C.C. 21A.08.070 are each hereby amended to read as follows:

A. Retail land uses.

KEY		RESOURCE			R U R A L	RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T

			L T U R E		L	A R E A	E	N T I A L		O S R S I H O O D	I S T S Y	A S L S		R I A L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12- 48	NB	CB	RB	O	I (30)	
*	Building Materials and Hardware Stores		((P23 ) <u>P20</u>						P2	P	P			
*	Retail Nursery, Garden Center and Farm Supply Stores	P1 C1			P1 C1				P	P	P			
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P			
*	Department and Variety Stores						((C14a ) <u>C13a</u>	((P14 ) <u>P13</u>	P5	P	P			
54	Food Stores						((C15a ) <u>C14a</u>	((P15 ) <u>P14</u>	P	P	P	C	P6	
*	Agricultural Product Sales	((P7 €7))	P4		P3 ((P7 €7))	P3	P3	((P25 ) <u>P22</u>	((P25 ) <u>P22</u>	((P25 ) <u>P22</u>	((P25 ) <u>P22</u>	((P25 ) <u>P22</u>	((P25 ) <u>P22</u>	
*	Farmers Market	((P24 ) <u>P21</u>	((P24 ) <u>P21</u>		((P24 ) <u>P21</u>	((P24 ) <u>P21</u>	((P24) <u>P21</u>	((P24 ) <u>P21</u>	((P24 ) <u>P21</u>	((P24 ) <u>P21</u>	((P24 ) <u>P21</u>	((P24 ) <u>P21</u>	((P24 ) <u>P21</u>	
*	Motor Vehicle and										((P8)) <u>P7</u>		P	

	Boat Dealers												
553	Auto Supply Stores									((P9)) P8	((P9)) P8		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings Stores									P	P		
58	Eating and Drinking Places				((P21 C19)) P18 C16		((P20 C16)) P17 C15	((P20 C16)) P17 C15	((P40 P9	P	P	P	P
*	Drug Stores						((C15)) C14	((P15 P14	P	P	P	C	
*	Recreational marijuana retailer									((P26 C27)) P23 C24	((P26 C27)) P23 C24		
592	Liquor Stores	((P13 P12			((P13 P12	((P13 P12			((P13 P12	P	P		
593	Used Goods: Antiques/ Secondhand Shops									P	P		
*	Sporting Goods and Related			((P22 P19	((P22 P19	((P22 P19	((P22)) P19	((P22 P19	((P22 P19	P	P	((P22 P19	((P22 P19

	Stores												
*	Book, Stationery, Video and Art Supply Stores						((C15a ) C14a	((P15 ) P14	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments , Tombstones , and Gravestone s										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographi c and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									((C14 ) C10	P		P
*	Florist Shops						((C15 a)) C14a	((P15 ) P14	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										((P12 ) P11		P
*	Livestock Sales	((P17 )	((P17 )		((P17 )	((P17 )	((P17 and						P

							18))						
<b>GENERAL</b>		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters											
<b>CROSS</b>		21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review											
<b>REFERENCES:</b>		Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter											
		21A.06.											

822 B. Development conditions.

823 1.a. As a permitted use, covered sales areas shall not exceed a total area of two  
824 thousand square feet, unless located in a building designated as historic resource under  
825 K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three  
826 thousand five hundred square feet may be allowed. Greenhouses used for the display of  
827 merchandise other than plants shall be considered part of the covered sales area.  
828 Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not  
829 considered part of the covered sales area;

830 b. The site area shall be at least four and one-half acres;

831 c. Sales may include locally made arts and crafts; and

832 d. Outside lighting is permitted if no off-site glare is allowed.

833 2. Only hardware stores.

834 3.a. Limited to products grown on site.

835 b. Covered sales areas shall not exceed a total area of five hundred square feet.

836 4. No permanent structures or signs.

837 5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a  
838 maximum of two thousand square feet of gross floor area.

839 6. Limited to a maximum of five thousand square feet of gross floor area.

840 7. ~~((a. As a permitted use, the covered sales area shall not exceed two thousand~~  
841 ~~square feet, unless located in a building designated as a historic resource under K.C.C.~~



chapter 20.62. As a conditional use, up to three thousand five hundred square feet of covered sales area may be allowed;

b. The site area shall be at least four and one-half acres;

c. Forty percent or more of the gross sales of agricultural product sold through the store must be sold by the producers of primary agricultural products;

d. Sixty percent or more of the gross sales of agricultural products sold through the store shall be derived from products grown or produced in the Puget Sound counties.

At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales;

e. Sales shall be limited to agricultural products and locally made arts and crafts;

f. Storage areas for agricultural products may be included in a farm store structure or in any accessory building; and

g. Outside lighting is permitted if no off-site glare is allowed.

8.)) Excluding retail sale of trucks exceeding one-ton capacity.

((9.)) 8. Only the sale of new or reconditioned automobile supplies is permitted.

((10.)) 9. Excluding SIC Industry No. 5813-Drinking Places.

((11.)) 10. No outside storage of fuel trucks and equipment.

((12.)) 11. Excluding vehicle and livestock auctions.

((13.)) 12. Only as accessory to a winery or SIC Industry No. 2082-Malt Beverages, and limited to sales of products produced on site and incidental items where the majority of sales are generated from products produced on site.

864           ~~((14.))~~ 13.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores,  
865       limited to a maximum of five thousand square feet of gross floor area, and subject to  
866       K.C.C. 21A.12.230; and

867           b. Before filing an application with the department, the applicant shall hold a  
868       community meeting in accordance with K.C.C. 20.20.035.

869           ~~((15.))~~ 14.a. Not permitted in R-1 and limited to a maximum of five thousand  
870       square feet of gross floor area and subject to K.C.C. 21A.12.230; and

871           b. Before filing an application with the department, the applicant shall hold a  
872       community meeting in accordance with K.C.C. 20.20.035.

873           ~~((16.))~~ 15.a. Not permitted in R-1 and excluding SIC Industry No. 5813-  
874       Drinking Places, and limited to a maximum of five thousand square feet of gross floor  
875       area and subject to K.C.C. 21A.12.230, except as provided in subsection ~~((B.20.))~~ B.17.  
876       of this section; and

877           b. Before filing an application with the department, the applicant shall hold a  
878       community meeting in accordance with K.C.C. 20.20.035.

879           ~~((17. Retail sale of livestock is permitted only as accessory to raising livestock.~~

880           ~~18. Limited to the R-1 zone.~~

881           ~~19.))~~ 16. Only as:

882           a. an accessory use to a permitted manufacturing or retail land use, limited to  
883       espresso stands to include sales of beverages and incidental food items, and not to include  
884       drive-through sales; or

885           b. an accessory use to a recreation or multiuse park, limited to a total floor area  
886       of three thousand five hundred square feet.

887            ~~((20.))~~ 17. Only as:

888            a. an accessory use to a recreation or multiuse park; or

889            b. an accessory use to a park and limited to a total floor area of one thousand  
890 five hundred square feet.

891            ~~((21.))~~ 18. Accessory to a park, limited to a total floor area of seven hundred  
892 fifty square feet.

893            ~~((22.))~~ 19. Only as an accessory use to:

894            a. a large active recreation and multiuse park in the urban growth area; or

895            b. a park, or a recreation or multiuse park in the RA zones, and limited to a  
896 total floor area of seven hundred and fifty square feet.

897            ~~((23.))~~ 20. Only as accessory to SIC Industry Group No. 242-Sawmills and SIC  
898 Industry No. 2431-Millwork and;

899            a. limited to lumber milled on site; and

900            b. the covered sales area is limited to two thousand square feet. The covered  
901 sales area does not include covered areas used to display only milled lumber.

902            ~~((24.))~~ 21. Requires at least five farmers selling their own products at each  
903 market and the annual value of sales by farmers should exceed the annual sales value of  
904 nonfarmer vendors.

905            ~~((25.))~~ 22. Limited to sites located within the urban growth area and:

906            a. The sales area shall be limited to three hundred square feet and must be  
907 removed each evening;

908            b. There must be legal parking that is easily available for customers; and

909 c. The site must be in an area that is easily accessible to the public, will  
 910 accommodate multiple shoppers at one time and does not infringe on neighboring  
 911 properties.

912 ((26.)) 23. Per parcel, limited to a maximum aggregated total of two thousand  
 913 square feet of gross floor area devoted to, and in support of, the retail sale of marijuana.

914 ((27.)) 24. Per parcel, limited to a maximum aggregated total of five thousand  
 915 square feet gross floor area devoted to, and in support of, the retail sale of marijuana.

916 SECTION 30. Ordinance 10870, Section 335, as amended, and K.C.C.

917 21A.08.080 are each hereby amended to read as follows:

918 A. Manufacturing land uses.

KEY		Z	RESOURCE			RURA L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use	A		F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use	G		O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use	R		R	N	R	B	S	B	S	I	S	M	S	G	S	F	D	
	O		I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		E	U	T	A			V		E	B	E	N	E	N	E	E	T
		L			L	A		E		N	O	S	I	S	A	S		R
		T				R				T	R	S	T	S	L	S		I
		U				E				I	H		Y					A
		R				A				A	O							L
		E								L	O							
		D																
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1 -8	R12 -48		NB	CB	RB	O	I (11)				
20	Food and Kindred Products	P4 C4	P4		P4—C4	P4				P2	P2	P2 C		P2 C				
*2082 /2085	Winery/Brewery /Distillery	P3 C4 2			P3 C12	P3				P17	P17	P		P				

*	Materials Processing Facility		P1 3 C	P1 4 C1 5	P16 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products									C			P
24	Wood Products, except furniture	P4 P1 8	P4 P1 8 C5		P4 P18 C5	P4					C6		P
25	Furniture and Fixtures		P1 9		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7C	P7 C	P
*	Recreational marijuana Processor I	P2 0			P20					P21 C22	P21 C22		
*	Recreational marijuana Processor II									P23 C24	P23 C24		P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods										C		P
32	Stone, Clay, Glass and Concrete Products									P6	P9		P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P

35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electric Equipment										C		P
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments										C	C	P
39	Miscellaneous Light Manufacturing										C		P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10 C
7534	Tire Retreading										C		P
781-82	Movie Production/Distribution										P		P
<b>GENERAL CROSS</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38 Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06 <b>REFERENCES:</b>													

919 B. Development conditions.

920 1.a. Excluding wineries and SIC Industry No. 2082-Malt Beverages;

b. In the A zone, only allowed on sites where the primary use is SIC industry Group No. 01-Growing Harvesting Crops or No. 02-Raising Livestock and Small Animals;

c. In the RA and UR zones, only allowed on lots of at least four and one-half acres and only when accessory to an agricultural use;

d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section, the floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

(2) With a conditional use permit, up to five thousand square feet of floor area may be devoted to all processing; and

(3) In the A zone, on lots thirty-five acres or greater, the floor area devoted to all processing shall not exceed seven thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

e. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

f. Processing is limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;

g. In the A zone, structures used for processing shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within

the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils; and

h. Tasting of products produced on site may be provided in accordance with state law. The area devoted to tasting shall be included in the floor area limitation in subsection B.1.d. of this section.

2. Except slaughterhouses.

3.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC Industry No. 2085-Distilled and Blended Liquors;

~~b. ((In the A zone, only allowed on sites where the primary use is SIC Industry Group No. 01 Growing and Harvesting Crops or No. 02 Raising Livestock and Small Animals:))~~

~~e.))~~ In the RA and UR zones, only allowed on lots of at least four and one-half acres;

~~((f.))~~ c. The floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

~~((e.))~~ d. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

~~((f.))~~ e. Sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be produced; and



967           (~~(g.)~~) f. Tasting of products produced on site may be provided in accordance  
968 with state law. The area devoted to tasting shall be included in the floor area limitation in  
969 subsection (~~(B.3.e.)~~) B.3.b. of this section.

970           4. Limited to rough milling and planing of products grown on-site with portable  
971 equipment.

972           5. Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No.  
973 2431-Millwork. For RA zoned sites, if using lumber or timber grown off-site, the  
974 minimum site area is four and one-half acres.

975           6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and  
976 No. 2431-Millwork(~~(g.)~~) (excluding planing mills).

977           7. Limited to photocopying and printing services offered to the general public.

978           8. Only within enclosed buildings, and as an accessory use to retail sales.

979           9. Only within enclosed buildings.

980           10. Limited to boat building of craft not exceeding forty-eight feet in length.

981           11. For I-zoned sites located outside the urban growth area designated by the  
982 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.  
983 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for  
984 rural industrial uses as set forth in K.C.C. chapter 21A.12.

985           12.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC  
986 Industry No. 2085-Distilled and Blended Liquors;

987           b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area  
988 of structures for wineries, breweries and distilleries and any accessory uses shall not  
989 exceed a total of eight thousand square feet. The floor area may be increased by up to an

990 additional eight thousand square feet of underground storage that is constructed  
991 completely below natural grade, not including required exits and access points, if the  
992 underground storage is at least one foot below the surface and is not visible above  
993 ground; and

994 (2) On Vashon-Maury Island, the total floor area of structures for wineries,  
995 breweries and distilleries and any accessory uses may not exceed six thousand square  
996 feet, including underground storage;

997 c. Wineries, breweries and distilleries shall comply with Washington state  
998 Department of Ecology and King County board of health regulations for water usage and  
999 wastewater disposal. Wineries, breweries and distilleries using water from exempt wells  
1000 shall install a water meter;

1001 d. Off-street parking is limited to one hundred and fifty percent of the  
1002 minimum requirement for wineries, breweries or distilleries specified in K.C.C.  
1003 21A.18.030;

1004 e. Structures and areas used for processing shall be set back a minimum  
1005 distance of seventy-five feet from property lines adjacent to rural area and residential  
1006 zones, unless the processing is located in a building designated as historic resource under  
1007 K.C.C. chapter 20.62;

1008 f. The minimum site area is four and one-half acres. If the total floor area of  
1009 structures for wineries, breweries and distilleries and any accessory uses exceed six  
1010 thousand square feet, including underground storage:

1011 (1) the minimum site area is ten acres; and

1012 (2) a minimum of two and one-half acres of the site shall be used for the  
1013 growing of agricultural products;

1014 g. The facility shall be limited to processing agricultural products and sixty  
1015 percent or more of the products processed must be grown in the Puget Sound counties.  
1016 At the time of the initial application, the applicant shall submit a projection of the source  
1017 of products to be processed; and

1018 h. Tasting of products produced on site may be provided in accordance with  
1019 state law. The area devoted to tasting shall be included in the floor area limitation in  
1020 subsection B.12.b. of this section.

1021 13. Only on the same lot or same group of lots under common ownership or  
1022 documented legal control, which includes, but is not limited to, fee simple ownership, a  
1023 long-term lease or an easement:

1024 a. as accessory to a primary forestry use and at a scale appropriate to process  
1025 the organic waste generated on the site; or

1026 b. as a continuation of a sawmill or lumber manufacturing use only for that  
1027 period to complete delivery of products or projects under contract at the end of the  
1028 sawmill or lumber manufacturing activity.

1029 14. Only on the same lot or same group of lots under common ownership or  
1030 documented legal control, which includes, but is not limited to, fee simple ownership, a  
1031 long-term lease or an easement:

1032 a. as accessory to a primary mineral use; or

1033 b. as a continuation of a mineral processing use only for that period to  
1034 complete delivery of products or projects under contract at the end of mineral extraction.

1035           15. Continuation of a materials processing facility after reclamation in  
1036 accordance with an approved reclamation plan.

1037           16. Only a site that is ten acres or greater and that does not use local access  
1038 streets that abut lots developed for residential use.

1039           17.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC  
1040 Industry No. 2085-Distilled and Blended Liquors;

1041           b. The floor area devoted to all processing shall not exceed three thousand five  
1042 hundred square feet, unless located in a building designated as historic resource under  
1043 K.C.C. chapter 20.62;

1044           c. Structures and areas used for processing shall maintain a minimum distance  
1045 of seventy-five feet from property lines adjoining rural area and residential zones, unless  
1046 located in a building designated as historic resource under K.C.C. chapter 20.62; and

1047           d. Tasting of products produced on site may be provided in accordance with  
1048 state law. The area devoted to tasting shall be included in the floor area limitation in  
1049 subsection B.18.b. of this section.

1050           18. Limited to:

1051           a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-  
1052 Millwork, as follows:

1053           (1) If using lumber or timber grown off-site, the minimum site area is four  
1054 and one-half acres;

1055           (2) The facility shall be limited to an annual production of no more than one  
1056 hundred fifty thousand board feet;

1057 (3) Structures housing equipment used in the operation shall be located at  
1058 least one-hundred feet from adjacent properties with residential or rural area zoning;

1059 (4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to  
1060 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

1061 (6) In the RA zone, the facility's driveway shall have adequate entering sight  
1062 distance required by the 2007 King County Road Design and Construction Standards. An  
1063 adequate turn around shall be provided on-site to prevent vehicles from backing out on to  
1064 the roadway that the driveway accesses; and

1065 (7) Outside lighting is limited to avoid off-site glare; and

1066 b. SIC Industry No. 2411-Logging.

1067 19. Limited to manufacture of custom made wood furniture or cabinets.

1068 20.a. Only allowed on lots of at least four and one-half acres;

1069 b. Only as an accessory use to a Washington state Liquor Control Board  
1070 licensed marijuana production facility on the same lot; and

1071 c. Accessory marijuana processing uses allowed under this section are subject  
1072 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

1073 21.a. Only in the CB and RB zones located outside the urban growth area; and

1074 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in  
1075 support of, processing marijuana together with any separately authorized production of  
1076 marijuana shall be limited to a maximum of two thousand square feet; and

1077 c. If the two thousand square foot per parcel threshold is exceeded, each and  
1078 every marijuana-related entity occupying space in addition to the two thousand square

foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.23. of this section.

22.a. Only in the CB and RB zones located outside the urban growth area; and

b. Per parcel, the aggregated total gross floor area devoted to the use of, and in support of, processing marijuana together with any separately authorized production of marijuana shall be limited to a maximum of thirty thousand square feet.

23.a. Only in the CB and RB zones located inside the urban growth area; and

b. Per parcel, the aggregated total gross floor area devoted to the use of, and in support of, processing marijuana together with any separately authorized production of marijuana shall be limited to a maximum of two thousand square feet; and

c. If the two thousand square foot per parcel threshold is exceeded, each and every marijuana-related entity occupying space in addition to the two thousand square foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.25. of this section.

24.a. Only in the CB and RB zones located inside the urban growth area; and

b. Per parcel, the aggregated total gross floor area devoted to the use of, and in support of, processing marijuana together with any separately authorized production of marijuana shall be limited to a maximum of thirty thousand square feet.

25. Per parcel, limited to a maximum aggregate total of two thousand square feet of gross floor area devoted to, and in support of, the processing of marijuana together with any separately authorized production of marijuana.

1100 26. Per parcel, limited to a maximum aggregate total of thirty thousand square  
 1101 feet of gross floor area devoted to, and in support of, the processing of marijuana together  
 1102 with any separately authorized production of marijuana.

1103 SECTION 31. Ordinance 10870, Section 336, as amended, and K.C.C.  
 1104 21A.08.090 are each hereby amended to read as follows:

1105 A. Resource land uses.

KEY		Z  O N E	RESOURCE			R U  R A  L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S	
		U	T	A			V		E	B	E	N	E	N	E	E	T	
		L		L	A		E		N	O	S	I	S	A	S		R	
		T			R				T	R	S	T	S	L	S		I	
		U			E				I	H		Y					A	
		R			A				A	O							L	
		E							L	D								
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I					
	AGRICULTURE:																	
01	Growing and Harvesting Crops	P	P		P	P	P						P					
02	Raising Livestock and Small Animals (6)	P	P		P	P							P					
01/02	Agricultural Activities	P24 C	P24 C		P24 C													
01/02	Agricultural Support Services	P25 C	P25 C		P26 C		P26 C											
01/02																		
01/02																		

*	Recreational marijuana producer	P15 C22			P16 C17					P18 C19	P18 C19		P20 C21
*	Agriculture Training Facility	C10											
*	Agriculture-related special needs camp	P12											
*	Agricultural Anaerobic Digester	P13											
	<b>FORESTRY:</b>												
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
	<b>FISH AND WILDLIFE MANAGEMENT:</b>												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	<b>MINERAL:</b>												
10,12,14	Mineral Extraction and Processing		P9 C	P C11									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C11	P8 C11									P
	<b>ACCESSORY USES:</b>												
*	Resource Accessory Uses	P3 P23 <u>P27</u>	P4	P5	P3	P3							P4
*	Temporary Farm Worker Housing	P14	P14		P14								
<b>GENERAL CROSS</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.													

1106

## B. Development conditions.

1107

1. May be further subject to K.C.C. chapter 21A.25.

1108

2. Only forest research conducted within an enclosed building.



- 1109                    3. ((~~Accessory dwelling units~~)) Farm houses: in accordance with K.C.C.  
1110    21A.08.030.
- 1111                    4. Excluding housing for agricultural workers.
- 1112                    5. Limited to either maintenance or storage facilities, or both, in conjunction  
1113    with mineral extraction or processing operation.
- 1114                    6. Allowed in accordance with K.C.C. chapter 21A.30.
- 1115                    7. Only in conjunction with a mineral extraction site plan approved in  
1116    accordance with K.C.C. chapter 21A.22.
- 1117                    8. Only on the same lot or same group of lots under common ownership or  
1118    documented legal control, which includes, but is not limited to, fee simple ownership, a  
1119    long-term lease or an easement:
- 1120                    a. as accessory to a primary mineral extraction use;
- 1121                    b. as a continuation of a mineral processing only for that period to complete  
1122    delivery of products or projects under contract at the end of a mineral extraction; or
- 1123                    c. for a public works project under a temporary grading permit issued in  
1124    accordance with K.C.C. 16.82.152.
- 1125                    9. Limited to mineral extraction and processing:
- 1126                    a. on a lot or group of lots under common ownership or documented legal  
1127    control, which includes but is not limited to, fee simple ownership, a long-term lease or  
1128    an easement;
- 1129                    b. that are located greater than one-quarter mile from an established residence;  
1130    and

1131 c. that do not use local access streets that abut lots developed for residential  
1132 use.

1133 10. Agriculture training facilities are allowed only as an accessory to existing  
1134 agricultural uses and are subject to the following conditions:

1135 a. The impervious surface associated with the agriculture training facilities  
1136 shall comprise not more than ten percent of the allowable impervious surface permitted  
1137 under K.C.C. 21A.12.040;

1138 b. New or the expansion of existing structures, or other site improvements,  
1139 shall not be located on class 1, 2 or 3 soils;

1140 c. The director may require reuse of surplus structures to the maximum extent  
1141 practical;

1142 d. The director may require the clustering of new structures with existing  
1143 structures;

1144 e. New structures or other site improvements shall be set back a minimum  
1145 distance of seventy-five feet from property lines adjoining rural area and residential  
1146 zones;

1147 f. Bulk and design of structures shall be compatible with the architectural style  
1148 of the surrounding agricultural community;

1149 g. New sewers shall not be extended to the site;

1150 h. Traffic generated shall not impede the safe and efficient movement of  
1151 agricultural vehicles, nor shall it require capacity improvements to rural roads;

1152 i. Agriculture training facilities may be used to provide educational services to  
1153 the surrounding rural/agricultural community or for community events. Property owners

may be required to obtain a temporary use permit for community events in accordance with K.C.C. chapter 21A.32;

j. Use of lodging and food service facilities shall be limited only to activities conducted in conjunction with training and education programs or community events held on site;

k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and

l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40.

11. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.

12.a. Activities at the camp shall be limited to agriculture and agriculture-oriented activities. In addition, activities that place minimal stress on the site's agricultural resources or activities that are compatible with agriculture are permitted.

(1) passive recreation;

(2) training of individuals who will work at the camp;

(3) special events for families of the campers; and

(4) agriculture education for youth.

b. Outside the camp center, as provided for in subsection B.12.e. of this section, camp activities shall not preclude the use of the site for agriculture and agricultural related activities, such as the processing of local food to create value-added products and the refrigeration and storage of local agricultural products. The camp shall

1177 be managed to coexist with agriculture and agricultural activities both onsite and in the  
1178 surrounding area.

1179 c. A farm plan shall be required for commercial agricultural production to  
1180 ensure adherence to best management practices and soil conservation.

1181 d.(1) The minimum site area shall be five hundred acres. Unless the property  
1182 owner has sold or transferred the development rights as provided in subsection B.12.c.(3)  
1183 of this section, a minimum of five hundred acres of the site must be owned by a single  
1184 individual, corporation, partnership or other legal entity and must remain under the  
1185 ownership of a single individual, corporation, partnership or other legal entity for the  
1186 duration of the operation of the camp.

1187 (2) Nothing in subsection B.12.d.(1) of this section prohibits the property  
1188 owner from selling or transferring the development rights for a portion or all of the site to  
1189 the King County farmland preservation program or, if the development rights are  
1190 extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

1191 e. The impervious surface associated with the camp shall comprise not more  
1192 than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

1193 f. Structures for living quarters, dining facilities, medical facilities and other  
1194 nonagricultural camp activities shall be located in a camp center. The camp center shall  
1195 be no more than fifty acres and shall be depicted on a site plan. New structures for  
1196 nonagricultural camp activities shall be clustered with existing structures;

1197 g. To the extent practicable, existing structures shall be reused. The applicant  
1198 shall demonstrate to the director that a new structure for nonagricultural camp activities

cannot be practicably accommodated within an existing structure on the site, though cabins for campers shall be permitted only if they do not already exist on site;

h. Camp facilities may be used to provide agricultural educational services to the surrounding rural and agricultural community or for community events. If required by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for community events;

i. Lodging and food service facilities shall only be used for activities related to the camp or for agricultural education programs or community events held on site;

j. Incidental uses, such as office and storage, shall be limited to those that directly support camp activities, farm operations or agricultural education programs;

k. New nonagricultural camp structures and site improvements shall maintain a minimum set-back of seventy-five feet from property lines adjoining rural area and residential zones;

l. Except for legal nonconforming structures existing as of January 1, 2007, camp facilities, such as a medical station, food service hall and activity rooms, shall be of a scale to serve overnight camp users;

m. Landscaping equivalent to a type III landscaping screen, as provided for in K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures and site improvements located within two hundred feet of an adjacent rural area and residential zoned property not associated with the camp;

n. New sewers shall not be extended to the site;

o. The total number of persons staying overnight shall not exceed three hundred;

p. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

q. Traffic generated by camp activities shall not impede the safe and efficient movement of agricultural vehicles nor shall it require capacity improvements to rural roads;

r. If the site is adjacent to an arterial roadway, access to the site shall be directly onto the arterial unless the county road engineer determines that direct access is unsafe;

s. If direct access to the site is via local access streets, transportation management measures shall be used to minimize adverse traffic impacts;

t. Camp recreational activities shall not involve the use of motor vehicles unless the motor vehicles are part of an agricultural activity or are being used for the transportation of campers, camp personnel or the families of campers. Camp personnel may use motor vehicles for the operation and maintenance of the facility. Client-specific motorized personal mobility devices are allowed; and

u. Lights to illuminate the camp or its structures shall be arranged to reflect the light away from any adjacent property.

13. Limited to digester receiving plant and animal and other organic waste from agricultural activities, and including electrical generation, as follows:

a. the digester must be included as part of a Washington state Department of Agriculture approved dairy nutrient plan;

b. the digester must process at least seventy percent livestock manure or other agricultural organic material from farms in the vicinity, by volume;

c. imported organic waste-derived material, such as food processing waste, may be processed in the digester for the purpose of increasing methane gas production for beneficial use, but not shall exceed thirty percent of volume processed by the digester; and

d. the use must be accessory to an operating dairy or livestock operation.

14. Farm worker housing. Either:

a. Temporary farm worker housing subject to the following conditions:

~~((a-))~~ (1) The housing must be licensed by the Washington state Department of Health under chapter 70.114A RCW and chapter 246-358 WAC;

~~((b-))~~ (2) Water supply and sewage disposal systems must be approved by the Seattle King County department of health;

~~((c-))~~ (3) To the maximum extent practical, the housing should be located on nonfarmable areas that are already disturbed and should not be located in the floodplain or in a critical area or critical area buffer; and

~~((d-))~~ (4) The property owner shall file with the department of executive services, records and licensing services division, a notice approved by the department identifying the housing as ~~((the))~~ temporary farm worker housing ~~((as accessory))~~ and that the housing shall ~~((only))~~ be occupied only by agricultural employees and their families while employed by the owner or operator or on a nearby farm. The notice shall run with the land~~((;))~~; or

b. Housing for agricultural employees who are employed by the owner or operator of the farm year-round as follows:

(1) Not more than:

- 1268                    (a) one agricultural employee dwelling unit on a site under twenty acres;  
1269                    (b) two agricultural employee dwelling units on a site between twenty acres  
1270                    and fifty acres;  
1271                    (c) three agricultural employee dwelling units on a site greater than fifty  
1272                    acres and less than one-hundred acres; and  
1273                    (d) four agricultural employee dwelling units on sites one-hundred acres and  
1274                    larger and one additional agricultural employee dwelling unit for each additional one  
1275                    hundred acres thereafter;  
1276                    (2) If the primary use of the site changes to a nonagricultural use, all  
1277                    agricultural employee dwelling units shall be removed;  
1278                    (3) The applicant shall file with the department of executive services, records  
1279                    and licensing services division, a notice approved by the department that identifies the  
1280                    agricultural employee dwelling units as accessory and that the dwelling units shall only  
1281                    be occupied by agricultural employees who are employed by the owner or operator year-  
1282                    round. The notice shall run with the land. The applicant shall submit to the department  
1283                    proof that the notice was filed with the department of executive services, records and  
1284                    licensing services division, before the department approves any permit for the  
1285                    construction of agricultural employee dwelling units;  
1286                    (4) An agricultural employee dwelling unit shall not exceed a floor area of  
1287                    one thousand square feet and may be occupied by no more than eight unrelated  
1288                    agricultural employees;  
1289                    (5) To the maximum extent practical, the housing should be located on  
1290                    nonfarmable areas that are already disturbed;
-



1291                   (6) One off-street parking space shall be provided for each agricultural  
1292   employee dwelling unit; and

1293                   (7) The agricultural employee dwelling units shall be constructed in  
1294   compliance with K.C.C. Title 16.

1295                   15. Marijuana production by marijuana producers licensed by the Washington  
1296   state Liquor Control Board is subject to the following standards:

1297                   a. Production is limited to outdoor, indoor within marijuana greenhouses, and  
1298   within structures that are nondwelling unit structures that exist as of October 1, 2013,  
1299   subject to the size limitations in subsection B.15.b. of this section;

1300                   b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with  
1301   any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum  
1302   aggregated total of two thousand square feet and shall be located within a fenced area or  
1303   marijuana greenhouse that is no more than ten percent larger than that combined area, or  
1304   may occur in nondwelling unit structures that exist as of October 1, 2013; and

1305                   c. Outdoor production area fencing as required by the Washington state Liquor  
1306   Control Board and marijuana greenhouses shall maintain a minimum street setback of  
1307   fifty feet and a minimum interior setback of thirty feet.

1308                   16. Marijuana production by marijuana producers licensed by the Washington  
1309   state Liquor Control Board is subject to the following standards:

1310                   a. Production is limited to outdoor, indoor within marijuana greenhouses, and  
1311   within nondwelling unit structures that exist as of October 1, 2013, subject to the size  
1312   limitations in subsection B.16.b. of this section;

b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a fenced area or marijuana greenhouse, that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013;

c. Only allowed on lots of at least four and one-half acres; and

d. Outdoor production area fencing as required by the Washington state Liquor Control Board and marijuana greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of thirty feet; and

e. If the two thousand square foot per parcel threshold of plant canopy within fenced areas or marijuana greenhouses is exceeded, each and every marijuana-related entity occupying space in addition to the two thousand square foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.17. of this section.

17. Marijuana production by marijuana producers licensed by the Washington state Liquor Control Board is subject to the following standards:

a. Production is limited to outdoor and indoor within marijuana greenhouses subject to the size limitations in subsection B.17.b. of this section;

b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a fenced area or marijuana greenhouse that is no more than ten percent larger than that combined area; and

c. Only allowed on lots of at least four and one-half acres.

1336 18.a. Production is limited to indoor only; and

1337 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with

1338 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum

1339 aggregated total of two thousand square feet and shall be located within a building or

1340 tenant space that is no more than ten percent larger than the plant canopy and separately

1341 authorized processing area; and

1342 c. If the two thousand square foot per parcel threshold is exceeded, each and

1343 every marijuana-related entity occupying space in addition to the two thousand square

1344 foot threshold area on that parcel shall obtain a conditional use permit as set forth in

1345 subsection B.19. of this section.

1346 19.a. Production is limited to indoor only; and

1347 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with

1348 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum

1349 aggregated total of thirty thousand square feet and shall be located within a building or

1350 tenant space that is no more than ten percent larger than the plant canopy and separately

1351 authorized processing area.

1352 20.a. Production is limited to indoor only;

1353 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with

1354 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum

1355 aggregated total of two thousand square feet and shall be located within a building or

1356 tenant space that is no more than ten percent larger than the plant canopy and separately

1357 authorized processing area.

1358 21.a. Production is limited to indoor only;

b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area.

22. Marijuana production by marijuana producers licensed by the Washington state Liquor Control Board is subject to the following standards:

a. Production is limited to outdoor, indoor within marijuana greenhouses, and within structures that are nondwelling unit structures that exist as of October 1, 2013, subject to the size limitations in subsection B.15.b. of this section;

b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of ten thousand square feet and shall be located within a fenced area or marijuana greenhouse that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013; and

c. Outdoor production area fencing as required by the Washington state Liquor Control Board and marijuana greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of thirty feet.

23. The storage and processing of non-manufactured source separated organic waste that originates from agricultural operations and that does not originate from the site, if:

a. agricultural is the primary use of the site;

b. the storage and processing are in accordance with best management practices included in an approved farm plan; and

c. except for areas used for manure storage, the areas used for storage and processing do not exceed three acres and ten percent of the site.

24.a. For activities relating to the manufacturing or processing of crops or livestock for commercial purposes, including associated activities such as warehousing, storage, including refrigeration, and other similar activities and excluding wineries, SIC Industry No. 2085 - Distilled and Blended Liquors and SIC Industry No. 2082 - Malt Beverages:

(1) in the RA and UR zones, only allowed on lots of at least four and one-half acres;

(2) limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;

(3) structures and areas used for processing, warehousing, storage, including refrigeration, and other similar activities shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

(4) in the A zone, structures and areas used for processing, warehousing, refrigeration, storage and other similar activities shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils; and

1404           (5)(a) as a permitted use, the floor area devoted to all processing shall not  
1405 exceed three thousand five hundred square feet, unless located in a building designated as  
1406 an historic resource under K.C.C. chapter 20.62. The department may review and  
1407 approve, in accordance with the code compliance review process in section 33 of this  
1408 ordinance, an increase in the processing floor area as follows: up to five thousand square  
1409 feet of floor area may be devoted to all processing in the RA zones or on lots less than  
1410 thirty-five acres located in the A zones or up to seven thousand square feet on lots greater  
1411 than thirty-five acres in the A zone, unless located in a building designated as historic  
1412 resource under K.C.C. chapter 20.62; and

1413           (b) as a permitted use, the floor area devoted to all warehousing,  
1414 refrigeration, storage or other similar activities shall not exceed two thousand square feet,  
1415 unless located in a building designated as historic resource under K.C.C. chapter 20.62.  
1416 The department may review and approve, in accordance with the code compliance  
1417 process in section 33 of this ordinance, up to three thousand five hundred square feet of  
1418 floor area devoted to all warehousing, storage, including refrigeration, or other similar  
1419 activities in the RA zones or on lots less than thirty-five acres located in the A zones or  
1420 up to seven thousand square feet on lots greater than thirty-five acres in the A zone,  
1421 unless located in a building designated as historic resource under K.C.C. chapter 20.62.

1422           b. For activities relating to the retail sale of agricultural products, except  
1423 livestock:

1424           (1) as a permitted use, the covered sales area shall not exceed two thousand  
1425 square feet, unless located in a building designated as a historic resource under K.C.C.  
1426 chapter 20.62. The department may review and approve, in accordance with the code

1427 compliance review process in section 33 of this ordinance, up to three thousand five  
1428 hundred square feet of covered sales area;

1429 (2) in the RA and UR zones, only allowed on lots at least four and one-half  
1430 acres;

1431 (3) forty percent or more of the gross sales of agricultural product sold  
1432 through the store must be sold by the producers of primary agricultural products;

1433 (4) sixty percent or more of the gross sales of agricultural products sold  
1434 through the store shall be derived from products grown or produced in the Puget Sound  
1435 counties. At the time of the initial application, the applicant shall submit a reasonable  
1436 projection of the source of product sales;

1437 (5) sales shall be limited to agricultural products and locally made arts and  
1438 crafts;

1439 (6) tasting of products, in accordance with applicable health regulations, is  
1440 allowed;

1441 (7) storage areas for agricultural products may be included in a farm store  
1442 structure or in any accessory building; and

1443 (8) outside lighting is permitted if no off-site glare is allowed.

1444 c. Retail sales of livestock is permitted only as accessory to raising livestock.

1445 d. Farm operations, including equipment repair and related facilities, except  
1446 that:

1447 (1) in the RA zones, only allowed on lots of at least four and one-half acres;  
1448 (2) the repair of tools and machinery is limited to those necessary for the  
1449 operation of a farm or forest; and

1450                   (3) the size of the total repair use is limited to one percent of the lot size up to  
1451 a maximum of five thousand square feet unless located within an existing farm structure,  
1452 including but not limited to barns, existing as of December 31, 2003.

1453                   e. Minimum lot sizes in the rural and residential zones and minimum setbacks  
1454 from rural and residential properties may be reduced in accordance with the code  
1455 compliance review process in section 33 of this ordinance.

1456                   25. The department may review and approve establishment of an agricultural  
1457 support facility in accordance with the code compliance review process in section 34 of  
1458 this ordinance only if:

1459                   a. project is sited on lands that are unsuitable for direct agricultural production  
1460 based on size, soil conditions or other factors and cannot be returned to productivity by  
1461 drainage maintenance, and

1462                   b. the proposed use is allowed under FPP conservation easement and/or zoning  
1463 development standards.

1464                   26. The department may review and approve establishment of agricultural  
1465 support services in accordance with the code compliance review process in section 34 of  
1466 this ordinance only if:

1467                   a. the project site is located on properties that adjoin or are within six hundred  
1468 sixty feet of the agricultural production district, has direct vehicular access to the  
1469 agricultural production district and, except for farmworker housing, does not use local  
1470 access streets that abut lots developed for residential use; and

1471                   b. Minimum lot size is four and one-half acres.



1472 27.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC  
 1473 Industry No. 2085-Distilled and Blended Liquors;  
 1474 b. The floor area devoted to all processing shall not exceed three thousand five  
 1475 hundred square feet, unless located in a building designated as historic resource under  
 1476 K.C.C. chapter 20.62;  
 1477 c. Structures and areas used for processing shall maintain a minimum distance  
 1478 of seventy-five feet from property lines adjoining rural area and residential zones, unless  
 1479 located in a building designated as historic resource under K.C.C. chapter 20.62;  
 1480 d. Sixty percent or more of the products processed must be grown in the Puget  
 1481 Sound counties. At the time of the initial application, the applicant shall submit a  
 1482 projection of the source of products to be produced; and  
 1483 e. Tasting of products produced on site may be provided in accordance with  
 1484 state law. The area devoted to tasting shall be included in the floor area limitation in  
 1485 subsection B.3.c. of this section.

1486 SECTION 32. Ordinance 10870, Section 337, as amended, and K.C.C.  
 1487 21A.08.100 are each hereby amended to read as follows:

1488 A. Regional land uses.

KEY		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use	Z	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use		R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T

			L T U R E		L		E	N T I A L		O S R S I H O D	I S T S Y	A S L S		R I A L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (15)	
*	Jail						S	S	S	S	S	S	S	
*	Jail Farm/Camp	S	S		S	S								
*	Work Release Facility				S19	S19	S	S	S	S	S	S		
*	Public Agency Animal Control Facility		S		S	S					S		P	
*	Public Agency Training Facility		S		S3					S3	S3	S3	C4	
*	Hydroelectric Generation Facility		C14 S		C14 S	C14 S	C14 S							
*	Non-hydroelectric Generation Facility	((P25)) C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S	
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P	
*	Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P	
13	Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C	
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S	
*	Soil Recycling Facility		S	S	S								C	
*	Landfill		S	S	S	S	S	S	S	S	S	S	S	
*	Transfer Station			S	S	S	S	S	S	S	S		P	
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C	
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S	
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S	
*	Rural Public Infrastructure Maintenance Facility				C23									
*	Transit Bus Base						S	S	S	S	S	S	P	

*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24
*	Regional Motor Sports Facility												P
*	County Fairgrounds Facility				P21 S22								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S
8221- 8222	College/University(1)	P10	P10		P10 C11 S18	P10 C11 S18	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P
*	Zoo Animal Breeding Facility	P16	P16		P16								
<b>GENERAL CROSS</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters <b>REFERENCES:</b> 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.													

1489 B. Development conditions.

1490 1. Except technical institutions. See vocational schools on general services land

1491 use table, K.C.C. 21A.08.050.

1492 2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.

1493 3. Except weapons armories and outdoor shooting ranges.

1494 4. Except outdoor shooting range.

1495 5. Only in conjunction with an existing or proposed school.

1496 6.a. Limited to no more than three satellite dish (~~((antennae))~~) antennas.

1497 b. Limited to one satellite dish antenna.

1498 c. Limited to tower consolidations.

1499 7. Limited to landing field for aircraft involved in forestry or agricultural

1500 practices or for emergency landing sites.

- 1501           8. Except racing of motorized vehicles.
- 1502           9. Limited to wildlife exhibit.
- 1503           10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
- 1504           11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
- 1505 21A.32.
- 1506           12. Limited to cogeneration facilities for on-site use only.
- 1507           13. Excluding impoundment of water using a dam.
- 1508           14. Limited to facilities that comply with the following:
- 1509           a. Any new diversion structure shall not:
- 1510               (1) exceed a height of eight feet as measured from the streambed; or
- 1511               (2) impound more than three surface acres of water at the normal maximum
- 1512 surface level;
- 1513           b. There shall be no active storage;
- 1514           c. The maximum water surface area at any existing dam or diversion shall not
- 1515 be increased;
- 1516           d. An exceedance flow of no greater than fifty percent in mainstream reach
- 1517 shall be maintained;
- 1518           e. Any transmission line shall be limited to a:
- 1519               (1) right-of-way of five miles or less; and
- 1520               (2) capacity of two hundred thirty KV or less;
- 1521           f. Any new, permanent access road shall be limited to five miles or less; and
- 1522           g. The facility shall only be located above any portion of the stream used by
- 1523 anadromous fish.

1524           15. For I-zoned sites located outside the urban growth area designated by the  
1525 King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.  
1526 21A.08.100.A, except for waste water treatment facilities and racetracks, shall be  
1527 prohibited. All other uses, including waste water treatment facilities, shall be subject to  
1528 the provisions for rural industrial uses in K.C.C. chapter 21A.12.

1529           16. The operator of such a facility shall provide verification to the department of  
1530 natural resources and parks or its successor organization that the facility meets or exceeds  
1531 the standards of the Animal and Plant Health Inspection Service of the United States  
1532 Department of Agriculture and the accreditation guidelines of the American Zoo and  
1533 Aquarium Association.

1534           17. The following provisions of the table apply only to major communication  
1535 facilities. Minor communication facilities shall be reviewed in accordance with the  
1536 processes and standard outlined in K.C.C. chapter 21A.27.

1537           18. Only for facilities related to resource-based research.

1538           19. Limited to work release facilities associated with natural resource-based  
1539 activities.

1540           20. Limited to projects which do not require or result in an expansion of sewer  
1541 service outside the urban growth area, unless a finding is made that no cost-effective  
1542 alternative technologies are feasible, in which case a tightline sewer sized only to meet  
1543 the needs of the school bus base and serving only the school bus base may be used.  
1544 Renovation, expansion, modernization or reconstruction of a school bus base is permitted  
1545 but shall not require or result in an expansion of sewer service outside the urban growth

1546 area, unless a finding is made that no cost-effective alternative technologies are feasible,  
1547 in which case a tightline sewer sized only to meet the needs of the school bus base.

1548 21. Only in conformance with the King County Site Development Plan Report,  
1549 through modifications to the plan of up to ten percent are allowed for the following:

1550 a. building square footage;

1551 b. landscaping;

1552 c. parking;

1553 d. building height; or

1554 e. impervious surface.

1555 22. A special use permit shall be required for any modification or expansion of  
1556 the King County fairgrounds facility that is not in conformance with the King County  
1557 Site Development Plan Report or that exceeds the allowed modifications to the plan  
1558 identified in subsection B.21. of this section.

1559 23. The facility shall be primarily devoted to rural public infrastructure  
1560 maintenance and is subject to the following conditions:

1561 a. The minimum site area shall be ten acres, unless:

1562 (1) the facility is a reuse of a public agency yard; or

1563 (2) the site is separated from a county park by a street or utility right-of-way;

1564 b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided  
1565 between any stockpiling or grinding operations and adjacent residential zoned property;

1566 c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided  
1567 between any office and parking lots and adjacent residential zoned property;

d. Access to the site does not use local access streets that abut residential zoned property, unless the facility is a reuse of a public agency yard;

e. Structural setbacks from property lines shall be as follows:

(1) Buildings, structures and stockpiles used in the processing of materials shall be no closer than:

(a) one hundred feet from any residential zoned properties, except that the setback may be reduced to fifty feet when the grade where the building or structures are proposed is fifty feet or greater below the grade of the residential zoned property;

(b) fifty feet from any other zoned property, except when adjacent to a mineral extraction or materials processing site;

(c) the greater of fifty feet from the edge of any public street or the setback from residential zoned property on the far side of the street; and

(2) Offices, scale facilities, equipment storage buildings and stockpiles shall not be closer than fifty feet from any property line except when adjacent to M or F zoned property or when a reuse of an existing building. Facilities necessary to control access to the site, when demonstrated to have no practical alternative, may be located closer to the property line;

f. On-site clearing, grading or excavation, excluding that necessary for required access, roadway or storm drainage facility construction, shall not be permitted within fifty feet of any property line except along any portion of the perimeter adjacent to M or F zoned property. If native vegetation is restored, temporary disturbance resulting from construction of noise attenuation features located closer than fifty feet shall be permitted; and

g. Sand and gravel extraction shall be limited to forty thousand yards per year.

24. The following accessory uses to a motor race track operation are allowed if approved as part of the special use permit:

a. motocross;

b. autocross;

c. skidpad;

d. garage;

e. driving school; and

f. fire station.

~~((25. Only as an accessory use of an agricultural anaerobic digester.))~~

SECTION 33. Ordinance 13274, Section 4, as amended, and K.C.C. 21A.37.020 are hereby amended to read as follows:

A. For the purpose of this chapter, "sending site" means the entire tax lot or lots qualified under subsection B. of this section. Sending sites may only be located within rural or resource lands or urban separator areas with R-1 zoning, as designated by the King County Comprehensive Plan, and shall meet the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located. Except as provided in K.C.C. 21A.37.110.C., or for lands zoned RA that are managed by the Washington state Department of Natural Resources as state grant or state forest lands, land in public ownership may not be sending sites. If the sending site consists of more than one tax lot, the lots must be contiguous and the area of the combined lots must meet the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located. For purposes of this section, lots divided by a street are



considered contiguous if the lots would share a common lot line if the street was removed; this provision may be waived by the interagency committee if the total acreage of a rural or resource sending site application exceeds one hundred acres. A sending site shall be maintained in a condition that is consistent with the criteria in this section under which the sending was qualified.

B. Qualification of a sending site shall demonstrate that the site contains a public benefit such that preservation of that benefit by transferring residential development rights to another site is in the public interest. A sending site must meet at least one of the following criteria:

1. Designation in the King County Comprehensive Plan or a functional plan as an agricultural production district or zoned A;

2. Designation in the King County Comprehensive Plan or a functional plan as forest production district or zoned F;

3. Designation in the King County Comprehensive Plan as rural residential, zoned RA-2.5, RA-5 or RA-10, and meeting the definition in RCW 84.34.020 of open space, farm and agricultural land, or timber land;

4. Designation in the King County Comprehensive Plan, or a functional plan as a proposed rural or resource area regional trail or rural or resource area open space site, through either:

a. designation of a specific site; or

b. identification of proposed rural or resource area regional trails or rural or resource area open space sites which meet adopted standards and criteria, and for rural or

resource area open space sites, meet the definition of open space land, as defined in RCW 84.34.020;

5. Identification as habitat for federal listed endangered or threatened species in a written determination by the King County department of natural resources and parks, Washington state Department of Fish and Wildlife, United States Fish and Wildlife Services or a federally recognized tribe that the sending site is appropriate for preservation or acquisition; or

6. Designation in the King County Comprehensive Plan as urban separator and zoned R-1.

C. For the purposes of the TDR program, acquisition means obtaining fee simple rights in real property, or a less than a fee simple right in a form that preserves in perpetuity the public benefit supporting the designation or qualification of the property as a sending site.

D. If a sending site has any outstanding code violations, the person responsible for code compliance should resolve these violations, including any required abatement, restoration, or payment of civil penalties, before a TDR sending site may be qualified by the interagency review committee created under K.C.C. 21A.37.070. However, the interagency may qualify and certify a TDR sending site with outstanding code violations if the person responsible for code compliance has made a good faith effort to resolve the violations and the proposal is in the public interest.

E. For lots on which the entire lot or a portion of the lot has been cleared or graded in accordance with a Class II, III or IV special forest practice as defined in chapter 76.09 RCW within the six years prior to application as a TDR sending site, the applicant

1659 must provide an affidavit of compliance with the reforestation requirements of the Forest  
1660 Practices Act, and any additional reforestation conditions of their forest practice permit.  
1661 Lots on which the entire lot or a portion of the lot has been cleared or graded without any  
1662 required forest practices or county authorization, shall be not qualified or certified as a  
1663 TDR sending site for six years unless the six-year moratorium on development  
1664 applications has been lifted or waived or the landowner has a reforestation plan approved  
1665 by the state Department of Natural Resources and King County.

1666 SECTION 34. Ordinance 13733, Section 10, as amended, and K.C.C.  
1667 21A.37.110 are hereby amended to read as follows:

1668 A. The TDR bank may purchase development rights from qualified sending sites  
1669 at prices not to exceed fair market value and to sell development rights at prices not less  
1670 than fair market value. The TDR bank may accept donations of development rights from  
1671 qualified TDR sending sites.

1672 B. The TDR bank may purchase a conservation easement only if the property  
1673 subject to the conservation easement is qualified as a sending site as evidenced by a TDR  
1674 qualification report, the conservation easement restricts development of the sending site  
1675 in the manner required by K.C.C. 21A.37.060 and the development rights generated by  
1676 encumbering the sending site with the conservation easement are issued to the TDR bank  
1677 at no additional cost.

1678 C. ~~((If a conservation easement is acquired through a county park, open space,~~  
1679 ~~trail, agricultural, forestry or other natural resource acquisition program for a property~~  
1680 ~~that is qualified as a TDR sending site as evidenced by a TDR qualification report, any~~  
1681 ~~development rights generated by encumbering the sending site with the conservation~~

1682 ~~easement may be issued to the TDR bank so long as there is no additional cost for the~~  
1683 ~~development rights.))~~ Any development rights, generated by encumbering property with  
1684 a conservation easement, may be issued to the TDR bank if:

1685 1.a. The conservation easement is acquired through a county park, open space,  
1686 trail, agricultural, forestry or other natural resource acquisition program for a property  
1687 that is qualified as a TDR sending site as evidenced by a TDR qualification report; or

1688 b. the property is acquired by the county with the intent of conveying the  
1689 property encumbered by a reserved conservation easement. The number of development  
1690 rights generated by this reserved conservation easement shall be determined by the TDR  
1691 qualification report; and

1692 2. Under either subsection C.1.a. or b. of this section, there will be no additional  
1693 cost to the county for acquiring the development rights.

1694 D. The TDR bank may use funds to facilitate development rights transfers.  
1695 These expenditures may include, but are not limited to, establishing and maintaining  
1696 internet web pages, marketing TDR receiving sites, procuring title reports and appraisals  
1697 and reimbursing the costs incurred by the department of natural resources and parks,  
1698 water and land resources division, or its successor, for administering the TDR bank fund  
1699 and executing development rights purchases and sales.

1700 E. The TDR bank fund may be used to cover the cost of providing staff support  
1701 for identifying and qualifying sending and receiving sites, and the costs of providing staff  
1702 support for the TDR interagency review committee.

1703 F. Upon approval of the TDR executive board, proceeds from the sale of TDR  
1704 bank development rights shall be available for acquisition of additional development

rights and as amenity funds to facilitate interlocal TDR agreements with cities in King County. Amenity funds provided to a city from the sale of TDR bank development rights to that city are limited to one-third of the proceeds from the sale.

NEW SECTION. SECTION 35. There is hereby added to K.C.C. chapter 21A.42 a new section to read as follows:

Modifications and expansions of standards for agricultural activities as provided in K.C.C. 21A.08.090 may be authorized by the agricultural technical review team established by section 34 of this ordinance, subject to the following;

A. The proposed modification or expansion must be located on existing impervious surface or lands not otherwise suitable for direct agricultural production based upon soil conditions or other factors and cannot be returned to productivity by drainage maintenance;

B. The proposed modification or expansion must be allowed under Farmland Preservation Program conservation easement and/or zoning development standards;

C. The proposed modifications or expansion must be supported by adequate utilities, parking, internal circulation and other infrastructure;

D. The proposed modification or expansion must not interfere with neighborhood circulation or interfere with existing or permitted development or use on neighboring properties;

E. The proposed modification or expansion must be designed in a manner that is compatible with the character and appearance of existing, or proposed development in the vicinity of the subject property;

1727 F. The proposed modification or expansion must not be in conflict with the health  
1728 and safety of the community and is such that pedestrian and vehicular traffic associated  
1729 with the use must not be hazardous or conflict with existing and anticipated traffic in the  
1730 neighborhood;

1731 G. The proposed modification or expansion must be supported by adequate  
1732 public facilities or services and must not adversely affect public services to the  
1733 surrounding area; and

1734 H. The expansion or modification must not be in conflict with the policies of the  
1735 Comprehensive Plan or the basic purposes of K.C.C. Title 21A.

1736 NEW SECTION. SECTION 36. There is hereby added to K.C.C. chapter  
1737 21A.42 a new section to read as follows:

1738 The department shall establish an agricultural technical review committee  
1739 consisting of representatives of the departments of permitting and environmental review,  
1740 natural resources and parks and public health and the King Conservation District to  
1741 review proposals to site agricultural support facilities allowed under K.C.C. 21A.08.090.  
1742 The committee may authorize the siting of the facilities subject to the following:

1743 A. The use must be limited to processing, warehousing, storage, including  
1744 refrigeration, retail sales and other similar support services of locally produced  
1745 agricultural products. Sixty percent or more of the products must be grown or raised in  
1746 the agricultural production district. At the time of initial application, the applicant shall  
1747 submit a projection of the source of products to be produced;

1748 B. Limited to farmworker housing to support agricultural operations located in  
1749 the agricultural production district;

1750 C. The use must be limited to farm operations, including equipment repair, and  
1751 other similar services primarily supporting agricultural operations located in the  
1752 agricultural production district. Sixty percent or more of the services business must be to  
1753 support agricultural operations in the agricultural production district. At the time of  
1754 initial application, the applicant shall submit a projection of the source of products to be  
1755 produced;

1756 D. Structures and areas used for agricultural services, including walls, fences and  
1757 screening vegetation, must meet the setback and size limitation in K.C.C.  
1758 21A.08.090.B.24. and not interfere with neighborhood circulation or interfere with  
1759 existing or permitted development or use on neighboring properties;

1760 E. The proposed use must be designed in a manner which is compatible with the  
1761 character and appearance of existing, or proposed development in the vicinity of the  
1762 subject property;

1763 F. The use must not be in conflict with the health and safety of the community  
1764 and must be such that pedestrian and vehicular traffic associated with the use will not be  
1765 hazardous or conflict with existing and anticipated traffic in the neighborhood;

1766 G. The use must be supported by adequate public facilities or services and will  
1767 not adversely affect public services to the surrounding area; and

1768 H. The use must not be in conflict with the policies of the Comprehensive Plan or  
1769 the basic purposes of K.C.C. Title 21A.

1770 SECTION 37. Ordinance 7889, Section 4, as amended, and K.C.C. 26.08.010 are  
1771 each hereby repealed.

1772            **SECTION 38. Severability.** If any provision of this ordinance its application to  
1773 any person or circumstance is held invalid, the remainder of the ordinance or the  
1774 application of the provision other persons or circumstances is not affected.  
1775

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

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J. Joseph McDermott, Chair

ATTEST:

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Anne Noris, Clerk of the Council

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

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Dow Constantine, County Executive

**Attachments:** A. King County Comprehensive Plan - 2016 Update, B. Appendix - Land Use and Zoning Amendments, C. Technical Appendix A - Capital Facilities, D. Technical Appendix B - Housing, E. Technical Appendix C - Transportation, F. 2016 Transportation Needs Report, G. Technical Appendix C2 - Regional Trails Needs Report, H. Technical Appendix D - Growth Targets and the Urban Growth Area, I. Technical Appendix R - Public Outreach for the Development of the 2016 Comprehensive Plan, J. Skyway-West Hill Action Plan - January 22, 2016



**King County Council**  
**Schedule for 2016 King County Comprehensive Plan**  
*(As of 3/9/16, Subject to change)*

<b>March 1</b>	Transmittal of King County Executive's proposed 2016 King County Comprehensive Plan.
<b>March 15</b> 9:30 a.m.	<b>Briefing in Transportation, Economy and Environment Committee.</b> Anticipated topics (subject to change): <ul style="list-style-type: none"> <li>• <i>Committee review process overview</i></li> <li>• <i>Land use proposals/Area Zoning Studies</i></li> <li>• <i>Chapter 11 Community Service Area Planning</i></li> <li>• <i>Chapter 12 Implementation, Appendix D Growth Targets</i></li> </ul> <b>Opportunity for public comment, following the briefing</b>
<b>April 5</b> 9:30 a.m.	<b>Briefing in Transportation, Economy and Environment Committee.</b> Anticipated topics (subject to change): <ul style="list-style-type: none"> <li>• <i>Chapter 1 Regional Planning</i></li> <li>• <i>Chapter 3 Rural Area and Natural Resource Lands</i></li> <li>• <i>Chapter 8 Transportation, Appendix C Transportation, C1 Transportation Needs Report</i></li> <li>• <i>Chapter 10 Economic Development</i></li> </ul> <b>Opportunity for public comment, following the briefing</b>
<b>April 6</b> 6:30 p.m.	<b>Committee of the Whole Town Hall - Special Evening Meeting</b> <b>Location: Rock Creek Sports - 27132 SE Ravensdale Way, Ravensdale WA</b> <b>Opportunity for public comment on proposed 2016 Comprehensive Plan</b>
<b>May 3</b> 9:30 a.m.	<b>Briefing in Transportation, Economy and Environment Committee.</b> Anticipated topics (subject to change): <ul style="list-style-type: none"> <li>• <i>Chapter 2 Urban Communities</i></li> <li>• <i>Chapter 4 Housing and Human Services, Appendix B Housing</i></li> <li>• <i>Equity and Social Justice (all chapters)</i></li> </ul> <b>Opportunity for public comment, following the briefing</b>
<b>May 17</b> 9:30 a.m.	<b>Briefing in Transportation, Economy and Environment Committee.</b> Anticipated topics (subject to change): <ul style="list-style-type: none"> <li>• <i>Climate Change (all chapters)</i></li> <li>• <i>Chapter 5 Environment</i></li> <li>• <i>Chapter 6 Shoreline Master Program</i></li> <li>• <i>Chapter 7 Parks, Open Space and Cultural Resources, Appendix C2 – Regional Trail Needs Report</i></li> <li>• <i>Chapter 9 Services, Facilities and Utilities, Appendix A – Capital Facilities</i></li> </ul> <b>Opportunity for public comment, following the briefing</b>
<b>June 7</b> 9:30 a.m.	<b>Briefing in Transportation, Economy and Environment Committee.</b> Anticipated topics (subject to change): <ul style="list-style-type: none"> <li>• <i>Follow up on identified issues</i></li> </ul> <b>Opportunity for public comment, following the briefing</b>
<b>July 5</b> 9:30 a.m.	<b>Possible briefing in Transportation, Economy and Environment Committee (due to the July 4 holiday, this meeting may be cancelled).</b> Anticipated topics (subject to change): <ul style="list-style-type: none"> <li>• <i>Follow up on identified issues</i></li> </ul> <b>Potential opportunity for public comment, following the briefing (if there is a briefing on the plan)</b>
<b>July 19</b> 9:30 a.m.	<b>Possible vote in Transportation, Economy and Environment Committee</b> <ul style="list-style-type: none"> <li>• <i>Includes consideration of possible amendments</i></li> </ul> <b>Opportunity for public comment</b>
<b>September 6</b> Time TBD	<b>Anticipated public hearing at full Council</b> <b>Opportunity for public comment</b>
<b>September 12</b> Time TBD	<b>Possible vote at full Council</b> <ul style="list-style-type: none"> <li>• <i>Includes consideration of possible amendments</i></li> </ul>

Unless otherwise noted, all meetings will take place in the Council Chambers on the 10<sup>th</sup> Floor of the King County Courthouse, at 516 3<sup>rd</sup> Ave, Seattle WA.

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## 2016 King County Comprehensive Plan Frequently Used Acronyms

APD	Agricultural Production District
CIP	Capital Improvement Program
CPP	Countywide Planning Policy
ESA	Endangered Species Act
FCC	Fully Contained Community
FPD	Forest Production District
GMA	Growth Management Act
GMPC	Growth Management Planning Council
HOT	High Occupancy Toll
HOV	High Occupancy Vehicle
ITS	Intelligent Transportation Systems
KCCP	King County Comprehensive Plan
KCSP	King County Strategic Plan
LID	Low Impact Development
LOS	Level of Service
LSRA	Locally Significant Resource Area
MPP	Multi-county Planning Policies
MPS	Mitigation Payment System
PAA	Potential Annexation Area
PBRs	Public Benefit Rating System
PSRC	Puget Sound Regional Council
RSRA	Regionally Significant Resource Area
RWSP	Regional Wastewater Services Plan
SCAP	Strategic Climate Action Plan
SPPT	Strategic Plan for Public Transportation
SPRS	Strategic Plan for Road Services
SEPA	State Environmental Policy Act
TAM	Transportation Adequacy Measure
TDR	Transfer of Development Rights
TDM	Transportation Demand Management
TNR	Transportation Needs Report
TOD	Transit Oriented Development
UGA	Urban Growth Area
UGB	Urban Growth Boundary
UPD	Urban Planned Development
UTRC	Utilities Technical Review Committee

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**KING COUNTY**  
**Signature Report**

**ATTACHMENT 4**  
1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**May 12, 2015**

**Motion 14351**

**Proposed No. 2015-0104.3**

**Sponsors Dembowski**

1           A MOTION relating to comprehensive planning, specifying  
2           the scope of work for the proposed amendment to the King  
3           County Comprehensive Plan in 2016 in accordance with  
4           K.C.C. 20.18.060.

5           WHEREAS, King County enacted the 1994 King County Comprehensive Plan to  
6           meet the requirements of the Washington State Growth Management Act ("GMA"), and

7           WHEREAS, in RCW 36.70A.130, the GMA requires cities and counties to update  
8           their comprehensive plans once every eight years. The GMA authorizes, but does not  
9           require, cities and counties to amend their comprehensive plans annually. For King  
10          County, the next required GMA deadlines are in 2015 and 2023, and

11          WHEREAS, King County Comprehensive Plan policies and K.C.C. chapter 20.18  
12          establish a process for amending the plan and a program for public participation. King  
13          County authorizes limited Comprehensive Plan changes annually and a more  
14          comprehensive review every four years, and

15          WHEREAS, in 2012, King County updated its Comprehensive Plan via  
16          Ordinance 17485 and thereby satisfied the GMA requirement to update its  
17          Comprehensive Plan by 2015, and

18 WHEREAS, 2016 marks the fifth four-year review of the Comprehensive Plan.  
19 Under the county's policies and regulations, the 2016 review consitutes a four-year  
20 amendment, and

21 WHEREAS, under GMA requirements, the county's 2016 review is subject to the  
22 rules applicable to an annual amendment. The GMA does not require the county to  
23 complete another comprehensive update until 2023. Under the county's current policies  
24 and code, the county will complete this update in 2020, and

25 WHEREAS, K.C.C. 20.18.060 states that the executive must transmit a motion  
26 specifying the scope of work proposed for a four-year amendment to the Comprehensive  
27 Plan and the council has until April 30 to approve the motion either as transmitted or  
28 amended. In the absence of council approval, the executive shall proceed to implement  
29 the work program as proposed, and

30 WHEREAS, as in 2012, the council is approving the scope of work motion after  
31 April 30; however, the executive has agreed to treat the scope as timely and proceed with  
32 the work progam as established in the council-approved version of the motion, and

33 WHEREAS, King County and cities within the county have successfully focused  
34 the vast majority of new residential growth into the Urban Growth Area, proceeding from  
35 eighty-eight percent in 1994 to more than ninety-eight percent urban in 2013, and

36 WHEREAS, King County has worked hard to protect critical areas and  
37 endangered species such as salmon, has promoted affordable housing and has committed  
38 resources to enrich its less advantaged communities, and

39 WHEREAS, King County must build on these successes and ensure that they  
40 continue into the future;

- 41           NOW, THEREFORE, BE IT MOVED by the Council of King County:
- 42           The scope of work for the 2016 King County Comprehensive Plan Update in
- 43   Attachment A to this motion and the work program for public involvement in Attachment
- 44   B to this motion are hereby approved as the basis for developing the amendments for the

Motion 14351

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- 45 King County Comprehensive Plan to be transmitted to the council by March 1, 2016, and  
46 for performing the associated environmental analysis.

47

Motion 14351 was introduced on 3/9/2015 and passed as amended by the Metropolitan King County Council on 5/11/2015, by the following vote:

Yes: 6 - Mr. von Reichbauer, Mr. Gossett, Ms. Hague, Ms. Lambert,  
Mr. Dunn and Mr. Dembowski

No: 2 - Mr. Phillips and Mr. Upthegrove

Excused: 1 - Mr. McDermott

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

**Attachments:** A. 2016 King County Comprehensive Plan Update Topical Areas dated May 11, 2015, B. 2016 King County Comprehensive Plan Update Public Outreach Plan and SEPA Analysis dated May 5, 2015



## 2016 King County Comprehensive Plan Topical Areas

*In accordance with King County Code 20.18.060(A.1)*

### Updates related to All Chapters:

*All chapters of the King County Comprehensive Plan (KCCP) will be reviewed and updated to advance the County's adopted Goals and Vision:<sup>1</sup> mobility; health and human services; economic vitality; safety and justice; accessible, affordable housing; healthy environment; and efficient, accountable regional and local government. Further, since the King County Countywide Planning Policies were substantially revised in the past four years, all chapters will be reviewed and updated to ensure consistency.*

- Review and update the KCCP for consistency with current State, regional, and countywide growth management policy documents, such as the Growth Management Act, Vision 2040 and the multicounty planning policies (MPPs), Transportation 2040, and the Countywide Planning Policies (CPPs).
- Strengthen the link between the KCCP and the King County Strategic Plan through a set of metrics that will be based on measurable goal statements to be added to each chapter.
- Consider references, where appropriate, to adopted implementation plans and initiatives, such as the King County Health and Human Services Transformation Plan, King County Strategic Climate Action Plan, King County Cities Climate Collaboration (K4C), Youth Action Plan, and Rural Economic Strategies plan.
- Update and strengthen policies that call for better integration of land use and transportation to create sustainable communities by promoting walking and bicycling, greater transit use, access to a healthy food system, access to quality and affordable homes, reduced greenhouse gas emissions and improved environmental, health and economic outcomes.
- Review and update policies to support Low Impact Development (LID) and ensure language related to LID and stormwater management reflects current National Pollution Discharge Elimination System (NPDES) permit requirements.
- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities related to health, housing, and prosperity.
- Review and update policies to address inequities and disparities related to environmental justice and climate justice impacts.

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<sup>1</sup> Motion 14317

- Review and update policies to advance the 14 Determinants of Equity in each chapter, and especially regarding the built environment, transportation, parks, housing, food systems, and economic development.
- Review four-to-one policies, including consideration of: the efficacy of the program to encourage permanent conservation of open space along the Urban Growth Boundary, potential policy changes to allow flexibility for smaller parcels while still achieving similar conservation goals, and identification of possible associated CPP changes.
- Consider consolidating health and equity policies into a new, stand-alone chapter.
- Update rural areas definitions (e.g. rural area, rural land, rural zoning, and rural cities) and usage in plan for clarity and consistency.
- Update policies and related code sections to reflect court rulings, current case law, and federal regulations.
- Update demographic and economic information.

### **Chapter One – Regional Growth Management Planning**

*Our region's prosperity and sustainability rely on local governments working in partnership to plan for the future. The 2016 update to the Regional Growth Management Planning chapter will seek to strengthen the county's commitment to regional partnerships and public engagement in order to support efficient and effective use of public funds and a high quality of life for all residents in King County.*

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review and update policies to strengthen the County's commitment to regional partnerships – including examples such as the Growing Transit Communities Compact, Regional Code Collaboration, and the King County Cities Climate Collaboration (K4C) – and public engagement.
- Review policies to express support for the multi-use vision for the public asset currently known as the “Eastside Rail Corridor” and associated multi-jurisdictional collaboration.

### **Chapter Two – Urban Communities**

*The 2016 update to the Urban Communities chapter will focus on sustainability and health, racial, economic and social equity of all King County's unincorporated urban communities by strengthening the nexus of land use and housing with health, public transportation, jobs, education, and social services.*

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Advance the Communities of Opportunity initiative. Consider vehicles for communities to engage in innovative healthy place-making work.
- Identify prospects for partnerships with cities, especially within identified Potential Annexation Areas (PAAs).

- Review and update annexation policies to promote timely annexation of the remaining urban unincorporated area, including consideration of utilizing zoning and/or development regulations of the city identified for the PAA.
- Update PAA map, as needed.
- Address lingering service delivery issues in urban unincorporated areas likely to remain in King County governance for the foreseeable future.
- Address the Regional Code Collaboration for opportunities to support Green Building provisions.
- Review and update policies to support healthy, affordable housing, including additional strategies to incentivize increased affordable housing and development.
- Consider adding policies that identify regional and/or unincorporated county targets for affordable housing.
- Review and update policies to support appropriate housing for aging demographics, including expanded use of cottage housing.
- Consider adding policies that address the historic distribution of benefits and burdens of infrastructure and services.
- Extend the growth targets that were adopted in the 2012 CPPs to provide a 20-year planning horizon.
- Update data consistent with the 2014 Buildable Lands Report and address any identified shortfall in employment capacity in urban unincorporated King County.
- Review and update policies to ensure that there is robust provision for public/community benefits and consider whether there should be heightened public/community benefits requirements in new developments, especially in areas that may be susceptible to displacement of lower income people and community-based businesses.
- Update the data in the housing section and consider streamlining and/or moving to an appendix.
- Evaluate Housing and Land Use Section to ensure that potential innovative new housing models in urban unincorporated King County, in consideration of land uses in adjacent jurisdictions, can be permitted and move forward, including homeless housing models.
- Address land use/zoning needs in urban unincorporated King County, in consideration of land uses in adjacent jurisdictions, for transit-oriented communities that will include high quality/healthy affordable housing at high capacity transit stations and access areas.
- Explore addition of multifamily tax exemption and other affordable housing strategies.
- Consider inclusion of policies to support urban to urban TDRs and incentives for use of TDRs in economically disadvantaged communities.

### **Chapter Three – Rural Area and Natural Resource Lands**

*Rural and resource lands in King County contribute to the region's economic and environmental prosperity. The 2016 update to the Rural Area and Natural Resource Lands chapter will incorporate new information regarding the Local Food Economy Initiative and the Farm, Fish, Flood watershed planning process, as well as ongoing sustainability.*

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review the King County Local Food Economy Initiative recommendations for policy implications and consider incorporating into policies, as appropriate.
- Review and update the Transfer of Development Rights (TDR) policies, including consideration of policies to support urban to urban TDRs, incentives for use of TDRs in economically disadvantaged communities, and expanded options for rural to rural TDRs.
- Strengthen policies related to improving productivity of farmland by addressing drainage, flood impacts, irrigation needs and other farmland issues to facilitate farming in King County.
- Update policies related to farm, fish, and flood conflicts, including consideration of the findings of the Farm, Fish, Flood watershed planning process, which is scheduled to conclude in Spring 2015.
- Evaluate and add policies to promote Green Building and energy reduction, where feasible, in rural unincorporated areas.
- Update policies on landslide hazard identification, mapping, and mitigation countywide.
- Review and update policies to support appropriate housing for aging demographics, including expanded use of cottage housing.
- Evaluate policies to the extent they address the needs of residents living in unincorporated rural King County.
- Review and update policies to advance the Rural Economic Strategies plan and promote rural economic development.
- Address issues related to resource-based home businesses.
- Address impacts related to resource-based businesses.
- Evaluate possibilities for streamlining home-based businesses.
- Consider adding policies to match rural densities with water resources.
- Update 2012 Agriculture and Forest Lands map, as needed.
- Update 2012 Mineral Resources map and property information, and ensure resources within unincorporated King County meet Growth Management Act planning requirements.

#### **Chapter Four – Environment**

*The sustainability of King County's natural environment requires a long-term commitment to environmental monitoring and adaptive management that highlights changing environmental conditions, evaluates the effectiveness of county actions, and influences policy decisions and investments. Since the 2012 update, the Strategic Climate Action Plan was adopted and is currently under review to be updated in 2015 and the K4C was formed to collaborate on reducing greenhouse gas emissions. The 2016 update to the Environment chapter will advance King County's commitment to environmental protection and further address climate change.*

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities, specifically including those related to environmental justice and climate justice impacts.

- Review and update climate policies to reflect changes in federal and state requirements, climate inventories, the 2012 CPPs, and joint work with other cities and counties to reduce greenhouse gas emissions and prepare for climate change impacts.
- Review and revise emissions reductions targets for consistency with State requirements and adopted updates to the CPPs, including establishing short term goals to achieve the 2050 goal.
- Review and update policies to strengthen relationship between climate impacts and solutions with health, equity, and social justice.
- Review and update policies concerning regional plans, such as those related to salmon recovery, to better reflect the county's expectations for the effective life of the plan, the relative significance of such plans for the region, and/or priority for implementation.
- Consider adding new policies regarding beaver management in King County to explore the benefit to maximize stream restoration efforts, climate change benefits, and reduce flood risk associated with beaver dams.
- Review and update policies to encourage and support a more integrated approach to achieving improved outcomes for water quality, health, and habitat.
- Review and update policies as needed to reflect most recent Puget Sound Action Agenda and its focus on habitat, stormwater, and shellfish beds.
- Update policies as needed for consistency with new requirements for municipal stormwater discharge permits.

#### **Chapter Five – Shoreline Master Program**

*This chapter is adopted in accordance with RCW 90.58.020.*

- Update policies to reflect an emphasis on the importance of outreach/education to shoreline property owners.

#### **Chapter Six– Parks, Open Space and Cultural Resources**

*The 2016 update to the Parks, Open Space and Cultural Resources chapter will further reflect the priority for developing and maintaining regional and local parks, open space, and the regional trails based on the voter-approved 2013 Parks, Trails & Open Space Replacement Levy.*

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review and update policies to facilitate the recreation element of the multi-use vision for the public asset currently known as the “Eastside Rail Corridor.”
- Review and update policies relating to climate change/sustainability, forest stewardship, and public engagement/partnerships.
- Create a brief policy subsection for the Regional Trails System (RTS).
- Update the Regional Trails Needs Report (RTNR) and the RTNR Map.
- Update the 2012 King County's Open Space System Map.

#### **Chapter Seven – Transportation**

*The 2016 update to the Transportation chapter will further refine the policy framework that guides efficient provision of vital transportation infrastructure and services that support thriving communities and the county's participation in critical regional transportation issues. The 2016 update will also reflect the county's continuing transition to becoming a road service provider for a primarily rural roads system.*

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review and update policies to reflect adopted transportation functional plans such as agency strategic plans, service guidelines, long-range plans, and master plans.
- Review and update policies and programs related to transportation level of service and impact mitigation. Update the Transportation Concurrency Management program and Mitigation Payment System to reflect insufficient funding to address roadway capacity improvements for the foreseeable future. The Concurrency program update should address collaboration with other jurisdictions regarding infrastructure improvement strategies to help prevent travel shed failure caused by unfunded city and state projects and traffic generated outside the unincorporated area.
- Review and update policies to address unmet roadway infrastructure needs in the rural area.
- Review and update policies to facilitate the transportation element of the multi-use vision for the public asset currently known as the "Eastside Rail Corridor."
- Review and update policies to guide and potentially expand public and private partnerships to advance regional transportation services.
- Review and update policies related to local and regional transportation funding, pricing, and demand management.
- Review and update policies to promote active transportation, as appropriate.
- Review and update transportation policies promoting sustainability issues, such as greenhouse gas emissions reduction goals and performance and operation of the HOV/HOT lane system to support efficiencies for transit and other vehicles.
- Review and update policies to strengthen coordinated planning to increase connectivity between transportation modes.
- Review and update environmental and stormwater management policies to facilitate efficient and cost-effective maintenance and preservation of transportation infrastructure and respond to emergency situations. Consider adding policies to prioritize replacement of culverts that function as fish barriers on county roadways.
- Address the importance of high quality/healthy housing, including sufficient housing that is affordable, near transit stations as part of a strategy to increase the use of public transportation, reduce vehicle trips and vehicle miles traveled, and improve equity outcomes.
- Consider policies to incorporate health and equity assessments as part of transportation planning and project analysis.
- Review and update policies to address the importance of regional collaboration to provide and site infrastructure supportive of freight mobility, including truck stops.



- Review and update policies to support and advance the King County International Airport Master Plan.

### **Chapter Eight – Services, Facilities and Utilities**

*The 2016 update to the Services, Facilities and Utilities chapter will focus on strengthening regional cooperation and coordination around critical community infrastructure including water supply, wastewater treatment, flood management, and solid waste. Policies will be updated to reflect new and innovative approaches to energy efficiency, green building and environmental sustainability, and will reinforce the important social and economic role King County's facilities, services, and utilities play in the region.*

- Review and update policies to reflect environmental justice, equity, and social justice, including consideration of historic trends in the distribution of benefits and burdens.
- Review and update policies to facilitate the utilities element of the multi-use vision for the public asset currently known as the "Eastside Rail Corridor."
- Review policies to reflect that the Wastewater Treatment Division (WTD) uses planning horizons that exceed the 20-year growth target and land use plan when developing capital facility plans.
- Update policies in the Capital Facility Planning section to reflect that WTD uses an alternative to LEED, Envision Sustainable Infrastructure Rating System, to rate WTD infrastructure.
- Update policies to reflect Consent Decree requiring completion of Combined Sewer Overflow projects by 2030.
- Review and update policies as needed to ensure compliance with state and federal laws and treaty obligations related to monitoring, inspection, and correction of failing onsite septic systems.
- Review policies for consistency with adopted updates to Solid Waste Division facilities/transfer plans. Update policies to reflect goals for zero waste/70% recycling rates.
- Review and update the Regional Services section to reflect the Health and Human Services Transformation Plan , Communities of Opportunity, and Youth Action Plan.

### **Chapter Nine – Economic Development**

*The 2016 update to the Economic Development chapter will recognize that sustainable economic development benefiting all people in King County requires visionary policies and strong partnerships to grow and attract businesses, educate and train workers, and maintain and expand infrastructure while supporting the health of the natural and built environment.*

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Update economic data.
- Review and update policies to advance the Rural Economic Strategies plan.
- Explore including policies to address growing income inequality.

- Consider including policies for place-based workforce training strategies in communities with education and opportunity challenges.
- Review and update policies to promote economies and industries of opportunity for low and moderate income residents in “places of opportunity,” including in transit-served job centers and in communities with high concentrations of unemployment and poverty.
- Review the King County Local Food Economy Initiative recommendations for policy implications and incorporate into policies as appropriate.
- Assess current fragmented economic development activities across the county and update policies to improve regional coordination and achieve agreed-upon results in job and wage growth and in economic diversity.

### **Chapter Ten – Community Plans**

*The 2016 updates to Community Plans will enhance the applicability of the community plan policies by focusing on specific community issues and eliminating those policies that relate to areas that have annexed to cities.*

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Update policies to remove site specific references to areas that have been annexed to cities.
- Review policies for broader applicability and consider incorporating into other chapters of the Comprehensive plan rather than being site specific.

### **Chapter Eleven – Implementation, Amendments and Evaluation**

*The 2016 update to the Implementation, Amendments and Evaluation chapter will strengthen the link between the KCCP and the King County Strategic Plan through a set of metrics that will be based on measurable goal statements to be added to each chapter.*

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review and update metrics to monitor the progress of the KCCP toward achieving the Regional Growth Strategy.
- Consider adding metrics to monitor the performance of the KCCP in meeting the goals of the Growth Management Act.<sup>2</sup>
- Work with the State Department of Commerce and, as necessary, the Growth Management Planning Council (GMPC) on possible changes to Buildable Lands Reports, including establishing measurable targets for each type of residential housing (e.g. single family, multifamily, and affordable housing).
- Work with the State Department of Commerce and, as necessary, the GMPC to ensure accuracy of Buildable Lands Reports by considering all factors that may prevent achieving growth targets.

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<sup>2</sup> RCW 36.70A.020



**Glossary**

- Update rural areas definitions (e.g. rural area, rural land, rural zoning, and rural cities).

**Area Zoning and Land Use Proposals**

- **West Hill** (Motion 14221): Incorporate the updated subarea plan (expected to be completed by June 30, 2015), which should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.
- **Fairwood** (Motion 14276): Review land use designations and implementing zoning on parcels 3423059035, 3423059061, 3423059031, and 3423059034 and the surrounding area.
- **Federal Way** (Motion 14276): Review land use designations and implementing zoning on parcel 2821049171 and the surrounding area.
- **Allison Docket request**: Review land use designation and implementing zoning on parcel 3224079134 and the surrounding area, and consider whether to remove Special District Overlay.
- **Timmerman Docket request**: Review land use designation and implementing zoning on parcel 2625069041 and the surrounding area, and consider whether to change designation and/or zoning, pending the outcome of a review by the City of Sammamish in their 2015 Comprehensive Plan update.
- **Snoqualmie Interchange**: Review land use designations and implementing zoning on the north side of I-90 and SR-18 interchange, and consider whether to convert land from rural to urban. Consider whether any conversion from rural to urban should be done in conjunction with a dedication of lands as open space and/or farmland, on terms and conditions equal to or better than the County's four-to-one program.
- **Duthie Hill**: Review land use designations and implementing zoning within the Duthie Hill Notch in unincorporated Sammamish and the surrounding area, and consider whether to convert land from rural to urban.
- **Fall City**: Review and update the Fall City Subarea Plan including: review land use designations and implementing zoning on parcels 0943100020, 2475900865, and 1524079003 and the surrounding area, and consider including the parcels in the Fall City Business District and the Special District Overlay; and update policies to facilitate increased assistance from King County, as the local government provider, in the formation and management of a local alternative wastewater system.
- **Snoqualmie Pass**: Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should developed in collaboration with Kittitas County and should evaluate and address the current and future housing and economic development needs of this growing community.
- **Vashon**: Initiate an update to the Vashon Town Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address community and business needs, improve economic

vitality and quality of life of its residents, and have included the outreach with the local community in their development.

- **Highline:** Initiate an update to the Highline Community Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.
- **Carnation:** Review land use designations and implementing zoning on parcels 1525079049, 1525079005, and 1525079010 and the surrounding area, and consider whether to convert the parcels from rural to urban. The proposal should be evaluated in conjunction with dedication of lands as open space and/or farmland preservation that is four times the acreage of the land added to the Urban Growth Area.
- **North Bend:** Review land use designations and implementing zoning on parcels 2223089049, 2223089019, 2223089002, 2223089026, 2223089055, 1523089018, 1523089147, 1523089039, 1523089132, 1523089194, 1523089170, 1523089019, 1523089124, and 1523089133 and the surrounding area, and consider whether to convert the parcels from rural to urban. The proposal should be evaluated in conjunction with dedication of lands as open space that is four times the acreage of the land added to the Urban Growth Area.
- **Cedar Hills/Maple Valley:** Initiate a subarea plan for the "Cedar Hills/Maple Valley" area. Review land use designations and implementing zoning on parcels 2823069009, 2923069019, 2923069080, 2923069082, 2923069083, 2923069084, 3223069001, 3223069003, 3223069068, 3323069027, 3323069030, and 3323069042 and the surrounding area, which has long-standing industrial and resource material processing uses. Study and make recommendations on the potential long-term land uses for this area, including coordination with the County's planning on future closure of the adjacent Cedar Hills landfill. Include evaluation of options for land uses other than mining, including residential uses, non-residential uses, and whether a four-to-one proposal is appropriate for this area.
- **Maple Valley Industrial:** Review land use designations and implementing zoning on parcels 1622069091, 1522069034, and 1522069036 and the surrounding area, and consider whether to change designation and/or zoning, including whether to revise or eliminate the development conditions placed by Ordinance 12824 in 1997.
- **Fairwood:** Review land use designations and implementing zoning on parcels 2473300010, 2473300020, 2473300030, 2473300040, 2473300070, 2473300080, 2473300090, 2473300100, 2473300110, 2473300120, and 5479300000, and the surrounding area, and consider whether to change the designation and/or zoning. Consider the current uses, potential for redevelopment, consistency between the comprehensive plan designation and the zoning classification. Consider including incentives to encourage redevelopment of these parcels, such as only allowing realization of any new zoning when the parcels are redeveloped.

Identify any changes to generally applicable policies and codes that would be necessary to adopt any proposed UGA change.

#### Technical Appendices

- Update technical appendices as needed.

**Development Code**

- Consider code amendments and comprehensive plan policies for agriculture supportive and dependent uses to support viable and sustainable agricultural production districts.
- Consider code flexibility for alternative temporary lodging, such as treehouses and structures associated with re-creations of historic communities.
- Consider code flexibility for alternative housing models, such as micro housing.
- Consider code changes to regarding ingress/egress for new plat proposals, including space needed for traffic queuing.
- Update and consolidate code sections related to agriculture lands, including KCC 20.54, while still maintaining and/or memorializing relevant policy statements and findings.
- Evaluate and consider code changes to expand use of and/or timelines for extensions of plat approvals.

## 2016 King County Comprehensive Plan Public Outreach Plan and SEPA Analysis

*In accordance with King County Code 20.18.060(A.1)*

### I. Public Outreach Plan

King County Regional Planning staff, along with staff from the Executive Departments, will conduct a two-phased approach to public outreach for the 2016 King County Comprehensive Plan. The first phase will take place during the spring and summer to get input into the issues to be addressed in the update. King County staff will have information on the update process at the Community Service Area open houses during the period April through June. The 2<sup>nd</sup> phase will take place in the fall and early winter once the Public Review Draft has been released. Throughout the entire process, the 2016 King County Comprehensive Plan website will be updated and the email address for comments will be monitored. The following community and stakeholder groups will be notified of the update process and will receive an invitation for Regional Planning staff to meet with communities and organizations to gather feedback.

#### A. Community Councils

- Four Creeks Unincorporated Area Council (UAC)
- Greater Maple Valley Area Council
- North Highline UAC
- Upper Bear Creek Community Council
- Vashon-Murray Island Community Council
- West Hill Community Association
- White Center Community Development Association
- Skyway Solutions
- Fall City Community Association
- Green Valley Lake Holm Association

#### B. King County Commissions and Advisory Committees

- Agriculture Commission
- Rural Forestry Commission
- Historic Preservation Commission
- Transportation Concurrency Expert Review Panel

#### C. Stakeholder Groups (*partial list*)

- Master Builders Association of King and Snohomish Counties
- Seattle-King County Realtors
- Futurewise
- Housing Development Consortium
- Puget Sound Sage
- Transportation Choices Collation
- Sound Cities Association
- King Conservation District

- Seattle Tilth
- Tulalip Tribe
- Snoqualmie Tribe
- Muckleshoot Tribe
- Forterra
- Mountains to Sound Greenway
- Stewardship Partners
- Audubon Society
- Wild Fish Conservancy
- Partnership for Rural King County
- King County Flood District
- El centro de la raza
- Eastside Community Network
- Hopelink
- Cascade Bicycle Club
- School Districts
- Port of Seattle
- Healthy King County Coalition
- Got Green

Outreach activities will include particular attention to low income and traditionally disadvantaged groups and communities, including engagement with community-based groups and offering interpretation services and translation of materials.

Outreach efforts will include Regional Planning staff:

- being on hand to attend community meetings,
- inquiring into the best ways communities would like to be engaged, and
- requesting names of additional organizations and communities that should be included in the outreach process.

## **II. SEPA Analysis**

SEPA analysis for the 2016 King County Comprehensive Plan amendment will commence with the release of the public review draft in the fall, 2015 and continue through review by the King County Council committee. SEPA will be concluded in advance of action by the full King County Council, expected in the fall of 2016.

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## 2012-2015 Docket Summary

	Docket #	Name of Requestor	Council District	Request	Executive's Recommendation	In 2016 KCCP	Proposed Change Allowed Under Current Regs	Notified Applicant to Option to Petition Council Per K.C.C. 20.18.140
<b>2012 DOCKET</b>								
<b>A</b>	2012 - 1	Emma Amiad	8	Change zoning from urban residential R-12-P to Neighborhood Business (NB) for parcel 2923039133 within the Town of Vashon.	No recommendation. Directed resident to Hearing Examiner rezoning process.	NO	YES	NO
<b>B</b>	2012 - 2	Lawrence Costich	2	Remove two parcels (1223049068 and 1223049178) from West Hill Special District Overlay (SDO).	Support. Will initiate a subarea plan to review the overall West Hill SDO.	NO	YES	NO
<b>C</b>	2012 - 3	Joel Timmerman	3	Change land use designation of parcel 2625069041 near Sammamish from Urban Residential, Low Density (one home per acre) to Urban Residential, Medium Density (four to twelve homes per acre). Also remove ES-P20 development condition, which requires lot clustering with at least 50% of the site to remain in permanent open space.	Do not support. Property is in City of Sammamish Potential Annexation Area (PAA). Encouraged applicant to work with the city on annexation and future land use and zoning designation.	NO	NO	NO
<b>D</b>	2012 - 4	Dennis and Deborah Dobrowolski	9	Remove SDO 180 from parcel 3623059013 near Lake Desire.	Do not support.	NO	YES	NO

## 2012-2015 Docket Summary

	Docket #	Name of Requestor	Council District	Request	Executive's Recommendation	In 2016 KCCP	Proposed Change Allowed Under Current Regs	Notified Applicant to Option to Petition Council Per K.C.C. 20.18.140
<b>2013 DOCKET</b>								
<b>E</b>	2013 - 1	Lawrence Costich	2	Remove two parcels (1223049068 and 1223049178) from West Hill SDO.	Support. Recommend removal of the SDO and replace with two "P" (property specific) developments in 2014 conditions in 2014 KCCP. <sup>1</sup>	NO	YES	N/A <sup>2</sup>
<b>F</b>	2013 - 2	M. Jamie Durkan	9	Modify Urban Growth Area (UGA) using Four-to-One program for parcel 1531000010 near Black Diamond.	Support and directed resident to Hearing Examiner rezoning process. <b>Completed in 2014 KCCP.</b>	N/A	N/A	NO
<b>2014 DOCKET</b>								
<b>G</b>	2014 - 1	Robert Allison	3	Remove SDO from parcel 3224079134 near Preston.	Will initiate a review of the SDO for possible consideration in 2016 KCCP update.	YES	YES	NO

<sup>1</sup> The docket response from the Executive indicated the intent to include the zoning change in the 2014 KCCP; however, the change was not included in the Executive's transmittal, nor was the change included in the adopted 2014 KCCP (Ordinance 17842).

<sup>2</sup> The docket response from the Executive indicated the intent to include the zoning change in the 2014 KCCP; therefore, the code requirement to notify the property owner of the ability to petition the Council did not apply.



## 2012-2015 Docket Summary

	Docket #	Name of Requestor	Council District	Request	Executive's Recommendation	In 2016 KCCP	Proposed Change Allowed Under Current Regs	Notified Applicant of Option to Petition Council Per K.C.C. 20.18.140
<b>H</b>	2014 - 2	Loren Meyer	3	Rezone parcel 2225069006 near Sammamish from rural residential RA-5 (one home per five acres) to urban residential R-4 to 12 (four to twelve homes per acre).	Do not support.	NO	NO	NO
<b>I</b>	2014 - 3	Joel Timmerman	3	Rezone parcel 2625069041 near Sammamish from urban residential R-1 (one home per acre) to urban residential R-4 (four homes per acre).	Property was sold, so Exec considers the request no longer valid. Regardless, the City will be evaluating the change in their 2015 Comprehensive Plan update. Recommend adopting the outcome of the City's analysis and zoning (if any changes) in 2016 KCCP update.	NO	YES <sup>3</sup>	NO

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<sup>3</sup> A similar request for this same parcel was submitted in 2012, which noted consistency issues with KCCP policies. The docket response from the Executive on the 2014 request did not note any legal issues and recommended that the change should be incorporated in the KCCP should the City of Sammamish also adopt the change. It is unclear whether the policy issues from 2012 would still apply to the 2014 request.

## 2012-2015 Docket Summary

	Docket #	Name of Requestor	Council District	Request	Executive's Recommendation	In 2016 KCCP	Proposed Change Allowed Under Current Regs	Notified Applicant to Option to Petition Council Per K.C.C. 20.18.140
<b>J</b>	2014 - 4	Thomas Carpenter	All	Postpone proposed KC Department of Transportation concurrency changes (modifying Level of Service/LOS standards for urban unincorporated areas, and removing urban unincorporated areas adjacent to incorporated areas from travel sheds) until 2016 update, when substantive policy changes are allowed to be considered.	Will review proposed concurrency changes, and will reintroduce (if necessary) any substantive policy amendments in 2016.	N/A	YES	N/A
<b>2015 DOCKET</b>								
<b>K</b>	2015 - 1	Jerrold and Jill Hennes	7	Change the land use designation and zoning of Parcel 5515600040 near Federal Way from R-18 (18 homes per acre) to NB (Neighborhood Business).	Do not support.	NO	YES <sup>4</sup>	YES

<sup>4</sup> Only allowed if a subarea planning process is completed.

## 2012-2015 Docket Summary

	Docket #	Name of Requestor	Council District	Request	Executive's Recommendation	In 2016 KCCP	Proposed Change Allowed Under Current Regs	Notified Applicant to Option to Petition Council Per K.C.C. 20.18.140
<b>L</b>	2015 - 2	Palmer Coking Coal Company, LLC	9	Rezone twenty parcels totaling 321 acres generally west of the Enumclaw-Franklin Road (near 36300 SE Enumclaw-Franklin Road) near Black Diamond from RA-5 (one home per five acres) to M (Mineral).	No recommendation. Directed resident to Hearing Examiner rezone process.	NO	YES	NO
<b>M</b>	2015 - 3	Charles H. and Rosaline O'Connor	8	Rezone parcel 5357200076 near Burien from R-6 (six homes per acre) to R-12 (twelve homes per acre).	No recommendation. Directed resident to Hearing Examiner rezone process.	NO	YES	NO
<b>N</b>	2015 - 4	Skyway Solutions	2	Submitted Skyway-West Hill Action Plan for possible adoption.	Refine Skyway-West Hill Action Plan as part of the Public Review Draft and then consider for approval.	YES	YES	N/A
<b>O</b>	2015 - 5	Peter H. Eberle	9	Reduce the UGA on the East Renton Plateau from the currently location to the Renton City Limits. Or, disallow small annexations until entire PAA chooses to annex.	Do not support. Address as part of overall KCCP Work Program item addressing PAAs.	NO	More analysis needed	YES

## 2012-2015 Docket Summary

	Docket #	Name of Requestor	Council District	Request	Executive's Recommendation	In 2016 KCCP	Proposed Change Allowed Under Current Regs	Notified Applicant of Option to Petition Council Per K.C.C. 20.18.140
<b>P</b>	2015 - 6	JCLP, LLC (Squak Mountain Materials)	9	Rezone parcels 0623069032 and 0623069079 near Issaquah from RA-5 (one home per five acres) to M (Mineral).	No recommendation. Directed resident to Hearing Examiner rezoning process.	NO	YES	NO
<b>Q</b>	2015 - 7	City of Snoqualmie	3	Include parcels north of the I-90/SR-18 interchange near Snoqualmie in the UGA and allow zoning for urban business, commercial, and retail. Make necessary amendments to the Countywide Planning Policies, KCCP, and development regulations.	Do not support.	NO	NO	YES
<b>R</b>	2015 - 8	Paul and Julie Brenna	3	Include the Duthie Hill Notch near Sammamish in the UGA.	Do not support. Would consider a Four-to-One proposal, if submitted through the Growth management Planning Council (GMPC) or applied for by property owners.	NO	YES <sup>5</sup>	YES

<sup>5</sup> Allowed under current regulations as a traditional 4:1 if at least a portion of the open space is located on site. A non-traditional 4:1 proposal would require policy changes to the CPPs, KCCP, and K.C.C..

## 2012-2015 Docket Summary

	Docket #	Name of Requestor	Council District	Request	Executive's Recommendation	In 2016 KCCP	Proposed Change Allowed Under Current Regs	Notified Applicant of Option to Petition Council Per K.C.C. 20.18.140
<b>S</b>	2015 - 9	Mike Noelke	3	Rezone parcel 2425069014 near Ames Lake from RA-5 (one home per five acres) to RA-2.5 (one home per two and a half acres).	Do not support.	NO	NO	YES
<b>T</b>	2015 - 10	Chandur and Wendy Wadhwani	3	Rezone parcel 2425069075 near Ames Lake from (one home per five acres) to RA-2.5 (one home per two and a half acres).	Do not support.	NO	NO	YES
<b>U</b>	2015 - 11	Union Shares, LLC/Gordon Hoening	3	Include 15 rural parcels near Redmond into the UGA.	Do not support.	NO	NO	YES
<b>V</b>	2015 - 12	Venlin Joseph Chan	3	Recognize 140 <sup>th</sup> PINE near Woodinville as a continuation of SR 202 and a traffic corridor linking multiple cities. Improve road infrastructure and capacity to match its current and future traffic loads. Add a sidewalk on the east side of 140 <sup>th</sup> PI SE.	Do not support.	NO	NO	YES

## 2012-2015 Docket Summary

	Docket #	Name of Requestor	Council District	Request	Executive's Recommendation	In 2016 KCCP	Proposed Change Allowed Under Current Regs	Notified Applicant of Option to Petition Council Per K.C.C. 20.18.140
<b>W</b>	2015 - 13	John E. Evans	6	Include parcel 1026059030 near Woodinville in the UGA and remove it from the Sammamish Valley Agriculture Production District (APD).	Do not support.	NO	NO	YES
<b>X</b>	2015 - 14	Craig B. Pierce	3	Rezone parcel 1126059020 near Woodinville from RA-2.5 (one home per two and a half acres) to R-1 (one home per acre).	Do not support.	NO	NO	YES
<b>Y</b>	2015 - 15	Tom Carpenter	9	Eliminate KCCP policy T-224, which allows the purchase of Transfer of Development Rights (TDRs) to satisfy transportation Concurrency requirements.	Do not support.	NO	YES	YES
<b>Z</b>	2015 - 16	Venlin Joseph Chan	9	Extend public sewer service into the rural unincorporated area adjacent to the UGA. (Policy change)	Do not support.	NO	NO	YES