



King County

1200 King County
Courthouse
516 Third Avenue
Seattle, WA 98104

Meeting Agenda

Planning, Rural Service and Environment Committee

Councilmembers: *Kathy Lambert, Chair; Dave Upthegrove, Vice-Chair
Larry Gossett, Joe McDermott, Pete von Reichbauer*

Staff: *Erin Auzins, Lead Staff (206-477-0687)
Erica Newman, Committee Assistant (206-477-7543)*

9:30 AM

Tuesday, July 17, 2018

Room 1001

Pursuant to K.C.C. 1.24.035 A. and F., this meeting is also noticed as a meeting of the Metropolitan King County Council, whose agenda is limited to the committee business. In this meeting only the rules and procedures applicable to committees apply and not those applicable to full council meetings.

To show a PDF of the written materials for an agenda item, click on the agenda item below.

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

July 03, 2018 meeting minutes

Discussion and Possible Action

4. [Proposed Ordinance No. 2018-0153 pp.11-167](#)

AN ORDINANCE relating to comprehensive planning; amending Ordinance 263, Article 1 (part), as amended, and K.C.C. 20.08.060, Ordinance 263, Article 2, Section 1, as amended, and K.C.C. 20.12.010, Ordinance 12061, Section 4, as amended, and K.C.C. 20.12.325, Ordinance 13147, Section 19, as amended, and K.C.C. 20.18.030, and Ordinance 13147, Section 20, as amended, and K.C.C. 20.18.040, Ordinance 3688, Section 813, as amended, and K.C.C. 20.18.056, Ordinance 13147, Section 22, as amended, and K.C.C. 20.18.060, Ordinance 13147, Section 23, as amended, and K.C.C. 20.18.070, Ordinance 13147, Section 24, as amended, and K.C.C. 20.18.080, Ordinance 13147 Section 30, as amended, and K.C.C. 20.88.140, and Ordinance 14047, Section 9, as amended, and K.C.C. 20.18.170 and adding a new section to K.C.C. chapter 20.08.

Sponsors: Ms. Lambert



*Sign language and communication material in alternate formats can be arranged given sufficient notice (206-1000).
TDD Number 206-1024.*

ASSISTIVE LISTENING DEVICES AVAILABLE IN THE COUNCIL CHAMBERS.



Erin Auzins, Council Staff

Discussion

5. [Proposed Ordinance No. 2018-0312](#) pp. 169-593

AN ORDINANCE relating to the reorganization of county executive departments; amending Ordinance 12075, Section 3, as amended, and K.C.C. 2.16.025, Ordinance 14199, Section 11, as amended, and K.C.C. 2.16.035, Ordinance 11955, Section 5, as amended, and K.C.C. 2.16.055, Ordinance 13263, Section 42, as amended, and K.C.C. 2.16.097, Ordinance 12075, Section 6, and K.C.C. 2.32.130, Ordinance 12075, Section 11, as amended, and K.C.C. 2.40.030, Ordinance 12901, Section 3, as amended, and K.C.C. 2.41.030, Ordinance 12075, Section 21, and K.C.C. 2.96.040, Ordinance 2165, Section 2, as amended, and K.C.C. 2.98.020, Ordinance 14033, Section 4, as amended, and K.C.C. 2.100.030, Ordinance 14033, Section 5, as amended, and K.C.C. 2.100.040, Ordinance 13623, Section 1, as amended, and K.C.C. 2A.310.050, Ordinance 12077, Section 11, and K.C.C. 3.28.020, Ordinance 12077, Section 12, and K.C.C. 3.30.010, Ordinance 12077, Section 13, as amended, and K.C.C. 3.30.040, Ordinance 12077, Section 14, as amended, and K.C.C. 3.30.050, Ordinance 12077, Section 15, and K.C.C. 3.30.060, Ordinance 12045, Section 21, as amended, and K.C.C. 4.56.030, Ordinance 12045, Section 20, as amended, and K.C.C. 4.56.035, Ordinance 12045, Section 3, as amended, and K.C.C. 4.56.040, Ordinance 12045, Section 2, as amended, and K.C.C. 4.56.050, Ordinance 12045, Section 10, as amended, and K.C.C. 4.56.100, Ordinance 12045, Section 12, as amended, and K.C.C. 4.56.130, Ordinance 12192, Section 1, as amended, and K.C.C. 4.56.195, Ordinance 17390, Section 1, as amended, and K.C.C. 4.56.300, Ordinance 17527, Section 7, and K.C.C. 4A.200.100, Ordinance 12076, Section 12, as amended, and K.C.C. 4A.200.110, Ordinance 13263, Section 33, as amended, and K.C.C. 4A.200.200, Ordinance 18323, Section 1, and K.C.C. 4A.200.215, Ordinance 18323, Section 2, and K.C.C. 4A.200.217, Ordinance 17752, Section 4, and K.C.C. 4A.200.262, Ordinance 17527, Section 162, as amended, and K.C.C. 4A.200.287, Ordinance 17527, Section 148, and K.C.C. 4A.200.440, Ordinance 17527, Section 161, and K.C.C. 4A.200.450, Ordinance 17527, Section 160, as amended, and K.C.C. 4A.200.650, Ordinance 17527, Section 157, and K.C.C. 4A.200.660, Ordinance 12925, Sections 1 through 7, as amended, and K.C.C. 4A.200.760, Ordinance 18398, Section 8, and K.C.C. 4A.601.025, Ordinance 7025, Section 3, as amended, and K.C.C. 4A.700.1000, Ordinance 1888, Article I, Section 2, as amended, and K.C.C. 6.01.010, Ordinance 1492, Section 23, as amended, and K.C.C. 6.24.180, Ordinance 1710, Section 5, as amended, and K.C.C. 6.27.050, Ordinance 18326, Section 7, and K.C.C. 6.70.050, Ordinance 18326, Section 8, and K.C.C. 6.70.060, Ordinance 11177, Section 5, as amended, and K.C.C. 6.84.030, Ordinance 9163, Section 2, as amended, and K.C.C. 9.04.020, Ordinance 2281, Section 5, as amended, and K.C.C. 9.04.050, Ordinance 2812, Section 4, as

amended, and K.C.C. 9.04.060, Ordinance 2281, Section 6, as amended, and K.C.C. 9.04.070, Ordinance 4938, Section 7, as amended, and K.C.C. 9.04.090, Ordinance 2281, Section 7, as amended, and K.C.C. 9.04.100, Ordinance 12020, Section 33, as amended, and K.C.C. 9.04.105, Ordinance 4938, Section 10, as amended, and K.C.C. 9.04.120, Ordinance 4938, Section 12, as amended, and K.C.C. 9.04.140, Ordinance 7590, Section 1, as amended, and K.C.C. 9.08.010, Ordinance 7590, Section 7, as amended, and K.C.C. 9.08.060, Ordinance 10636, Section 6, as amended, and K.C.C. 9.12.045, Ordinance 14214, Section 6, as amended, and K.C.C. 9.14.050, Ordinance 12767, Section 2, and K.C.C. 12.44.830, Ordinance 13202, Section 1, and K.C.C. 12.44.840, Ordinance 14240, Section 1, and K.C.C. 12.44.850, Ordinance 4257, Section 6, as amended, and K.C.C. 12.46.050, Ordinance 4257, Section 8, as amended, and K.C.C. 12.46.080, Ordinance 10154, Section 4, as amended, and K.C.C. 12.82.040, Ordinance 10393, Section 1, as amended, and K.C.C. 12.82.070, Ordinance 10508, Section 1, as amended, and K.C.C. 12.82.080, Ordinance 10509, Section 1, as amended, and K.C.C. 12.82.090, Ordinance 10689, Section 1, as amended, and K.C.C. 12.82.100, Ordinance 10690, Section 1, as amended, and K.C.C. 12.82.110, Ordinance 10723, Section 1, as amended, and K.C.C. 12.82.120, Ordinance 10724, Section 1, as amended, and K.C.C. 12.82.130, Ordinance 10793, Section 1, as amended, and K.C.C. 12.82.140, Ordinance 11006, Section 1, as amended, and K.C.C. 12.82.150, Ordinance 11040, Section 1, as amended, and K.C.C. 12.82.160, Ordinance 11080, Section 1, as amended, and K.C.C. 12.82.180, Ordinance 11991, Section 1, as amended, and K.C.C. 12.82.200, Ordinance 3139, Section 2 (part), as amended, and K.C.C. 12.86.030, Ordinance 1709, Section 6, as amended, and K.C.C. 13.24.080, Ordinance 11616, Section 12, as amended, and K.C.C. 13.24.136, Ordinance 11616, Section 14, as amended, and K.C.C. 13.24.140, Ordinance 9839, Sections 1 through 4, as amended, and K.C.C. 13.28.035, Ordinance 9462, Sections 1 through 3, as amended, and K.C.C. 13.28.055, Ordinance 18754, Section 7, and K.C.C. 14.01.xxx, Ordinance 18754, Section 26, and K.C.C. 14.xx.xxx, Ordinance 18420, Section 15, and K.C.C. 14.01.140, Ordinance 18420, Section 16, and K.C.C. 14.01.150, Ordinance 18420, Section 17, and K.C.C. 14.01.160, Ordinance 18420, Section 25, and K.C.C. 14.01.240, Ordinance 12020, Section 34, as amended, and K.C.C. 14.02.020, Ordinance 665, Section 1, as amended, and K.C.C. 14.04.010, Ordinance 11426, Section 1, as amended, and K.C.C. 14.16.010, Ordinance 5701, Section 18, as amended, and K.C.C. 14.16.170, Ordinance 336 (part), as amended, and K.C.C. 14.20.020, Ordinance 4895, Section 1, as amended, and K.C.C. 14.28.010, Ordinance 4895, Section 6, as amended, and K.C.C. 14.28.060, Ordinance 4895, Section 11, as amended, and K.C.C. 14.28.090, Ordinance 6254, Section 2, as amended, and K.C.C. 14.30.020, Ordinance 7025, Section 5, as amended, and K.C.C. 14.30.025, Ordinance 11187, Section 1, as amended, and K.C.C. 14.42.010, Ordinance 8047, Section 4, as amended, and K.C.C. 14.42.030, Ordinance 1711, Section 2, as amended, and K.C.C. 14.44.020, Ordinance 1711, Section 5, as amended, and K.C.C. 14.44.050, Ordinance 11790, Section 1, as amended, and

K.C.C. 14.44.055, Ordinance 1711, Section 7, as amended, and K.C.C. 14.44.070, Ordinance 1711, Section 8, as amended, and K.C.C. 14.44.080, Ordinance 1711, Section 9, as amended, and K.C.C. 14.44.090, Ordinance 1711, Section 10, as amended, and K.C.C. 14.44.100, Ordinance 1711 (part), as amended, and K.C.C. 14.44.110, Ordinance 13734, Section 9, as amended, and K.C.C. 14.45.070, Ordinance 4099, Section 9, as amended, and K.C.C. 14.46.090, Ordinance 3027, Section 4, as amended, and K.C.C. 14.52.040, Ordinance 3027, Section 7, as amended, and K.C.C. 14.52.070, Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030, Ordinance 14050, Section 10, as amended, and K.C.C. 14.70.230, Ordinance 14050, Section 11, as amended, and K.C.C. 14.70.240, Ordinance 14050, Section 13, as amended, and K.C.C. 14.70.260, Ordinance 15030, Section 9, as amended, and K.C.C. 14.70.285, Ordinance 11617, Section 61, as amended, and K.C.C. 14.80.040, Ordinance 11617, Section 63, as amended, and K.C.C. 14.80.060, Ordinance 13019, Section 1 (part), as amended, and K.C.C. 14.85.010, Ordinance 12560, Section 55, as amended, and K.C.C. 16.02.170, Ordinance 3647, Section 3, as amended, and K.C.C. 16.03.040, Ordinance 14914, Section 104, as amended, and K.C.C. 16.03.120, Ordinance 14914, Section 105, as amended, and K.C.C. 16.03.130, Ordinance 8766, Section 10, as amended, and K.C.C. 16.08.060, Ordinance 12560, Section 119, as amended, and K.C.C. 16.14.180, Ordinance 12560, Section 136, as amended, and K.C.C. 16.14.230, Ordinance 1488, Section 5, as amended, and K.C.C. 16.82.020, Ordinance 15053, Section 3, as amended, and K.C.C. 16.82.051, Ordinance 1488, Section 10, and K.C.C. 16.82.090, Ordinance 1488, Section 11, as amended, and K.C.C. 16.82.100, Ordinance 2097, Section 2, as amended, and K.C.C. 17.04.020, Ordinance 7980, Section 1, as amended, and K.C.C. 17.04.420, Ordinance 16147, Section 2, as amended, and K.C.C. 18.17.010, Ordinance 16147, Section 3, as amended, and K.C.C. 18.17.020, Ordinance 13694, Section 13, as amended, and K.C.C. 19A.04.100, Ordinance 13694, Section 14, as amended, and K.C.C. 19A.04.110, Ordinance 13694, Section 15, as amended, and K.C.C. 19A.04.120, Ordinance 13694, Section 42, as amended, and K.C.C. 19A.08.070, Ordinance 13694, Section 51, as amended, and K.C.C. 19A.08.160, Ordinance 13694, Section 78, as amended, and K.C.C. 19A.24.030, Ordinance 13694, Section 81, as amended, and K.C.C. 19A.28.030, Ordinance 12824, Section 3, as amended, and K.C.C. 20.12.050, Ordinance 16985, Section 4, as amended, and K.C.C. 20.12.205, Ordinance 10293, Section 1, as amended, and K.C.C. 20.14.025, Ordinance 13147, Section 21, as amended, and K.C.C. 20.18.050, Ordinance 13147, Section 25, as amended, and K.C.C. 20.18.090, Ordinance 13147, Section 28, as amended, and K.C.C. 20.18.120, Ordinance 12196, Section 9, as amended, and K.C.C. 20.20.020, Ordinance 16950, Section 10, as amended, and K.C.C. 20.20.035, Ordinance 12196, Section 11, as amended, and K.C.C. 20.20.040, Ordinance 4461, Section 2, as amended, and K.C.C. 20.22.040, Ordinance 4461, Section 1, as amended, and K.C.C. 20.22.060, Ordinance 9785, Section 10, as amended, and K.C.C. 20.22.200, Ordinance 6949, Section 5, as amended, and K.C.C. 20.44.030, Ordinance 6949, Section 7, as amended,

and K.C.C. 20.44.050, Ordinance 6949, Section 12, as amended, and K.C.C. 20.44.100, Ordinance 6949, Section 15, as amended, and K.C.C. 20.44.130, Ordinance 4828, Section 2, as amended, and K.C.C. 20.62.020, Ordinance 11620, Section 12, and K.C.C. 20.62.150, Ordinance 10870, Section 40, as amended, and K.C.C. 21A.04.190, Ordinance 10870, Section 96, as amended, and K.C.C. 21A.06.280, Ordinance 10870, Section 105, as amended, and K.C.C. 21A.06.325, Ordinance 10870, Section 177, as amended, and K.C.C. 21A.06.685, Ordinance 10870, Section 334, as amended, and K.C.C. 21A.08.070, Ordinance 10870, Section 340, as amended, and K.C.C. 21A.12.030, Ordinance 14045, Section 38, as amended, and K.C.C. 21A.14.370, Ordinance 14045, Section 39, as amended, and K.C.C. 21A.14.380, Ordinance 14045, Section 40, as amended, and K.C.C. 21A.14.390, Ordinance 15051, Section 137, as amended, and K.C.C. 21A.24.045, Ordinance 15051, Section 138, as amended, and K.C.C. 21A.24.051, Ordinance 15051, Section 139, as amended, and K.C.C. 21A.24.055, Ordinance 15051, Section 140, as amended, and K.C.C. 21A.24.061, Ordinance 3688, Section 801, as amended, and K.C.C. 21A.25.290, Ordinance 13129, Section 2, as amended, and K.C.C. 21A.27.020, Ordinance 13129, Section 22, as amended, and K.C.C. 21A.27.160, Ordinance 11621, Section 90, as amended, and K.C.C. 21A.28.154, Ordinance 11168, Section 9, as amended, and K.C.C. 21A.30.066, Ordinance 13274, Section 6, as amended, and K.C.C. 21A.37.040, Ordinance 14190, Section 8, as amended, and K.C.C. 21A.37.060, Ordinance 13274, Section 7, as amended, and K.C.C. 21A.37.070, Ordinance 13274, Section 8, as amended, and K.C.C. 21A.37.080, Ordinance 13733, Section 15, as amended, and K.C.C. 21A.37.160, Ordinance 10870, Section 576, as amended, and K.C.C. 21A.38.030, Ordinance 10870, Section 577, as amended, and K.C.C. 21A.38.040, Ordinance 10870, Section 583, as amended, and K.C.C. 21A.39.020, Ordinance 18626, Section 15, and K.C.C. 21A.42.300, Ordinance 11621, Section 113, as amended, and K.C.C. 21A.43.040, Ordinance 11621, Section 114, as amended, and K.C.C. 21A.43.050, Ordinance 11621, Section 117, as amended, and K.C.C. 21A.43.080, Ordinance 12627, Section 2, as amended, and K.C.C. 21A.55.020, Ordinance 13275, Section 1, as amended, and K.C.C. 21A.55.050, Ordinance 14662, Section 1, as amended, and K.C.C. 21A.55.060, Ordinance 16650, Section 1, as amended, and K.C.C. 21A.55.101, Ordinance 13263, Section 3, as amended, and K.C.C. 23.02.010, Ordinance 13263, Section 5, as amended, and K.C.C. 23.02.040, Ordinance 13263, Section 13, as amended, and K.C.C. 23.02.120, Ordinance 12024, Section 4, as amended, and K.C.C. 23.10.030, Ordinance 10662, Section 42, as amended, and K.C.C. 27.02.010, Ordinance 14238, Section 32, as amended, and K.C.C. 27.02.220, Ordinance 13332, Section 14, as amended, and K.C.C. 27.04.003, Ordinance 10662, Section 51, as amended, and K.C.C. 27.04.005, Ordinance 8330, Section 31, as amended, and K.C.C. 27.04.010, Ordinance 10662, Section 52, as amended, and K.C.C. 27.04.015, Ordinance 13332, Section 4, as amended, and K.C.C. 27.06.010, Ordinance 13332, Section 22, as amended, and K.C.C. 27.10.070, Ordinance 17682, Section 47, as amended, and K.C.C. 27.10.570, Ordinance 12020, Section 5,

as amended, and K.C.C. 27A.20.030, Ordinance 12020, Section 6, as amended, and K.C.C. 27A.20.040, Ordinance 12020, Section 13, as amended, and K.C.C. 27A.30.020, and Ordinance 12020, Section 16, as amended, and K.C.C. 27A.30.050 , adding new sections to K.C.C. chapter 4A.200, recodifying K.C.C. 4A.200.262 and repealing Ordinance 11955, Section 11, as amended, and K.C.C. 2.16.140.

Sponsors: Ms. Lambert and Mr. McDermott

Erin Auzins, Council Staff

6. [Proposed Ordinance No. 2018-0241](#) pp. 595-1088

AN ORDINANCE responding to the King County Sammamish Valley Wine and Beverage Study; amending Ordinance 10870, Section 335, as amended, and K.C.C. 21A.08.080, Ordinance 10870, Section 407, as amended, and K.C.C. 21A.18.030, Ordinance 10870, Section 536, as amended, and K.C.C. 21A.30.080, Ordinance 15606, Section 20, as amended, and K.C.C. 21A.30.085, Ordinance 10870, Section 537, as amended, and K.C.C. 21A.30.090, Ordinance 10870, Section 549, as amended, and K.C.C. 21A.32.120 and Ordinance 13623, Section 37, as amended, and K.C.C. 23.32.010, adding new sections to K.C.C. chapter 21A.06, adding new sections to K.C.C. chapter 21A.55, adding a new chapter to K.C.C. Title 6 and repealing Ordinance 15974, Section 5, and K.C.C. 21A.06.1427.

Sponsors: Ms. Lambert

Erin Auzins, Council Staff

Briefing

7. [Briefing No. 2018-B0136](#) pp. 1089-1191

King Conservation District - 2017 Annual Report and 2019 Program of Work and Budget

Jenny Ngo, Council Staff

8. **Public Comment**

Other Business

Adjournment



King County

1200 King County
Courthouse
516 Third Avenue
Seattle, WA 98104

Meeting Minutes Planning, Rural Service and Environment Committee

*Councilmembers: Kathy Lambert, Chair; Dave Upthegrove,
Vice-Chair
Larry Gossett, Joe McDermott, Pete von Reichbauer*

*Staff: Erin Auzins, Lead Staff (206-477-0687)
Erica Newman, Committee Assistant (206-477-7543)*

9:30 AM

Tuesday, July 3, 2018

Room 1001

DRAFT MINUTES

Pursuant to K.C.C. 1.24.035 A. and F., this meeting is also noticed as a meeting of the Metropolitan King County Council, whose agenda is limited to the committee business. In this meeting only the rules and procedures applicable to committees apply and not those applicable to full council meetings.

1. **Call to Order**

Chair Lambert called the meeting to order at 9:42 AM.

2. **Roll Call**

Present: 5 - Mr. Gossett, Ms. Lambert, Mr. McDermott, Mr. Upthegrove and Mr. von Reichbauer

3. **Approval of Minutes**

Councilmember Upthegrove moved approval of the June 19, 2018 meeting minutes. Seeing no objections the minutes were approved.

Discussion and Possible Action

4. Proposed Ordinance No. 2017-0244

AN ORDINANCE relating to permitting and zoning; amending Ordinance 3692, Section 2, as amended, and K.C.C. 20.12.200, Ordinance 3688, Section 228, as amended, and K.C.C. 21A.06.738, Ordinance 3688, Section 201, as amended, and K.C.C. 21A.06.913, Ordinance 3688, Section 247, as amended, and K.C.C. 21A.06.1082A, Ordinance 10870, Section 297, as amended, and K.C.C. 21A.06.1285, Ordinance 10870, Section 317, as amended, and K.C.C. 21A.06.1385, Ordinance 15051, Section 137, as amended, and K.C.C. 21A.24.045, Ordinance 10870, Section 454, as amended, and K.C.C. 21A.24.070, Ordinance 10870, Section 467, as amended, and K.C.C. 21A.24.200, Ordinance 3688, Chapter 2 (part), as amended, and K.C.C. 21A.25.020, Ordinance 3688, Section 303, as amended, and K.C.C. 21A.25.050, Ordinance 3688, Section 302, as amended, and K.C.C. 21A.25.060, Ordinance 16985, Section 39, as amended, and K.C.C. 21A.25.160, Ordinance 3688, Section 409(4), as amended, and K.C.C. 21A.25.180, Ordinance 3688, Section 801, as amended, and K.C.C. 21A.25.290, Ordinance 3688, Section 802, as amended, and K.C.C. 21A.25.300, Ordinance 3688, Section 806, as amended, and K.C.C. 21A.25.310 and Ordinance 3688, Section 805, as amended, and K.C.C. 21A.44.100 and repealing Ordinance 16985, Section 4, as amended, and K.C.C. 20.12.205.

Erin Auzins, Council Staff, briefed the Committee and answered questions from the members. Randy Sandin, Deputy Director, Department of Permitting and Environmental Review, answered questions from the members. John Taylor, Assistant Director, Department of Natural Resources and Parks, answered questions from the members. Councilmember Upthegrove moved approval of the Striking Amendment (S1) and Title Amendment (T1), both passed unanimously.

A motion was made by Councilmember Upthegrove that this Ordinance be Recommended Do Pass Substitute Consent. The motion carried by the following vote:

Yes: 5 - Mr. Gossett, Ms. Lambert, Mr. McDermott, Mr. Upthegrove and Mr. von Reichbauer

5. Proposed Ordinance No. 2018-0270

AN ORDINANCE approving the Carnation 2015 Comprehensive Water System Plan.

*Terra Rose, Council Staff, briefed the Committee and answered questions from the members.
This item was expedited to the Council agenda on July 09, 2018.*

A motion was made by Councilmember Upthegrove that this Ordinance be Recommended Do Pass Consent. The motion carried by the following vote:

Yes: 5 - Mr. Gossett, Ms. Lambert, Mr. McDermott, Mr. Upthegrove and Mr. von Reichbauer

6. Proposed Motion No. 2018-0066

A MOTION approving a plan to restructure the public benefit rating system program in accordance with 2017-2018 Biennial Budget Ordinance 18409, Section 81, Proviso P1.

Jenny Ngo, Council Staff, briefed the Committee and answered questions from the members. John Taylor, Assistant Director, and Bill Bernstein, Program Manager, Department of Natural Resources and Parks, answered questions from the members.

A motion was made by Councilmember Upthegrove that this Motion be Recommended Do Pass Consent. The motion carried by the following vote:

Yes: 4 - Mr. Gossett, Ms. Lambert, Mr. McDermott and Mr. Upthegrove

Excused: 1 - Mr. von Reichbauer

Briefing

7. Briefing No. 2018-B0068

Panel Briefing on Local Government Services and Unincorporated Area Issues

Amy Biggs, Snoqualmie Valley Transportation, briefed the Committee and answered questions from the members.

This matter was Deferred

8. Chair's Report

Chair Lambert addressed the Committee via PowerPoint presentation.

9. Public Comment

There were no individuals available to offer public comment.

Other Business

There was no other business to come before the Committee.

Adjournment

The meeting was adjourned at 11:05 AM.

Approved this _____ day of _____

Clerk's Signature

[Blank Page]



King County

**Metropolitan King County Council
Planning, Rural Service and Environment Committee**

STAFF REPORT

Agenda Item:	4	Name:	Erin Auzins
Proposed No.:	2018-0153	Date:	July 17, 2018

SUBJECT

Proposed Ordinance (PO) 2018-0153 would adopt the 2018 annual cycle update to the 2016 King County Comprehensive Plan (KCCP)¹ and implement the restructure described in Proposed Motion 2018-0154.

SUMMARY

PO 2018-0153 was transmitted with Proposed Motion (PM) 2018-0154² in response to Proviso P2 of Section 5³ and Proviso P3 of Section 47⁴ of Ordinance 18602, a supplemental 2017-2018 King County Budget ordinance. The Proposed Ordinance would implement the changes recommended in the Proposed Subarea Planning Program Restructure Plan (Plan) described in Motion 15142, by amending the King County Code (K.C.C.), the 2016 KCCP, and the 2017 Vashon-Maury Island CSA Subarea Plan.

Key elements of the restructure proposal include:

- moving the KCCP from a four-year major update cycle to an eight-year major update cycle;
- shifting the annual timelines for KCCP updates and subarea plans from a March 1 transmittal (with adoption by the end of the same year) to a June 30 transmittal (with adoption by June 30 the following year);
- pausing development and adoption of subarea plans during major KCCP updates;
- extending the subarea planning schedule to include additional planning for urban unincorporated communities; and

¹ Ordinance 18427, as amended in 2017 by Ordinance 18623

² Adopted as Motion 15142 on May 7, 2018

³ Amending Section 19 of Ordinance 18409, the 2017-18 Biennial Budget, related to Performance, Strategy and Budget

⁴ Amending Section 88 of Ordinance, 18409, the 2017-18 Biennial Budget, related to Department of Permitting and Environmental Review's General Public Services fund

- hiring two additional subarea planners in DPER.⁵

Committee action on **PO 2018-0153** is currently scheduled to occur on **September 4, 2018**.⁶ At today's briefing, Council staff will review the proposed chair's striking amendment, which includes modifications to the Executive's proposal by:

- Establishing a two-year update option and allow unfinished items from the two-year update to be extended into the next year's annual update.
- Authorizing a 2020 KCCP update.
- Allowing amendments of subarea plans as part of an annual update
- Allowing substantive amendments of KCCP Workplan items as part of an annual update
- Requiring a Public Review Draft be issued for each KCCP update, including subarea plans, prior to transmittal to the Council.
- Adding language regarding an evaluation of the subarea restructure program at some point in the future.
- Modifying several Workplan Items to update the deadlines for transmittal to Council.
- Modifying the substance of Workplan Action 1, 8, 12, 13 and 19.
- Adding new Workplan Actions 14, 15, 16, 17 and 18.

BACKGROUND

KCCP update cycles. 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. It is informed by and must be consistent with the Growth Management Act (GMA). The GMA, policies in the KCCP, and regulations in the King County Code dictate the allowed frequency for considering and adopting updates to the KCCP.

The GMA requires that comprehensive plans be reviewed and updated at least once every eight years.⁷ The next GMA required update deadline is June 30, 2023. Jurisdictions are allowed, but not required, to update their plans more frequently than the mandated once every eight years update. The GMA does not place restrictions on what changes can be considered during these interim, non-mandated updates, except that comprehensive plans cannot be amended more than once per year.⁸

King County currently performs comprehensive updates to its KCCP once every four years. This is known as the "four-year" or "major update" cycle. The four-year update

⁵ For reference, a comparison matrix of the current structure and the proposed restructure is included as **Attachment 5** to the staff report.

⁶ See **Attachment 4** for full schedule; last updated on July 13, 2018 – subject to change.

⁷ RCW 36.70A.130. Jurisdictions must review and update comprehensive plans by June 30, 2015 and every eight years thereafter.

⁸ Except in limited instances as allowed in RCW 36.70A.130.

structure was created in 1998 via the adoption of Ordinance 13147. As required by current regulations in the KCCP and Code, four-year updates are the only time that substantive changes to KCCP policy language and amendments to the Urban Growth Area (UGA) boundary may be considered.⁹

The four-year update structure provides an option for substantive updates during Year Two of the update cycle,¹⁰ known as “midpoint updates.” These midpoint updates allow for adoption of substantive policy changes 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.” This determination must be authorized by a motion adopted by the Council. The motion must also identify the scope of the update and the resources necessary to accomplish the work. Since the current structure was adopted in 1998, the County has not exercised the option for a “midpoint update”.

The four-year structure also allows limited types of amendments to the KCCP to be adopted during years between four-year updates. This is known as the “annual cycle.” While the Code states that the KCCP “may be amended” annually, it is not required to be reviewed or amended on an annual basis. Annual cycle updates allow for consideration of technical and non-substantive changes, adoption of subarea plans, approval of Four-to-One proposals,¹¹ and approval of other zoning and/or land use designation changes that do not require substantive policy changes.¹²

The first four-year cycle began with the adoption of the 2000 KCCP.¹³ The most recent four-year update occurred in 2016, which was the fifth major plan update under this structure. The 2018 KCCP update in PO 2018-0153 is an annual cycle update. The next major KCCP update is scheduled for adoption in 2020.

CSA subarea plans. A CSA subarea plan is a 20-year, multi-discipline, integrated policy document that applies the countywide goals of the KCCP to a smaller geographic area. While CSA subarea plans are bound as stand-alone document, they are elements of and adopted as part of the KCCP.

In the 1980s and 1990s, King County had a robust subarea planning program for unincorporated communities, and subarea plans for most unincorporated communities were adopted by the County during this time. Following the adoption of the GMA in the

⁹ K.C.C. 20.18.030. 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 follow separate timeline, process, and update requirements. See K.C.C. 20.18.060 and 20.18.070.

¹⁰ K.C.C. 20.18.030.C, defined as updates during “even calendar years”

¹¹ A discretionary program that allows for consideration of UGA expansions when land owners voluntary apply to have their land considered, with twenty percent of the land (i.e., the "one") potentially added to the UGA and the remaining eighty percent (i.e., the "four") permanently added to the King County Open Space System. See program requirements in Countywide Planning Policies (CPPs) DP- 16 and DP- 17, KCCP Policies U- 185 to U- 190, and K.C.C. 20.18.070, 20.18.170, and 20.18.180.

¹² K.C.C. 20.18.030(B)

¹³ via Ordinance 14044

1990s, key policies from these individual subarea plans were updated where necessary to comply with the GMA. Those policies were then integrated into the KCCP, and most of the subarea plans were repealed. A few stand-alone subarea plans were adopted as components of the KCCP and are still active planning documents today. These active subarea plans are the Fall City Subarea Plan, West Hill Community Plan, and White Center Community Action Plan.¹⁴ Since the mid-1990s, only minor updates to these remaining subarea plans have been adopted.

Many of the County's unincorporated geographies have experienced significant changes over the last 20 years due to growth and/or annexations and incorporations. After nearly two decades of aging community plans and policies, and in recognition of the long-term service provider and local government role the County plays for remaining unincorporated areas, the County identified the need to re-engage in more detailed long-range planning for these communities. Therefore, in 2014, the County adopted Ordinance 17884, which created a new local subarea planning program within DPER.

Subarea planning coordination and collaboration. Prior to 2014, King County Code Chapter 2.16 directed that “managing and coordinating the development and implementation of the county's Comprehensive Plan” was a responsibility of DPER. “Subarea planning” was not mentioned as a unique program or planning element, as the County has not engaged in subarea planning since the mid-1990s. The adoption of Ordinance 17884 in 2014 not only created a subarea planning function in DPER, but also created a new “regional planning” function within PSB.

Ordinance 17884 amended K.C.C. 2.16.025 to reflect that PSB's new regional planning unit would be responsible for long-range planning, including “managing updates to the county's Comprehensive Plan in coordination with” DPER. K.C.C. 2.16.055 was also amended to reflect that DPER would be responsible for local land use planning, including “managing the development and implementation of unincorporated subarea plans in coordination with the regional planning” unit in PSB, and in accordance with KCCP and GMA requirements. These changes formalized the separate but coordinated long-range comprehensive planning roles and local current use subarea planning roles within King County government.

Following adoption of Ordinance 17884, the County's 2015-2016 Biennial Budget¹⁵ provided new funding for DPER to hire a subarea planner to manage this new local land use planning function. The 2015-16 Budget also authorized funding for PSB to allocate staff for its new long-range planning functions, including the creation of a comprehensive planning manager position within the regional planning unit. The 2015-16 Budget also included a funding proviso¹⁶ that required the Executive to transmit a plan on procedures

¹⁴ The 1996 Vashon Town Plan was also one of these remaining active subarea plans. That plan was replaced by a new subarea plan for Vashon-Maury Island (adopted in 2017 via Ordinance 18623) that was developed under the new CSA subarea planning program, which will be discussed later in the staff report.

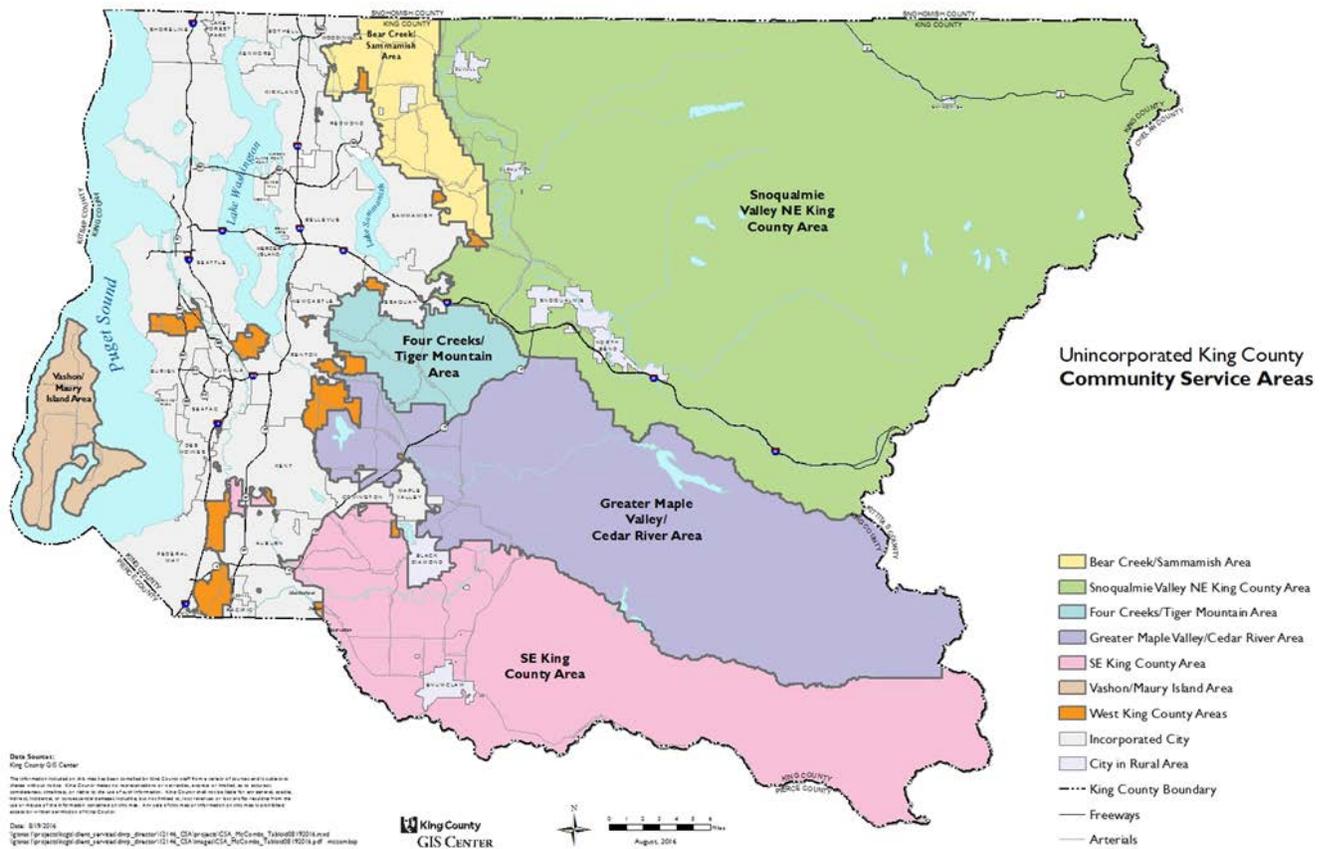
¹⁵ Ordinance 17941

¹⁶ P1 in Section 18 (Office of Performance, Strategy and Budget) of Ordinance 17941

for how PSB and DPER would coordinate their planning efforts, and to report on implementation of the procedures.

In 2015, Motion 14341 was adopted by the Council, which approved the coordination plan and procedures, as required by the proviso. The roles and procedures outlined in that plan reinforced the separate but coordinated roles outlined in the Code for the two agencies. In addition to the aforementioned code requirement for “coordination”, Motion 14341 states that DPER must also “collaborate” with PSB in the preparation of or amendments to subarea plans.

Subarea planning structure. The KCCP includes direction for how the new subarea planning program would be implemented. Chapter 11: Community Service Area Subarea Planning states that the County’s unincorporated CSA geographies¹⁷ would be used to identify the program’s planning areas, as depicted in the following map.



Chapter 11 also includes a rotating, eight-year subarea planning schedule for each CSA geography, whereby planning would occur in the six rural CSA geographies and in two or

¹⁷ As adopted in Ordinance 17415: Bear Creek/Sammamish, Snoqualmie Valley/Northeast King County, Four Creeks/Tiger Mountain, Greater Maple Valley/Cedar River, Southeast King County, Vashon-Maury Island, and West King County (includes various pockets of urban unincorporated areas).

three of “West King County CSA” urban unincorporated area communities¹⁸ each eight-year cycle, as shown in the following table.

Year ¹⁹	Community Service Area	Other Planning ²⁰
2016	Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – Skyway-West Hill, and North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA – Fairwood	Major Comp. Plan Update
2021	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

Additionally, in Chapter 12: Implementation, Amendments and Evaluation, 2016 KCCP Workplan²¹ Action 1 provides the following direction related to CSA subarea plan development:

Action 1: Initiation of the Community Service Area Subarea Planning Program. *Under the direction of the Department of Permitting and Environmental Review, King County is launching a new regular subarea planning program. While this is described in greater detail in Chapter 11: Community Service Area Subarea Planning, launching and implementing this effort will be a major activity following the adoption of the Comprehensive Plan.*

- *Timeline: Ongoing; the Executive will propose a subarea plan for each area approximately once every seven years based on planning schedule in Chapter 11.*
- *Outcomes: A proposed subarea plan for each Community Service Area for Council consideration and possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form of an ordinance that adopts the subarea plan, no later than March 1 of the year following the Community Service Area’s planning period.*
- *Lead: Department of Permitting and Environmental Review, in*

¹⁸ The specific West King County areas would change each planning cycle. The first eight-year cycle would focus on Skyway-West Hill and North Highline one year, and the Fairwood another year. It is anticipated that the next eight-year cycle would focus on different urban unincorporated areas.

¹⁹ “Year” identifies the year in which the plan will be developed by the Executive. Transmittal to the Council for possible action would occur the following year.

²⁰ “Other Planning” includes year in which the Council is considering other pieces of legislation at the same time as Executive development of CSA subarea plans.

²¹ The Workplan is comprised of set of “Actions” that are planned to implement the 2016 KCCP.

coordination and collaboration with the Office of Performance Strategy and Budget. Executive staff shall update and coordinate with the Councilmember office(s) representing the applicable study area throughout the community planning process.

Based on this, community outreach and CSA subarea plan development would occur for any given geography in the year outlined in the schedule adopted in Chapter 11 and, as directed in Workplan Action 1, will be transmitted to the Council by March 1 of the following year. For example, Vashon-Maury Island CSA Subarea Plan outreach and plan development occurred in 2016 and transmittal occurred in 2017.

Skyway-West Hill Subarea Plan. In 2014, the County adopted Motion 14221, which called for a comprehensive update to the 1994 West Hill Community Plan.²² Around this same time, the County was also providing technical assistance to a community-led effort to update some elements of the Community Plan. This community-led effort resulted in the development of a series of proposed local implementation actions called the Skyway-West Hill Action Plan (SWAP). The SWAP was proposed to be adopted as an addendum to the existing 1994 Community Plan during the 2016 update of the KCCP.²³ No policy changes to the Community Plan were included in the proposed SWAP.

The SWAP was a community-developed document, and was drafted prior to the adoption of the new subarea planning program framework in the 2016 KCCP. The SWAP process did not include comprehensive review and/or updates to the underlying Community Plan, which was not consistent with Motion 14221 or the underlying subarea planning program goals. Additionally, a variety of policy issues, such as substantive budgetary impacts, were identified during Council review of the transmitted SWAP. As a result, the SWAP was not adopted as part of the 2016 KCCP. Instead, the 2016 KCCP directed the Executive to work with the community to review the proposed SWAP and to comprehensively update the Community Plan within the context of the subarea planning program. The KCCP currently includes a March 1, 2018 deadline for transmittal of the subarea plan.²⁴ However, due to the adoption of the budget provisos that will be discussed later in the staff report, Executive work on development of the Skyway-West Hill subarea plan has not begun and, as such, the plan has not yet been transmitted.

Vashon-Maury Island Subarea Plan. In 2017, the Council reviewed and adopted the first subarea plan created under the new CSA subarea planning program: the Vashon Maury-Island CSA Subarea Plan.²⁵ Community outreach and plan development by the Executive began in early 2016. The plan was scheduled to be transmitted to the Council on March 1, 2017. However, community outreach and plan development became a 15-month long process, and the proposed subarea plan was transmitted on July 21, 2017.

²² Adopted in 1993 via Ordinance 11166. Only minor map and zoning amendments to the Community Plan have been adopted since 1993.

²³ Included as Attachment J to the Executive's transmitted 2016 KCCP.

²⁴ As part of the 2018 annual cycle KCCP update. 2016 KCCP, as amended, Chapter 11, pages 11-40 and 11-41.

²⁵ Attachment A to Ordinance 18623

The transmitted plan was a robust document that included adoption of many new policies across all policy areas of the KCCP: land use; rural area and natural resource lands; housing and human services; environment; parks, open space and cultural resources; transportation; and services, facilities and utilities. An implementation matrix was also included that outlined one or more “actions” for implementation of each individual policy in the subarea plan.

Council review of the plan identified several areas of substantive policy issues in the transmittal, including inconsistency with the GMA, inconsistency with adopted KCCP policies, changes to current countywide and area-specific policy direction, potential for unanticipated County responsibilities, King County budget impacts, and service implications countywide and/or for other CSA geographies.

As called for by the King County Code and Motion 14341, the subarea plan was primarily developed and prepared by DPER. However, both the Code and Motion 14341 also required the subarea plan to be developed in coordination and collaboration with PSB. Given the GMA and KCCP consistency issues that were highlighted during Council review of the proposed plan, it became apparent that the required coordination and collaboration between DPER and PSB might not have occurred as required. Similarly, review for consistency with adopted budget direction – including consideration of existing and planned programmatic work, capital plans, and projects for the subarea – also did not appear to have occurred.

As a result, a striking amendment to the July 21 proposed plan was developed, which addressed the various policy, budget, programmatic, and services issues identified during Council review of the transmittal. The striking amendment and proposed legislation, as amended, were approved by the Transportation, Economy and Environment Committee on October 17, 2017, with final adoption occurring at the full Council on December 4, 2017. The adopted plan also included a Workplan with three action items for implementation of the subarea plan.

2017-18 King County Budget subarea planning provisos. Following Council review of the proposed 2016 SWAP and the transmitted 2017 Vashon-Maury Island CSA Subarea Plan, the Council identified the need for the County to reassess the subarea planning program, including the program’s structure and schedule, the elements of subarea plans, and interdepartmental roles in the development of subarea plans. As a result, Proviso P2 of Section 5 and Proviso P3 of Section 47 of Ordinance 18602, a supplemental 2017-2018 King County Budget ordinance, were adopted in November 2017.

The two provisos restricted \$200,000 each from DPER’s and PSB’s budgets, and directed that no funds could be expended on subarea planning activities, unless and until the Council acts on the motion to approve the proviso response. The key elements of the subarea planning program restructure plan called for in the provisos are as follows.

- A. Consistency.** Methods to ensure subarea plans will be consistent with existing laws, policies, and adopted budget direction.
- B. DPER and PSB coordination.** Recommendations for coordination and collaboration between DPER and PSB's Regional Planning Unit in the development of subarea plans.
- C. Departmental consultation.** Methods to ensure subarea plans will be developed in consultation with and with concurrence by other County departments.
- D. Schedule.** Evaluation of potential changes to the subarea planning schedule to ensure sufficient time to complete plan development and adoption, including considering whether subarea plans should be developed and/or adopted at the same time as major KCCP updates are developed and/or adopted.

It is worth noting that the adopted 2016 KCCP stated that the County will evaluate "scheduling major [KCCP] updates in odd calendar years, in consideration of the County's biennial budget cycle."²⁶ Under the current update schedule, Council consideration of the Executive's proposed 2016 KCCP update overlapped with Council consideration of the Executive's proposed 2017-18 Biennial Budget. This KCCP language directs evaluation of whether future major KCCP updates should occur in the year between adoption of the biennial budget. In this context, it was anticipated that evaluation of any potential changes to the subarea planning schedule called for in the budget provisos would be assessed in conjunction with potential changes to the underlying KCCP update schedule.

The full proviso language is included here for reference.

Proviso P2 of Section 5, Ordinance 18602 – Performance, Strategy and Budget

Of this appropriation, \$200,000 shall not be expended or encumbered, and no funds shall be expended or encumbered on Community Service Area subarea planning except for responding to this proviso, until the executive transmits a plan to restructure the Community Service Area subarea planning program, a motion that should approve the plan, and an ordinance that implements changes recommended by the plan to the King County Comprehensive Plan and the King County Code and references the subject matter, the proviso's ordinance, ordinance section and proviso number in both the title and body of the motion and a motion approving the plan is passed by the council.

The plan shall include, but not be limited to:

- A. Methods to ensure that the subarea plans that are transmitted to the council will be consistent with:*
 - 1. Current state law, the Countywide Planning Policies and the King County Comprehensive Plan; and*
 - 2. Adopted county budget direction and appropriations, or if it will not be consistent, methods to both provide clarity where the plan would require additional appropriation to accomplish and to prioritize actions within the*

²⁶ 2016 KCCP welcome letter

individual Community Service Area subarea plans, across all the Community Service Area subarea plans, and with other county budget priorities;

B. An evaluation of existing and recommendation for future coordination and collaboration between the department of permitting and environmental review and the office of performance, strategy and budget occurs, as required by K.C.C. 2.16.025 and 2.16.055 and Motion 14341. If changes to the King County Code are recommended to improve this coordination and collaboration, an ordinance implementing those changes shall be transmitted by the executive;

C. Methods to ensure that other departments are consulted in the Community Service Area subarea planning process and concur with the recommended policies and implementing actions proposed in the executive-recommended subarea plans; and

D. An evaluation of the current proposed Community Service Area subarea planning schedule in Chapter 11 of the 2016 King County Comprehensive Plan, including whether one year is sufficient time to complete all necessary aspects the Community Service Area subarea plans, such as: communing engagement and outreach; coordination, collaboration and consultation between King County departments; and refining recommendations to ensure compliance with the law. The evaluation shall also include consideration of modifying the Community Service Area subarea planning schedule to eliminate a Community Service Area subarea plan being transmitted as part of, or with, a major update to the King County Comprehensive Plan. If changes to the schedule or scope of the Community Service Area subarea planning program is recommended, an ordinance that implements those changes shall be transmitted by the executive.

The executive should file the plan, motion and ordinance required by this proviso by March 1, 2018, 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, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.

Proviso P3 of Section 47, Ordinance 18602 – DPER General Public Services

Of this appropriation, \$200,000 shall not be expended or encumbered, and no funds shall be expended or encumbered on Community Service Area subarea planning except for responding to this proviso, until the executive transmits a plan to restructure the Community Service Area subarea planning program, a motion that should approve the plan, and an ordinance that implements changes recommended by the plan to the King County Comprehensive Plan and the King County Code and references the subject matter, the proviso's ordinance, ordinance section and proviso number in both the title and body of the motion and a motion approving the plan is passed by the council.

The plan shall include, but not be limited to:

A. Methods to ensure that the subarea plans that are transmitted to the council will be consistent with:

1. Current state law, the Countywide Planning Policies and the King County Comprehensive Plan; and

2. Adopted county budget direction and appropriations, or if it will not be consistent, methods to both provide clarity where the plan would require additional appropriation to accomplish and to prioritize actions within the individual Community Service Area subarea plans, across all the Community Service Area subarea plans, and with other county budget priorities;

B. An evaluation of existing and recommendation for future coordination and collaboration between the department of permitting and environmental review and the office of performance, strategy and budget occurs, as required by K.C.C. 2.16.025 and 2.16.055 and Motion 14341. If changes to the King County Code are recommended to improve this coordination and collaboration, an ordinance implementing those changes shall be transmitted by the executive;

C. Methods to ensure that other departments are consulted in the Community Service Area subarea planning process and concur with the recommended policies and implementing actions proposed in the executive-recommended subarea plans; and

D. An evaluation of the current proposed Community Service Area subarea planning schedule in Chapter 11 of the 2016 King County Comprehensive Plan, including whether one year is sufficient time to complete all necessary aspects the Community Service Area subarea plans, such as: communing engagement and outreach; coordination, collaboration and consultation between King County departments; and refining recommendations to ensure compliance with the law. The evaluation shall also include consideration of modifying the Community Service Area subarea planning schedule to eliminate a Community Service Area subarea plan being transmitted as part of, or with, a major update to the King County Comprehensive Plan. If changes to the schedule or scope of the Community Service Area subarea planning program is recommended, an ordinance that implements those changes shall be transmitted by the executive.

The executive should file the plan, motion, and ordinance required by this proviso by March 1, 2018, 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, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.

The Council approved Motion 15142 on May 7, 2018, which approved the Executive's Plan. Proposed Ordinance 2018-0153 would implement the changes recommended by the Plan. The ordinance proposes to implement the changes recommended in the Plan via amendments to the King County Code, the 2016 KCCP in Attachment A, and the 2017 Vashon-Maury Island CSA Subarea Plan in Attachment B.

ANALYSIS

Comprehensive planning cycle. Proposed Ordinance 2018-0153 would change the current major KCCP update cycle from once every four years to once every eight years. The next major KCCP update is proposed to be adopted in **2023**, rather than 2020 under the current four-year cycle. The Plan notes that the intent of this change is to: increase capacity to focus on the current interest in local subarea planning, service delivery, and plan implementation; and to align with the 2023 GMA-required comprehensive plan update deadline and other forthcoming regional planning efforts. Additionally, leading up to the 2023 update deadline, the following regional planning activities will occur:

- the Puget Sound Regional Council (PSRC) is updating its VISION 2040 plan, which includes the Multicounty Planning Policies (MPPs) and the Regional Growth Strategy, which is scheduled for adoption in May 2020;
- the Growth Management Planning Council (GMPC) will then update the Countywide Planning Policies (CPPs) and countywide growth targets in 2021 to reflect the new VISION plan; and
- the next Buildable Lands Report is due by June 2021.

These forthcoming planning activities are timed so as to inform the comprehensive plan updates for all Puget Sound jurisdictions that are due by June 2023.²⁷ The County's current four-year update cycle does not directly align with the eight-year GMA cycle; King County's GMA mandated plan updates are currently adopted three years before the deadline. For example, the County adopted a major KCCP in 2012 to meet the 2015 GMA mandated update. Under the current planning cycle, the 2020 KCCP would be adopted to meet the 2023 GMA mandated update. The County could choose to adopt a major update sooner than 2023, but the KCCP would need to be updated again to reflect the three regional planning activities above - which may have staff resource and/or subarea planning schedule impacts, especially if the Council approves an 8 year cycle that does not begin in 2023.

Midpoint updates. The Council may wish to consider what the appropriate interval for major updates should be (such as a four-year or eight-year cycle) in the context of midpoint update options. Similar to the current structure, the transmittal proposes to continue to allow a midpoint update option, whereby substantive KCCP policy changes could be allowed outside of the regular major update schedule. This is proposed to occur at the midpoint of the eight-year cycle (i.e. Year Four of the cycle), and is similar to the existing allowance of substantive changes during a midpoint of the current four-year cycle (i.e. Year Two of the cycle).

Under both the current and proposed regulations, midpoint updates are only allowed if:
1) "the County determines that the purposes of the Comprehensive Plan are not being

²⁷ All jurisdictions in Snohomish, King, and Pierce Counties must update their comprehensive plans by 2023. Plan updates for jurisdictions in Kitsap County are due the following year. Other regions in the state also have their respective GMA deadlines for plan updates.

achieved as evidenced by official population growth forecasts, benchmarks, trends and other relevant data”; 2) this determination is authorized by motion; and 3) resources necessary to accomplish the work are available and fiscal impacts are evaluated. Consideration of UGA amendments are not allowed in either the current or the proposed midpoint option, except for Four-to-One proposals. If an eight-year major update cycle is selected, the Council may wish to consider whether should there be more flexibility in the threshold for and/or expansion of the allowed scope of midpoint updates.

Subarea planning cycle. The current subarea planning schedule requires that subarea plan development and adoption occur while development and adoption of major KCCP updates occur. The Plan proposes to not develop a subarea plan while the Executive is developing a major KCCP update. Similarly, the Plan proposes that Council would not consider adoption of a subarea plan while the Council is deliberating on adoption of a major KCCP update. The Plan notes that the intent of this proposed change is to increase staffing capacity during the development and review of each plan. The Plan states that this increased staff capacity would improve the coordination and collaboration between DPER and PSB, as called for in the Code and Motion 14341, as well as with other departments.

The Plan also proposes to include identified planning dates for the five largest urban unincorporated Potential Annexation Areas (PAAs) in the West King County CSA. The Skyway-West Hill PAA, North Highline PAA, and Fairwood PAA are already included in the current planning cycle. The East Renton Plateau PAA and East Federal Way PAA are proposed to be new additions to the subarea planning schedule. The North Highline PAA is also proposed to have a separate, dedicated planning period – rather than having plan development and adoption occur at the same time as the Skyway-West Hill PAA plan, as the current planning schedule calls for.

When taken together, these proposals would result in an extension of the current subarea planning schedule, as shown in the following table.

Current			Proposed		
Geography	Development	Adoption	Geography	Development	Adoption
Vashon-Maury Island CSA	2016-17	2017	Vashon-Maury Island CSA	2016-17	2017
Skyway-West Hill PAA + North Highline PAA	2017-18	2018	Skyway-West Hill PAA	2018-19	2019-20
			North Highline PAA	2019-20	2020-21
Snoq. Valley/NE King County CSA	2018-19	2019	Snoq. Valley/NE King County CSA	2020-21	2021-22
Major KCCP Update + Greater Maple Valley/Cedar River CSA	2019-20	2020	Major KCCP Update	2021-22	2022-23
			Greater Maple Valley/Cedar River CSA	2022-23	2023-24
Fairwood PAA	2020-21	2021	Fairwood PAA	2023-24	2024-25
Bear Creek/Sammamish CSA	2021-22	2022	Bear Creek/Sammamish CSA	2024-25	2025-26
Southeast King County CSA	2022-23	2023	Southeast King County CSA	2025-26	2026-27
Major KCCP Update + Four Creeks/Tiger Mountain CSA	2023-24	2024	Four Creeks/Tiger Mountain CSA	2026-27	2027-28
			East Renton PAA	2027-28	2028-29
			Federal Way PAA	2028-29	2029-30
			Major KCCP Update	2029-30	2030-31

The current structure has an **eight-year** comprehensive and subarea planning calendar – whereby, the first round of subarea plans would be completed and adopted by **2024** but would only include three of the five major PAAs. The transmittal proposes a **fourteen-year** comprehensive and subarea planning calendar – whereby, the first round of subarea plans would be completed and adopted by **2030** and would include planning for all five major PAAs. While the Executive’s proposal would delay completion of the first round of planning, it does not appear that the current 2024 timeline could be achieved without significant increases in staff resources, substantive changes to the scope of the subarea

planning program, and/or an increased chance that transmitted plans have similar issues to those identified during the review of the Vashon-Maury Island plan. The timing for development of subarea plans for the two remaining major PAAs beyond 2024 is also not addressed under the current calendar.

Workplan impacts. As a result of the new planning schedule outlined above, the Plan also proposes to make a variety of changes to existing Workplan items in the 2016 KCCP and 2017 Vashon-Maury Island CSA Subarea Plan.

For **2016 KCCP Workplan items** that contemplated potential amendments to the KCCP during the next major update in 2020,²⁸ the transmittal proposes to add general language to each, which states the Executive will work with the Council to determine whether any KCCP amendments resulting from the Workplan item are appropriate for inclusion in a KCCP update prior to the 2023 major KCCP update. Similar language is also proposed for Workplan items related to the GMPC.²⁹ The Council may wish to work with the Executive to make this determination now, where possible, and amend the Workplan timelines as part of PO 2018-0153. Adopting updated timelines now could improve clarity for the public, as well as establish clear expectations for the Council and Executive. However, it may not be possible to make this determination for some Workplan items until after the analysis called for in the Workplan is complete. Council staff would need to work with Executive staff to evaluate each item if more specificity is desired by the Council.

In the **2017 Vashon-Maury Island CSA Subarea Plan**, the County adopted VMI Workplan Action 1, which called for a review and update of current Special District Overlays (SDOs) and property-specific (P-Suffix) development conditions across the Island. The current deadline for completion of this review and transmittal of any proposed changes is December 31, 2018. The Executive proposes to change this date to June 30, 2022. The Plan notes that the intent of this change is to align subarea planning staff capacity with the new subarea planning calendar. The Plan proposes that the review by subarea planning staff called for in this Workplan item would occur during development of the 2023 major KCCP update, rather than during development of a subarea plan for one of the other geographies. The new proposed date would delay transmittal of the Workplan response by 3 ½ years. The Council may wish to consider whether this change is consistent with the Council-adopted timelines for planning on Vashon-Maury Island.

Timing. Council consideration of the Proposed Ordinance will need to occur consistent with the following GMA and KCCP planning requirements and timelines, will result in additional time to review and act on the Proposed Ordinance than is needed for the Proposed Motion. The requirements are as follows:

- limitations on only amending the KCCP once per year, which means any additional 2018 KCCP amendments not related to the proposed changes outlined above will need to be considered as part of or concurrent with the Proposed Ordinance;

²⁸ Actions 3, 4, 6, 8 and 13.

²⁹ Actions 14, 15, and 16.

- allowing for “early and continuous” public engagement on the proposed changes;³⁰ and
- meeting various public noticing requirements.³¹

The current **schedule** for review of the Proposed Ordinance is included as **Attachment 4** to the staff report.³² Technical corrections and non-substantive changes to the Proposed Ordinance may be considered when it comes back to the PRE Committee for possible action on **September 4th**. Any Council-desired substantive changes to any element of the proposed restructure should also be considered at that time.

AMENDMENTS

A draft chair’s striking amendment has been prepared, and is included as **Attachment 6** to the staff report. A detailed Effect statement is included in the draft striking amendment, and at a high level, the substantive changes proposed in the draft striking amendment include:

- Establishes a two-year update option. Requires a motion to be passed with a scope of work; allows substantive policy changes; and allows urban growth area boundary changes.
- Allows unfinished items from the two-year update to be extended into the next year’s annual update, if authorized by motion.
- Authorizes a 2020 KCCP update. A scoping motion would be transmitted by the Executive by October 1, 2018. The Council would have until December 3, 2018 to amend/adopt the scoping motion. The 2020 update would be transmitted by June 28, 2019.
- Allows amendments of subarea plans as part of an annual update
- Allows substantive amendments of KCCP Workplan items as part of an annual update
- Requires a Public Review Draft be issued for each KCCP update, including subarea plans, prior to transmittal to the Council.
- Adds language regarding an evaluation of the subarea restructure program at some point in the future.
- Modifies several Workplan Items to update the deadlines for transmittal to Council.
- Modifies the substance of Workplan Action 1, 8, 12, 13 and 19.
- Adds new Workplan Action 14 regarding a Technology Access Study
- Adds new Workplan Action 15 regarding the 2020 KCCP Update.

³⁰ 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, including development or amendment of subarea plans and any implementing development regulations.

³¹ Requirements include: newspaper advertising 30 days in advance of the public hearing, mailed notice to properties within 500 feet of any zoning change 30 days in advance of the public hearing, and a 30-day public comment period on the SEPA determination. The timeline would also need to include staff time needed to produce the necessary public documents in advance of the 30-day deadlines.

³² Last updated on March 29, 2018 – subject to change

- Adds new Workplan Action 16 regarding review of Local Services Policies.
- Adds new Workplan Action 17 regarding Streamlining the Comprehensive Plan.
- Adds new Workplan Action 18 regarding Unincorporated Area Services Sustainability Plan.

Attachment 5 includes a description of each element of the restructure Plan, with a comparison of the existing code, the Executive's transmittal, and the draft striking amendment.

ATTACHMENTS

1. Proposed Ordinance 2018-0153 (and its attachments)
2. Transmittal Letter
3. Fiscal Note
4. 2018 Comprehensive Plan Update Schedule, last updated July 13, 2018
5. Matrix of current, Executive proposed, and draft Chair's striking planning structures
6. Draft Chair's Striking Amendment (with attachments)

INVITED

1. Lauren Smith, Director, Regional Planning, Office of Performance, Strategy and Budget
2. Jim Chan, Acting Director, Department of Permitting and Environmental Review

LINKS

All components of the transmitted 2018 update to the 2016 KCCP, as well as additional information about the Council's review of the proposal, can be found at:

<https://www.kingcounty.gov/council/CompPlan/2018compplan>

The components of the proposed legislation and their attachments include:

- Proposed Ordinance 2018-0153
- Attachment A – 2018 Amendments to 2016 King County Comprehensive Plan
- Attachment B – Amendments to 2017 Vashon-Maury Island Community Service Area Subarea Plan

Also included are supporting documents included in the transmittal package, which do not get adopted as part of the legislation but provide useful information:

- Transmittal Letter

- Plain Language Summary
- I-207 Policy Analysis Matrix
- Regulatory Note
- Fiscal Note



Signature Report

July 16, 2018

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2018-0153.1

Sponsors Lambert

1 AN ORDINANCE relating to comprehensive planning;
2 amending Ordinance 263, Article 1 (part), as amended, and
3 K.C.C. 20.08.060, Ordinance 263, Article 2, Section 1, as
4 amended, and K.C.C. 20.12.010, Ordinance 12061, Section
5 4, as amended, and K.C.C. 20.12.325, Ordinance 13147,
6 Section 19, as amended, and K.C.C. 20.18.030, and
7 Ordinance 13147, Section 20, as amended, and K.C.C.
8 20.18.040, Ordinance 3688, Section 813, as amended, and
9 K.C.C. 20.18.056, Ordinance 13147, Section 22, as
10 amended, and K.C.C. 20.18.060, Ordinance 13147, Section
11 23, as amended, and K.C.C. 20.18.070, Ordinance 13147,
12 Section 24, as amended, and K.C.C. 20.18.080, Ordinance
13 13147 Section 30, as amended, and K.C.C. 20.88.140, and
14 Ordinance 14047, Section 9, as amended, and K.C.C.
15 20.18.170 and adding a new section to K.C.C. chapter 20.08.

16 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

17 SECTION 1. Findings:

18 A. The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 19, as
19 amended by Ordinance 18062, Section 5, Proviso P2, requires the executive to transmit a

20 plan to restructure the Community Service Area subarea planning program, a motion to
21 approve the plan, and an ordinance that implements changes recommended by the plan to
22 the King County Comprehensive Plan and the King County Code.

23 B. The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 88, as
24 amended by Ordinance 18062, Section 47, Proviso P3, requires the executive to transmit
25 a plan to restructure the Community Service Area subarea planning program, a motion to
26 approve the plan, and an ordinance that implements changes recommended by the plan to
27 the King County Comprehensive Plan and the King County Code.

28 C. This ordinance implements the changes recommended by the plan by
29 amending the King County Code and amending the King County Comprehensive Plan.

30 D. The plan calls for the Community Service Area subarea planning program to
31 complete one plan every two years with the exception of the year in which a major update
32 to the King County Comprehensive Plan is completed.

33 E. RCW 36.70A.130(5)(a) requires King County, and the cities within King
34 County, to complete a review of its comprehensive plan on or before June 30, 2015, and
35 every eight years thereafter. This means the next major review and update of the King
36 County Comprehensive Plan is to be completed by June 30, 2023.

37 F. The major update of the King County Comprehensive Plan is shifted to an
38 eight-year cycle to expedite the subarea plans and to match the schedule established in
39 RCW 36.70A.130(5)(a).

40 G. The shift to an eight-year cycle allows the county to more closely collaborate
41 with the cities in King County, to implement VISION 2050, with an expected approval
42 date of May 2020, and to plan for growth in accordance with growth targets that will

43 subsequently be established in the King County Countywide Planning Policies.

44 H. The King County Code allows annual amendments to the King County
45 Comprehensive Plan in accordance with the Washington state Growth Management Act,
46 chapter 36.70A RCW.

47 I. The 2016 King County Comprehensive Plan, adopted by King County
48 Ordinance 18427, was a four-year cycle amendment, which was amended in 2017 by
49 Ordinance 18623 adopting the Vashon-Maury Island Community Service Area Subarea
50 Plan.

51 J. The amendment to the Vashon-Maury Island Community Service Area
52 Subarea Plan contained in Attachment B to this ordinance shifts the transmittal date from
53 December 31, 2018 to June 30, 2021 for Workplan Action 1, which involves the review
54 of the property-specific development conditions and special district overlays on Vashon-
55 Maury Island.

56 K. The amendments to policies and text contained in Attachments A and B to this
57 ordinance constitute the 2018 annual amendment to the King County Comprehensive
58 Plan.

59 SECTION 2. The amendments to the King County Comprehensive Plan 2016
60 contained in Attachment A to this ordinance are hereby adopted as amendments to the
61 2016 King County Comprehensive Plan as amended in 2017 by Ordinance 18623.

62 SECTION 3. Ordinance 263, Article 1 (part), as amended, and K.C.C. 20.08.060
63 are hereby amended to read as follows:

64 "Subarea plan" means detailed local land use plan (~~which~~) that implements and is
65 an element of the ~~(e))~~Comprehensive ~~((p))~~Plan containing specific policies, guidelines and

66 criteria adopted by the council to guide development and capital improvement decisions
67 within specific subareas of the county. The subareas of the county shall consist of ~~((distinct~~
68 ~~communities, specific geographic areas or other types of districts having unified interests or~~
69 ~~similar characteristics within the county. Subarea plans may include: community plans,~~
70 ~~which have been prepared for large unincorporated areas;)) community service areas and
71 potential annexation areas ((plans)), which ((have been prepared for)) are urban areas that
72 are designated for future annexation to a city((; neighborhood plans, which have been
73 prepared for small unincorporated areas; and plans addressing multiple areas having
74 common interests)). The relationship between the 1994 King County Comprehensive Plan
75 and subarea plans is established by K.C.C. 20.12.015.~~

76 NEW SECTION. SECTION 4. There is hereby added to K.C.C. chapter 20.08 a
77 new section to read as follows:

78 "Subarea study" means a study that is required by a policy in the Comprehensive
79 Plan to evaluate a proposed land use change. The Comprehensive Plan policies and
80 accompanying text shall guide the scope and content of the subarea study.

81 SECTION 5. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.
82 20.12.010 are hereby amended to read as follows:

83 A. Under the King County Charter, the state Constitution and the Washington state
84 Growth Management Act, chapter 36.70A RCW, King County adopted the 1994 King
85 County Comprehensive Plan via Ordinance 11575 and declared it to be the Comprehensive
86 Plan for King County until amended, repealed or superseded. The Comprehensive Plan has
87 been reviewed and amended multiple times since its adoption in 1994. Amendments to the
88 1994 Comprehensive Plan to-date are currently reflected in the 2016 King County

89 Comprehensive Plan, as adopted in Ordinance 18427 (~~and~~), as amended by Ordinance
90 18623 and this ordinance. The Comprehensive Plan shall be the principal planning
91 document for the orderly physical development of the county and shall be used to guide
92 subarea plans, functional plans, provision of public facilities and services, review of
93 proposed incorporations and annexations, development regulations and land development
94 decisions.

95 SECTION 6. Ordinance 12061, Section 4, as amended, and K.C.C. 20.12.325 are
96 hereby amended to read as follows:

97 The 2017 Vashon-Maury Island Community Service Area Subarea Plan, dated
98 December 4, 2017, in Attachment A to Ordinance 18623 and as amended by Attachment B
99 to this ordinance, is adopted as a subarea plan and an element of the 2016 King County
100 Comprehensive Plan and, as such, constitutes official county policy for the geographic area
101 of unincorporated King County defined plan.

102 SECTION 7. Ordinance 13147, Section 19, and K.C.C. 20.18.030 are hereby
103 amended to read as follows:

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

- 109 1. Emergencies;
- 110 2. An appeal of the plan filed with the Central Puget Sound Growth Management
111 Hearings Board or with the court;

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

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

116 5. The adoption or amendment of a shoreline master program under chapter 90.58
117 RCW.

118 B. Every year the Comprehensive Plan may be amended to address technical
119 updates and corrections, and to consider amendments that do not require substantive
120 changes to policy language, ~~((changes to the priority areas map,))~~ or do not require changes
121 to the urban growth area boundary, except as permitted in subsection B.9. and 11. of this
122 section. This review may be referred to as the annual cycle. The Comprehensive Plan,
123 including subarea plans, may be amended in the annual cycle only to consider the
124 following:

- 125 1. Technical amendments to policy, text, maps or shoreline designations;
- 126 2. The annual capital improvement plan;
- 127 3. The transportation needs report;
- 128 4. School capital facility plans;
- 129 5. Changes required by existing Comprehensive Plan policies;
- 130 6. Changes to the technical appendices and any amendments required thereby;
- 131 7. Comprehensive updates of subarea plans initiated by motion;
- 132 8. Changes required by amendments to the ~~((e))~~Countywide ~~((p))~~Planning
133 ~~((p))~~Policies or state law;
- 134 9. Redesignation proposals under the four-to-one program as provided for in this

135 chapter;

136 10. Amendments necessary for the conservation of threatened and endangered

137 species;

138 11. Site-specific land use map amendments that do not require substantive change

139 to ~~((e))~~Comprehensive ~~((p))~~Plan policy language and that do not alter the urban growth

140 area boundary, except to correct mapping errors;

141 12. Amendments resulting from subarea studies required by ~~((e))~~Comprehensive

142 ~~((p))~~Plan policy that do not require substantive change to ~~((e))~~Comprehensive ~~((p))~~Plan

143 policy language and that do not alter the urban growth area boundary, except to correct

144 mapping errors;

145 13. Changes required to implement a study regarding the provision of wastewater

146 services to a Rural Town. The amendments shall be limited to policy amendments and

147 adjustment to the boundaries of the Rural Town as needed to implement the preferred

148 option identified in the study; ~~((or))~~

149 14. Adoption of community service area subarea plans;

150 15. Amendments to the Comprehensive Plan update schedule that respond to

151 ordinances and improve alignment with the timing requirements in the Washington state

152 Growth Management Act (GMA), chapter 36.70A RCW, and alignment with multicounty

153 and countywide planning activities.

154 C. Every ~~((fourth))~~ eighth year beginning in ~~((2000))~~ 2023, the county shall

155 complete a comprehensive review of the Comprehensive Plan in order to update it as

156 appropriate and to ensure continued compliance with the GMA. This review may provide

157 for a cumulative analysis of the twenty-year plan based upon official population growth

158 forecasts, benchmarks and other relevant data in order to consider substantive changes to
159 policy language and changes to the urban growth area. This comprehensive review shall
160 begin one year in advance of the transmittal and may be referred to as the ~~((four))~~ eight-
161 year cycle. The urban growth area boundaries shall be reviewed in the context of the
162 ~~((four))~~ eight-year cycle and in accordance with countywide planning policy G-1 and RCW
163 36.70A.130. If the county determines that the purposes of the Comprehensive Plan are not
164 being achieved as evidenced by official population growth forecasts, benchmarks, trends
165 and other relevant data, substantive changes to the Comprehensive Plan may also be
166 considered ~~((on even calendar years))~~ at the midpoint of the eight-year cycle. This
167 determination shall be authorized by motion. The motion shall specify the scope of the
168 ~~((even year))~~ midpoint amendment, and identify that the resources necessary to accomplish
169 the work are available. An analysis of the motion's fiscal impact shall be provided to the
170 council before to adoption. The executive shall determine if additional funds are necessary
171 to complete the ~~((even year))~~ midpoint amendment, and may transmit an ordinance
172 requesting the appropriation of supplemental funds.

173 D. The executive shall seek public comment on the ~~((e))~~Comprehensive ~~((p))~~Plan
174 and any proposed ~~((e))~~Comprehensive ~~((p))~~Plan amendments in accordance with the
175 procedures in K.C.C. 20.18.160 before making a recommendation, in addition to
176 conducting the public review and comment procedures required by SEPA. The public shall
177 be afforded at least one official opportunity to record public comment before the transmittal
178 of a recommendation by the executive to the council. County-sponsored councils and
179 commissions may submit written position statements that shall be considered by the
180 executive before transmittal and by the council before adoption, if they are received in a

181 timely manner. The executive's recommendations for changes to policies, text and maps
182 shall include the elements listed in Comprehensive Plan policy I-207 and analysis of their
183 financial costs and public benefits, any of which may be included in environmental review
184 documents. Proposed amendments to the Comprehensive Plan shall be accompanied by
185 any development regulations or amendments to development regulations, including area
186 zoning, necessary to implement the proposed amendments.

187 SECTION 8. Ordinance 13147, Section 20, and K.C.C. 20.18.040 are hereby
188 amended to read as follows:

189 A. Site-specific land use map or shoreline master program map amendments may
190 be considered annually or during the ~~((four))~~ eight-year review cycle, depending on the
191 degree of change proposed.

192 B. The following categories of site-specific land use map amendments or shoreline
193 master program map may be initiated by either the county or a property owner for
194 consideration in the annual review cycle:

195 1. Amendments that do not require substantive change to ~~((e))~~Comprehensive
196 ~~((p))~~Plan policy language and that do not alter the urban growth area boundary, except to
197 correct mapping errors; and

198 2. Four-to-one-proposals.

199 C. The following categories of site-specific land use map and shoreline master
200 program amendments may be initiated by either the county or a property owner for
201 consideration in ~~((four))~~ eight-year review cycle:

202 1. Amendments that could be considered in the annual review cycle;

203 2. Amendments that require substantive change to Comprehensive Plan policy

204 language; and

205 3. Amendments to the urban growth area boundary.

206 SECTION 9. Ordinance 3688, Section 813, and K.C.C. 20.18.056 are hereby
207 amended to read as follows:

208 A. Shoreline environments designated by the master program may be considered
209 for redesignation during the ~~((four))~~ eight-year review cycle.

210 B. A redesignation shall follow the process in K.C.C. 20.18.050.

211 SECTION 10. Ordinance 13147, Section 22, and K.C.C. 20.18.060 are hereby
212 amended to read as follows:

213 A. Beginning in ~~((1999))~~ 2021, and every ~~((fourth))~~ eight year thereafter the
214 executive shall transmit to the council by the ~~((first))~~ last business day of ~~((March))~~ June a
215 proposed motion specifying the scope of work for proposed amendments to the
216 Comprehensive Plan that will occur in the following year, which motion shall include the
217 following:

218 1. Topical areas relating to amendments to policies, the land use map ~~((and/or))~~,
219 implementing development regulations, or any combination of those amendments that the
220 executive intends to consider for recommendation to the council; and

221 2. An attachment to the motion advising the council of the work program the
222 executive intends to follow to accomplish state Environmental Policy Act review and
223 public participation.

224 B. The council shall have until ~~((April 30))~~ the first business day of September to
225 approve the motion. In the absence of council approval, the executive shall proceed to
226 implement the work program as proposed. If the motion is approved, the work program

227 shall proceed as established by the approved motion.

228 C. Beginning in ~~((2000))~~ 2022 and every ~~((fourth))~~ eighth year thereafter, the
229 executive shall transmit to the council by the ~~((first))~~ last business day of ~~((March))~~ June a
230 proposed ordinance amending the Comprehensive Plan, except that the capital
231 improvement program and the ordinances adopting updates to the transportation needs
232 report and the school capital facility plans shall be transmitted no later than the biennial
233 budget transmittal and shall be adopted in conjunction with the budget. However, in those
234 years when there is only a midbiennium review of the budget, the ordinances adopting the
235 capital improvement plan and the school capital facility plans shall be transmitted by
236 October 1 and adopted no later than the midbiennium review under K.C.C. 4A.100.010.
237 All transmittals shall be accompanied by a public participation note, identifying the
238 methods used by the executive to ensure early and continuous public participation in the
239 preparation of amendments. The council shall have until June 30 of the following year to
240 adopt the amendments to the Comprehensive Plan, in accordance with RCW 36.70A.130.

241 SECTION 11. Ordinance 13147, Section 23, and K.C.C. 20.18.070 are hereby
242 amended to read as follows:

243 A. The executive shall transmit to the council any proposed amendments for the
244 annual cycle by the ~~((first))~~ last business day of ~~((March))~~ June, except that the capital
245 improvement program and the ordinances adopting updates to the transportation needs
246 report and the school capital facility plans shall be transmitted no later than the biennial
247 budget transmittal and shall be adopted in conjunction with the budget. However, in those
248 years when there is only a midbiennium review of the budget, the ordinances adopting the
249 capital improvement plan and the school capital facility plans shall be transmitted by

250 October 1, and adopted no later than the midbiennium review under K.C.C. 4A.100.010.

251 B. All transmittals shall be accompanied by a public participation note, identifying
252 the methods used by the executive to assure early and continuous public participation in the
253 preparation of amendments.

254 C. Proposed amendments, including site-specific land use map amendments, that
255 are found to require preparation of an environmental impact statement, shall be considered
256 for inclusion in the next amendment cycle following completion of the appropriate
257 environmental documents.

258 SECTION 12. Ordinance 13147, Section 24, and K.C.C. 20.18.080 are hereby
259 amended to read as follows:

260 Initial subarea plans may be adopted by ordinance at any time. The ~~((S))~~subarea
261 plan~~((s may be initiated by motion or by council action which preceded the adoption of~~
262 ~~Ordinance 13147. If initiated by motion, the motion shall specify the scope of the plan,~~
263 ~~identify the completion date, and identify that the resources necessary to accomplish the~~
264 ~~work are available. The executive will determine if additional funds are necessary to~~
265 ~~complete the subarea plan, and may transmit an ordinance requesting the appropriation of~~
266 ~~supplemental funds))~~ schedule is established in the Comprehensive Plan. Amendments to
267 or updates of existing subarea plans shall be considered in the same manner as amendments
268 to the ~~((e))~~Comprehensive ~~((p))~~Plan and shall be classified ~~((pursuant to))~~ in accordance
269 with K.C.C. 20.18.040~~((, except that comprehensive updates of subarea plans may be~~
270 ~~initiated by motion and the resulting amendments may be considered in the annual cycle)).~~

271 SECTION 13. Ordinance 13147, Section 30, and K.C.C. 20.18.140 are hereby
272 amended to read as follows:

273 A. In accordance with RCW 36.70A.470, a docket containing written comments on
274 suggested plan or development regulation amendments shall be coordinated by the
275 department. The docket is the means either to suggest a change or to identify a deficiency,
276 or both, in the Comprehensive Plan or development regulation. For the purposes of this
277 section, "deficiency" refers to the absence of required or potentially desirable contents of
278 the Comprehensive Plan or development regulation and does not refer to whether a
279 development regulation addressed a project's probable specific adverse environmental
280 impacts that could be mitigated in the project review process. Any interested party,
281 including applicants, citizens and government agencies, may submit items to the docket.

282 B. All agencies of county government having responsibility for elements of the
283 Comprehensive Plan or implementing development regulations shall provide a means by
284 which citizens may docket written comments on the plan or on development regulations.
285 The department shall use public participation methods identified in K.C.C. 20.18.160 to
286 solicit public use of the docket. The department shall provide a mechanism for docketing
287 amendments through the Internet.

288 1. All docketed comments relating to the Comprehensive Plan shall be reviewed
289 by the department and considered for an amendment to the Comprehensive Plan.

290 2. The deadline for submitting docketed comments is (~~June 30~~) December 31
291 for consideration in the amendment cycle process for the following year.

292 3. By the (~~first~~) last business day of (~~December~~) April, the department shall
293 issue an executive response to all docketed comments. Responses shall include a
294 classification of the recommended changes as appropriate for either the annual or (~~four~~)
295 eight-year cycle, and an executive recommendation indicating whether or not the docketed

296 items are to be included in the next ~~((year's))~~ executive-recommended ~~((e))~~ Comprehensive
297 ~~((p))~~ Plan update. If the docketed changes will not be included in the next executive
298 transmittal, the department shall indicate the reasons why, and shall inform the proponent
299 that they may petition the council during the legislative review process.

300 4. By the ~~((first))~~ last business day of ~~((December))~~ April, the department shall
301 forward to the council a report including all docketed amendments and comments with an
302 executive response. The report shall include a statement indicating that the department has
303 complied with the notification requirements contained in this section.

304 5. Upon receipt of the docket report, the council shall include all proponents of
305 docketed requests in the mailing list for agendas to all committee meetings in which the
306 Comprehensive Plan will be reviewed during the next available update. At the beginning
307 of the committee review process, the council shall develop a committee review schedule
308 with dates for committee meetings and any other opportunities for public testimony and for
309 proponents to petition the council to consider docket changes that were not recommended
310 by the executive and shall attach the review schedule to the agenda whenever the
311 Comprehensive Plan is to be reviewed.

312 6 Docketed comments relating to development regulations shall be reviewed by
313 the appropriate county agency. Those requiring a Comprehensive Plan amendment shall be
314 forwarded to the department and considered for an amendment to the Comprehensive Plan.
315 Those not requiring a Comprehensive Plan amendment shall be considered by the
316 responsible county agency for amendments to the development regulations.

317 7. The docket report shall be made available through the Internet. The
318 department shall endeavor to make the docket report available within one week of

319 transmittal to the council.

320 C. In addition to the docket, the department shall provide opportunities for general
321 public comments both before the docketing deadline each year, and during the executive's
322 review periods before transmittal to the council. The opportunities may include, but are not
323 limited to, the use of the following: comment cards, electronic or posted mail, Internet,
324 public meetings with opportunities for discussion and feedback, printed summaries of
325 comments received and twenty-four-hour telephone hotlines. The executive shall assure
326 that the opportunities for public comment are provided as early as possible for each stage of
327 the process, to assure timely opportunity for public input.

328 SECTION 14. Ordinance 14047, Section 9, and K.C.C. 20.18.170 are hereby
329 amended to read as follows:

330 A. The total area added to the urban growth area as a result of this program shall
331 not exceed four thousand acres. The department shall keep a cumulative total for all
332 parcels added under this section. The total shall be updated annually through the plan
333 amendment process.

334 B. Proposals shall be processed as land use amendments to the Comprehensive
335 Plan and may be considered in either the annual or (~~four~~) eight-year cycle. Site suitability
336 and development conditions for both the urban and rural portions of the proposal shall be
337 established through the preliminary formal plat approval process.

338 C. A term conservation easement shall be placed on the open space at the time the
339 four to one proposal is approved by the council. Upon final plat approval, the open space
340 shall be permanently dedicated in fee simple to King County.

341 D. Proposals adjacent to incorporated area or potential annexation areas shall be
342 referred to the affected city and special purpose districts for recommendations.
343

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

J. Joseph McDermott, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, _____.

Dow Constantine, County Executive

Attachments: A. 2018 Amendments to the 2016 King County Comprehensive Plan, B. 2018 Amendment to the Vashon-Maury Island Community Service Area Subarea Plan



King County

**2018 Amendments to the
2016 King County Comprehensive Plan**

In compliance with the 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Sections 19 and 88, as amended by Ordinance 18602, Section 5, Proviso P2, and Ordinance 18602, Section 47, Proviso P3.

Office of Performance, Strategy and Budget

March 1, 2018

In the second paragraph of the Cover Letter, amend text as follows:

The 2016 update is a major ~~((every four year-))~~ review of the Comprehensive Plan. It builds on King County's 25 years of success in implementing the Growth Management Act. Since adoption of the first Comprehensive Plan in 1994, the vast majority of housing growth countywide – 96 percent – has occurred in urban areas. Building on this success, the 2016 plan now also responds to new critical challenges:

In the Executive Summary, starting on page ES-5, amend text as follows:

Major ~~((Four-Year-))~~ Update

The 2016 update is a major ~~((four year-))~~ review of the Comprehensive Plan and, this year marks the 25th anniversary of the passage of the Growth Management Act. This landmark legislation requires jurisdictions to designate an urban growth area, within which growth would be encouraged, and adopt regulations to conserve resource land and environmentally sensitive areas. By almost any measure, King County has been successful in realizing the broad goals of the Growth Management Act. However, success has not been easy and, looking forward, the Comprehensive Plan needs to respond to new challenges, such as equitable access to opportunity, reducing carbon pollution and responding to climate impacts, addressing housing affordability and strengthening mobility. To address these, **the following updates are included in the 2016 Comprehensive Plan.**

In Chapter 1 Regional Growth Management Planning, on page 1-8, amend text as follows:

Subarea plans, including community plans and basin plans, focus the policy direction of the Comprehensive Plan to a smaller geographic area (see Chapter 11 Community Service Area Subarea Planning, for information on these larger-scale subarea land use plans). Smaller-scale studies, known as area zoning and land use studies, per King County Code,⁵ are focused on adoption or amendment of land use and zoning maps on an area wide basis rather than the broad range of topics that are addressed in a full subarea plan. Examples of subarea plans and area zoning studies include the Duwamish Coalition Project, White Center Action Plan, Fall City Subarea Plan, the East Redmond Subarea Plan, and planning efforts within a watershed or basin. Development of subarea plans are guided by the following policy as well as other applicable policies of the Comprehensive Plan and provisions in the King County Code.⁶

In Chapter 1 Regional Growth Management Planning, on page 1-9, amend text as follows:

In addition to subarea plans and area zoning and land use studies, King County's land use planning also includes other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the

establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility of upzoning in urban unincorporated areas. Subarea studies are focused on specific areas of the County, but do not look at the range of issues that a subarea plan would include. In some cases, an area zoning and land use study may suffice to meet the requirements of the policies. In addition, there are Site Specific Land Use Amendments and Zone Reclassifications,⁶ which are site specific processes that involve County staff review and recommendations, a public hearing and recommendation by a Hearing Examiner and a decision by County Council. These must be consistent with the Comprehensive Plan or be proposed with amendments during the Plan update process.

In Chapter 1 Regional Growth Management Planning, on page 1-11, amend text as follows:

The Growth Management Act allows local comprehensive plan amendments to be considered once each year. In King County, those annual amendments allow technical changes only, except for once every ~~((four))~~eight years. Then, during the "~~((Four))~~Eight-Year Cycle review process," substantive changes to policies, land use designations and the Urban Growth Area boundary can be proposed and adopted. These provisions are detailed in King County Code Title 20.18. Additional information and policies are found in Chapter 12, Implementation, Amendments and Evaluation.

In Chapter 1 Regional Growth Management Planning, starting on page 1-23, amend text as follows:

Chapter 11: Community Service Area Subarea Planning

This chapter uses King County's seven Community Service Areas as the framework for its renewed subarea planning program that offers long-range planning services to unincorporated communities. King County's community plans (except for the Fall City, West Hill and White Center Plans) are no longer in effect as separately adopted plans. In many cases, however, the plans contain valuable historical information about King County's communities and often provide background for the land uses in effect today. Policies from the community plans were retained as part of the Comprehensive Plan to recognize the unique characteristics of each community and to provide historical context. This chapter will be updated, where appropriate, to reflect the new Community Service Area subarea plans as they are adopted.

Chapter 12: Implementation, Amendments and Evaluation

The Comprehensive Plan policies, development regulations and Countywide Planning Policy framework have been adopted to achieve the growth management objectives of King County and the region. This chapter describes the county's process for amending the Comprehensive Plan and outlines and distinguishes the annual cycle and the ~~((four))~~eight year-cycle amendments. The chapter identifies a series of major Workplan actions that

will be undertaken between the major update cycles to implement or refine provisions within the Plan. This chapter further explains the relationship between planning and zoning.

In Chapter 2 Urban Communities, on page 2-32, amend policy as follows:

U-183 King County should actively pursue designating urban separators in the unincorporated area and work with the cities to establish permanent urban separators within the ~~((unincorporated))~~incorporated area that link with and enhance King County's urban separator corridors.

In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-35, amend text as follows:

There are three existing industrial areas in the Rural Area containing multiple industrial uses on several sites. One is located within the southwest portion of the Town of Vashon. The second is a designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston. The Preston Industrial Area recognizes an existing concentration of industrial uses that contributes to the economic diversity of the Rural Area, but expansion of this industrial area beyond the identified boundaries is not permitted (see ~~((Countywide Planning))~~ Policy CP-~~((942))~~547). The third industrial area is located along State Route 169 on lands that have been and continue to be used as for industrial purposes and have a designation as a King County Historic Site.

In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-72, amend policy as follows:

R-683 King County may update the Mineral Resources Map to identify additional Potential Mineral Resource Sites only during the ~~((four))~~eight-year Comprehensive Plan amendment cycle.

In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-58, amend policy as follows:

R-650a The Snoqualmie Valley Agricultural Production District is the first Agricultural Production District to undergo a watershed planning effort called for in R-650. King County shall implement the recommendations of the Snoqualmie Fish, Farm and Flood Advisory Committee. The recommendations of the task forces and other actions identified in the final Advisory Committee Report and Recommendations will form the basis for a watershed planning approach to balance fish, farm and flood interests across the Snoqualmie Valley Agricultural

Production District and an agreement on protecting a defined number of acres of agricultural land. The Advisory Committee, or a successor committee, will monitor progress of the task forces and will reconvene to evaluate the watershed planning approach to balancing interests prior to the next Comprehensive Plan Update. The policy issues and recommendations outlined in the Snoqualmie Fish, Farm, Flood Advisory Committee Report and Recommendations are largely specific to the Snoqualmie Valley and are not intended to be applied broadly in other Agricultural Production Districts. Future Fish, Farm, Flood efforts focused in other Agricultural Production Districts will need to go through their own processes to identify barriers to success for all stakeholders in these geographic areas. R-649 continues to apply to the Snoqualmie Valley Agricultural Production District until the watershed planning effort outlined in the Fish, Farm and Flood recommendations is complete. A policy reflecting the outcome of this effort shall be included in the next ~~((four))~~eight-year cycle Comprehensive Plan Update.

In Chapter 8 Transportation, starting on page 8-7, amend text as follows:

The Strategic Plan for Road Services defines the vision and mission for the King County Department of Transportation's Road Services Division. The Strategic Plan for Road Services provides detailed direction for the response to the many complex challenges, including two trends that have had significant impacts on the county's road services. One is that annexations, consistent with the goals of the Growth Management Act, have reduced the urban unincorporated area and therefore the tax base that supports the unincorporated road system has shrunk significantly. By ~~((2020))~~2023, when the next major Comprehensive Plan update is developed, Road Services Division's responsibilities will likely focus almost entirely on the Rural Area and Natural Resource Lands. A second trend is the decline in County road funding, described in greater detail in Section IV. The Strategic Plan for Road Services guides the Road Services Division as it is faced with the consequences of a smaller service area and reduced funding and seeks to manage the unincorporated King County road system through focused investment of available resources to facilitate the movement of people, goods and services, and respond to emergencies.

In Chapter 10 Community Service Area Subarea Planning, starting on page 10-15, amend text as follows:

The mission of the Rural Economic Strategies Plan is to advance the long-term economic viability of the Rural Area and Natural Resource Lands, with an emphasis on farming, forestry, and other rural businesses consistent with the unique character of rural King County. The mission is accomplished by initiating and implementing specific strategies and actions to support and enhance rural economic viability. Rural businesses generally fall into six rural economic clusters and each cluster is supported by specific strategies and actions to strengthen

and/or enhance it. The clusters are: Agriculture, Forestry, Equestrian, Home-Based Businesses (i.e., those home occupations that are allowed on lands designated Agriculture, Forestry and Rural Area), Recreation and Tourism, Commercial and Industrial Rural Neighborhood Commercial Centers, Rural Towns, and Cities in the Rural Area. Consistent with CP-((942))539, found in Chapter 11, Community Service Area Subarea Planning, no expansion of industrial land use or zoning is allowed within the Rural Town of Fall City.

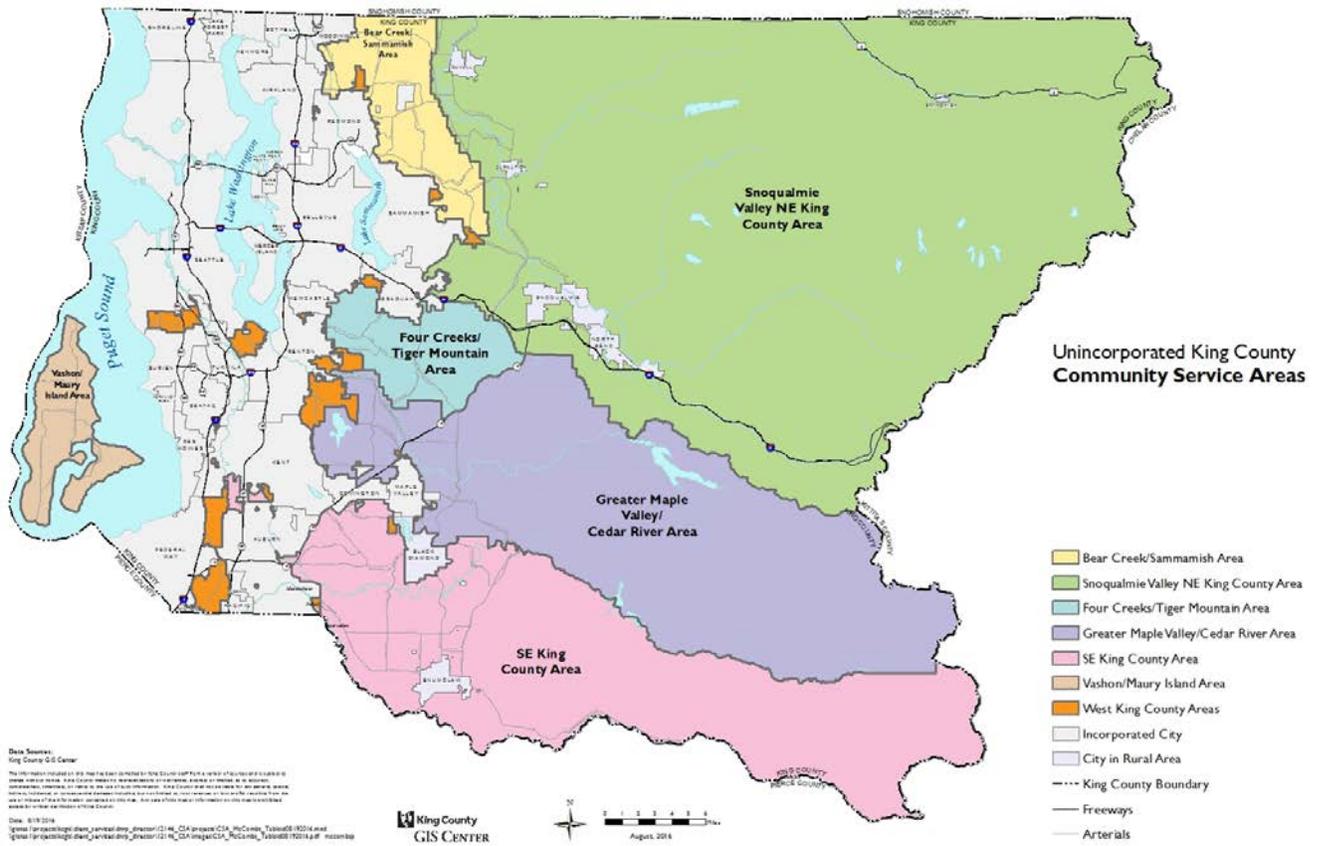
In Chapter 11 Community Service Area Subarea Planning, starting on page 11-2, amend text as follows:

A. Planning Framework and Geography

Beginning with the 2016 Comprehensive Plan the geographical boundaries of the County's seven Community Service Areas will be used as the framework for subarea plans created and amended from that point forward. Subarea plans will be developed for the six Rural Area Community Service Areas, and for the five remaining large urban unincorporated potential annexation areas. The focus of subarea plans will be on land use issues in these subarea geographies.

There are a number of key benefits to defining subarea planning boundaries to be coterminous with the Community Service Area boundaries. This structure organizes the County's unincorporated planning area into fewer and more manageable territories so that updates of the plans can occur within a shorter time horizon. Using the Community Service Area boundaries also aligns land use planning with other county services and programs thereby increasing consistency between planning and public service delivery. Finally, since the last round of subarea planning in 1994 there have been numerous major annexations and incorporations which mean some subareas are now largely within the jurisdiction of cities and thus the County now has just a regional, rather than local, planning role in those areas.

Figure: Community Service Areas Map



The following table illustrates how the Community Service Area geography aligns with the former Community Planning Area geography; this is provided to identify how the existing policies are re-assigned into the new geographic structure.

Community Service Area	Includes parts of the following former Community Planning Areas
Bear Creek / Sammamish Area	Bear Creek, Northshore, East Sammamish
Four Creeks / Tiger Mountain Area	Tahoma Raven Heights, Snoqualmie
Greater Maple Valley / Cedar River Area	Tahoma Raven Heights, Soos Creek, East King County, Snoqualmie
SE King County Area	Enumclaw, Tahoma Raven Heights, East King County, Soos Creek
Snoqualmie Valley / NE King County Area	Snoqualmie, East King County, East Sammamish
Vashon / Maury Island	Vashon
West King County Areas (<i>unincorp. urban</i>)	Portions of 10 Community Planning Areas

While there are differences among the Community Service Areas in terms of their boundaries, range of land uses, annexation issues, and more, using this accepted geography will ensure the entire unincorporated portion of the county receives some level of planning on a regular cycle. This includes a regular assessment of the Community Service Area's goals, population changes, new development, employment targets and similar demographic and socioeconomic indicators. These assessments are called Community Service Area Subarea Plans. To address the unique issues in each geography, Community Service Area subarea plans may also have more refined, ~~((cross discipline, and localized))~~ land use focuses on rural town centers, urban neighborhoods, or corridor approaches.

~~((The high level review along with more detailed land use planning will be guided by a series of criteria such as community interest, social equity, funding, and new development.))~~ Equity and social justice principles will play a particularly key role during subarea plan public engagement activities. People of color, low-income residents, and populations with limited English proficiency will be informed and offered equitable and culturally-appropriate opportunities to participate in its planning process. ~~((The anticipated length of each detailed subarea plan will be based on the extent and complexity of the work described in each scope.))~~ The anticipated duration of each subarea planning process will be two years, which includes time for community engagement, plan development, and Council review and adoption.

The high level review along with more detailed land use planning will be guided by a series of criteria such as community interest, social equity, funding, and new development. Equity and social justice principles will play a particularly key role during subarea plan public engagement activities. People of color, low-income residents, and populations with limited English proficiency will be informed and offered equitable and culturally-appropriate opportunities to participate in its planning process. ~~((The anticipated length of each detailed subarea plan will be based on the extent and complexity of the work described in each scope.))~~

B. Planning Schedule

Below is the schedule for subarea planning using the Community Service Area geography. Reviewing all ~~((seven))~~ six Rural Area subareas and five large urban Potential Annexation Areas over the course of an ~~((eight))~~ approximately thirteen year period (while pausing the subarea planning process during the Eight-Year update of the Comprehensive Plan) at both the broad, policy level and at the local, community level with detailed planning will facilitate a more equitable planning process. The plan sequencing was determined by subarea plans already underway, the ability to partner with other jurisdictions, anticipated land use changes within a Community Service Area, and striving for a countywide geographic balance in alternating years.

Year	Community Service Area	Other Planning
2016	Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA — Skyway West Hill, and North Highline	

2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA – Fairwood	Major Comp. Plan Update
2021	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

))

Schedule of Community Service Area & Major Potential Annexation Area Subarea Plans

<u>Planning Year</u>	<u>Adoption Year</u>	<u>Geography</u>	<u>Other Planning</u>
<u>2018</u>	<u>2020</u>	<u>Skyway West Hill PAA</u>	
<u>2019</u>	<u>2021</u>	<u>North Highline PAA</u>	
<u>2020</u>	<u>2022</u>	<u>Snoqualmie Valley/NE King CSA</u>	
<u>2021</u>	<u>2023</u>	<u>No Plan</u>	<u>Eight-Year Comp. Plan Update</u>
<u>2022</u>	<u>2024</u>	<u>Greater Maple Valley/Cedar CSA</u>	
<u>2023</u>	<u>2025</u>	<u>Fairwood PAA</u>	
<u>2024</u>	<u>2026</u>	<u>Bear Creek/ Sammamish CSA</u>	
<u>2025</u>	<u>2027</u>	<u>Southeast King County CSA</u>	
<u>2026</u>	<u>2028</u>	<u>Four Creeks/Tiger Mountain CSA</u>	
<u>2027</u>	<u>2029</u>	<u>East Renton PAA</u>	
<u>2028</u>	<u>2030</u>	<u>Federal Way PAA</u>	
<u>2029</u>	<u>2031</u>	<u>No Plan</u>	<u>Eight-Year Comp. Plan Update</u>

Note: The Planning Year starts in July and plan adoption is intended to occur in June two years later.

For each of the Community Service Area subarea planning processes, the subarea plans included in Motion 14351, which adopted the scope of work for the 2016 King County Comprehensive Plan, shall be included. This includes the following adopted scopes of work:

Study in Motion 14351	Community Service Area
Snoqualmie Pass Subarea Plan: Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should be developed in collaboration with Kittitas County, evaluate and address the current and future housing and economic development needs of this growing community, and include outreach with the local community in its development.	Snoqualmie Valley/Northeast King County CSA
((Vashon Subarea Plan: Initiate an update to the Vashon Town Plan, and incorporate the updated subarea plan into the	West King County CSA – Vashon-Maury Island (GSA))

<p>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.</p>	
<p>Highline Subarea Plan: 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.</p>	<p>West King County CSA – North Highline</p>
<p>Cedar Hills/Maple Valley Subarea Plan: 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; whether a four-to-one proposal is appropriate for this area; and outreach with the local community in its development.</p>	<p>Four Creeks/Tiger Mountain CSA</p>

The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current and future needs. ~~((The approach ensures that geographically logical areas are studied, resulting in a better understanding of cumulative impacts. The approach also allows the opportunity for routine updates of subarea trends and demographics to ensure that recommendations are current, relevant, and viable.))~~ Within this larger structure, if a property owner has an interest in a land use change outside of this planning cycle, they are able to use the existing land use processes. Property owners can submit for a Site Specific Land Use Amendment or Zone Reclassification, per King County Code 20.18.050 and 20.20 respectively. If a significant land use issue arises in a ~~((CSA))~~ Community Service Area outside of the planning cycle, the cycle may be adjusted.

C. Background

Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King County. The first generation of community plans, substantially completed by 1984, were used to implement the county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital

projects (primarily roads and parks) for each planning area. The second generation of community plans, from 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example low-density zoning for Rural Areas, Natural Resource Lands and environmentally sensitive areas, higher urban residential densities, and development guidelines for major urban activity centers such as Kenmore) that were carried over to the 1994 King County Comprehensive Plan.

Under King County's pre-Growth Management Act planning system, if a community plan conflicted with the comprehensive plan, the community plan governed. Under the Growth Management Act, the comprehensive plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled out the relationship between the comprehensive plan and community plans and directed the county to review community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant (or, in a few cases, in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and should be readopted as part of the comprehensive plan.

Although the community plans (except for Fall City, West Hill and White Center) are no longer in effect as separately adopted plans, in many cases the published plan documents contain valuable historical information about King County's communities and other information that provides background for the policies listed below and for the portions of the local pre-Growth Management Act area zoning that remain in effect. The following sections of this chapter will be updated, as appropriate, to reflect the new Community Service Area subarea plans as they are adopted.

In Chapter 11 Community Service Area Subarea Planning, starting on page 11-39, amend policy as follows:

VII. West King County Area

As noted on the Community Service Areas map at the beginning of this chapter, the West King County Area is comprised of approximately ~~((twelve))~~ five separate major unincorporated areas within the Urban Growth Boundary; these are all Potential Annexation Areas for several cities, including Federal Way, Seattle ~~(-)~~ and Renton ~~(-, Kent, Redmond and Sammamish))~~. In addition, there are over *one hundred* other smaller areas that are affiliated with or adjacent to Kent, Auburn, Issaquah, Sammamish, Redmond, Kenmore and others.

King County's approach is that all of these areas annex into the affiliated cities or, for those areas not affiliated, the most logical adjacent city. As subarea planning occurs, adjacent cities will be encouraged to participate. Policies guiding these areas are found both in Chapter 2: Urban Communities in the Potential Annexation Area section as well as in other annexation policies found in chapters throughout the Comprehensive Plan. For the

areas at the edge of the urban growth boundary, policies in other parts of this chapter may be relevant since the historical Community Plans often included these edge communities. This is further described below.

Background

The estimated population in this CSA in 2014 was approximately 113,000. The West King County CSA consists of separate unincorporated areas that were once part of larger areas with their own community plans. Today's fragmented pattern of unincorporated urban areas is the result of incorporations and piecemeal annexations since the community planning process began in the mid-1980s.

The West Hill Community Plan and White Center Community Plan, applying to portions of the original Highline Community Plan, were the last plans adopted by King County (West Hill in 1993, White Center in 1994). They were prepared in conformance with the Growth Management Act (GMA) and are already incorporated as part of the 1994 King County Comprehensive Plan.

A. East Federal Way Potential Annexation Area

Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and 1984 to 1986. Federal Way was part of the first generation of community plans in the county that were adopted separately from their implementing area zoning. After these experiences, the county decided to adopt both together to avoid going through essentially the same decisions twice for each community. The City of Federal Way incorporated in 1990, removing most of the planning area from the county's jurisdiction. None of the Federal Way Community Plan or its amendments are readopted.

B. Fairwood and East Renton Potential Annexation Areas

Fairwood and East Renton are adjacent to the City of Renton and are within the city's potential annexation area. Over the past decade, small portions (typically at the subdivision scale) have annexed to the city in a piecemeal fashion. The Fairwood area has approximately 23,000 residents. The Fairwood area was completely within the historical Soos Creek Planning Area, which is now part of both the Greater Maple Valley/Cedar River and the West King County Community Service Areas. This means that the general annexation policies in the comprehensive plan, as well as the Greater Maple Valley/Cedar River area policies are relevant to this area.

The East Renton area has approximately 6,500 residents. The East Renton area was completely part of the historical Newcastle Planning Area, which is now part of both the Four Creeks/Tiger Mountain and West King County Community Service areas. This means that the general annexation policies in the comprehensive plan, as well as the Four Creeks/Tiger Mountain area policies are relevant to this area.

C. North Highline and White Center Potential Annexation Areas

Highline has one of the longest histories of any community planning area. Between its original adoption in 1976 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan, and SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in the unincorporated area population. Because the majority of the area has now transitioned into cities, none of the Highline Community Plan is readopted with the exception of West Hill and White Center, which were adopted in 1994 as part of the comprehensive plan but published separately.

The White Center Plan was adopted by King County in 1994, and as such was prepared in conformance with the Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

D. West Hill – Skyway Potential Annexation Area

The West Hill Plan was adopted by King County in 1993, and as such was prepared in conformance with the Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

In 2014, the County adopted Motion 14221, which called for a comprehensive update to the West Hill Community Plan. Around this same time, the County was also providing technical assistance to a community-led effort to update some elements of the Community Plan. This community-led effort resulted in the development of a local Action Plan, which was proposed to be an addendum to the existing Community Plan. Since then, the County reinitiated its Subarea Planning Program – and, as a result, the County now has resources available to comprehensively review the Community Plan, consistent with Motion 14221. The County will work with the community to review the proposed Action Plan and to update the Community Plan within the context of the new Subarea Planning Program. ~~((An))~~ A process to update to the Community Plan will be initiated in approximately July 2018, with adoption anticipated in June 2020 ~~((transmitted by the Executive to the Council by March 1, 2018 and will be considered by the Council as part of the 2018 Comprehensive Plan update))~~.

In Chapter 12 Implementation, Amendments and Review, starting on page 12-1, amend text as follows:

The Comprehensive Plan policies, development regulations and countywide policy framework have been adopted to achieve the county and region's growth management objectives. This chapter describes the tools, processes and procedures used to implement, amend and review the Comprehensive Plan.

The chapter explains the relationship between planning and zoning, lists the incentives programs, identifies actions that will be undertaken between major updates to implement or refine provisions within the Comprehensive Plan, and outlines and distinguishes between annual update cycles and ~~((four))~~eight year cycle amendments.

In Chapter 12 Implementation, Amendments and Review, starting on page 12-4, amend text and policy as follows:

The Comprehensive Plan amendment process includes an annual cycle and ~~((a-four))~~an eight-year cycle. The annual cycle generally is limited to those amendments that propose technical changes. The ~~((four-year))~~Eight-Year cycle is designed to address amendments that propose substantive changes. This amendment process, based on a defined cycle, provides the measure of certainty and predictability necessary to allow for new land use initiatives to work. By allowing annual amendments, the process provides sufficient flexibility to account for technical adjustments or changed circumstances. The process requires early and continuous public involvement and necessitates meaningful public dialogue.

King County has established a docket process to facilitate public involvement and participation in the Comprehensive Plan amendment process in accordance with RCW 36.70A.470. Parties interested in proposing changes to existing Comprehensive Plan policies, development regulations, land use designations, zoning, or other components of the Comprehensive Plan can obtain and complete a docket form outlining the proposed amendment. Docket forms are available via the King County website.

I-201 The amendment process shall provide continuing review and evaluation of Comprehensive Plan policies and development regulations.

I-202 Through the amendment process, King County Comprehensive Plan policies and supporting development regulations shall be subject to review, evaluation, and amendment according to an annual cycle and ~~((a-four))~~eight-year cycle in accordance with RCW 36.70A.130 (1) and (2).

- I-203 Except as otherwise provided in this policy, the annual cycle shall not consider proposed amendments to the King County Comprehensive Plan that require substantive changes to Comprehensive Plan policies and development regulations or that alter the Urban Growth Area Boundary. Substantive amendments may be considered in the annual amendment cycle only if to consider the following:
- a. A proposal for a Four-to-One project that changes the Urban Growth Area Boundary;
 - b. An amendment regarding the provision of wastewater services to a Rural Town. Such amendments shall be limited to policy amendments and adjustments to the boundaries of the Rural Town as needed to implement a preferred option identified in a Rural Town wastewater treatment study;
 - c. Amendments necessary for the protection and recovery of threatened and endangered species; or
 - d. Adoption of Community Service Area subarea plans.

I-204 The ~~((four))~~eight-year cycle shall consider proposed amendments that could be considered in the annual cycle and also those outside the scope of the annual cycle, proposed amendments relating to substantive changes to Comprehensive Plan policies and development regulations, and proposals to alter the Urban Growth Area Boundary in accordance with applicable provisions of Countywide Planning Policies.

In Chapter 12 Implementation, Amendments and Review, starting on page 12-6, amend text and policy as follows:

III. Review and Evaluation

In accordance with the Growth Management Act, King County and its cities will work together to employ an established review and evaluation program through the King County Benchmark Program, as provided by the King County Countywide Planning Policies. The purpose of the program is to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the Countywide Planning Policies and the county and city comprehensive plans with actual growth and development in the county and cities.

In partnership with the King County Growth Report, the King County Buildable Lands Report and supplementary monitoring of the King County Comprehensive Plan, the King County Benchmark Program collects and reviews information relating to and including, but not limited to, the following:

- Urban densities;
- Remaining land capacity;
- Growth and development assumptions, targets, and objectives;
- Residential, commercial, and industrial development;
- Transportation;
- Affordable housing;
- Economic development; and
- Environmental quality.

As outlined in the Workplan section of this chapter, in preparation for the ((2020))2023 Comprehensive Plan update, King County intends to develop a new performance measures program to replace the current Benchmark Program.

In Chapter 12 Implementation, Amendments and Review, starting on page 12-11, amend text as follows:

Action 1: ((Initiation))Implementation of the Community Service Area Subarea Planning Program. Under the direction of the Department of Permitting and Environmental Review, King County is launching a new regular subarea planning program. While this is described in greater detail in Chapter 11: Community Service Area Subarea Planning, launching and implementing this effort will be a major activity following the adoption of the Comprehensive Plan.

- *Timeline:* Ongoing; the Executive will propose a subarea plan for each area approximately once every ((seven))thirteen years based on planning schedule in Chapter 11.
- *Outcomes:* A proposed subarea plan for each Community Service Area for Council consideration and possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form of an ordinance that adopts the subarea plan, ((no later than March 1 of the year following the Community Service Area's planning period))at a time consistent with the King County Code.
- *Lead:* Department of Permitting and Environmental Review, in coordination and collaboration with the Office of Performance Strategy and Budget. Executive staff shall update and coordinate with the Councilmember office(s) representing the applicable study area throughout the community planning process.

Action 2: Develop a Performance Measures Program for the Comprehensive Plan. The purpose of the program is to develop longer-term indicators to provide insight into whether the goals of the

Comprehensive Plan are being achieved or if revisions are needed. Given the longer-term nature of the issues addressed in the Comprehensive Plan, this program will be implemented on ~~((a four))~~an eight-year cycle. Reports are to be released in the year prior to the initiation of the ~~((four year))~~Eight-Year update in order to guide the scoping process for the update. Additionally, to the extent practicable for each dataset, indicators will be reported at the level most consistent with the major geographies in the Growth Management Act and Comprehensive Plan – incorporated cities, unincorporated urban areas, Rural Areas, and Natural Resource Lands.

- *Timeline:* The motion adopting the program framework shall be transmitted by June 1, 2017. A ~~((2018))~~ 2021 Comprehensive Plan Performance Measures Report released by ~~((December 1, 2018))~~ March 1, 2021, will inform the ~~((2019))~~ 2021 Scope of Work for the ~~((2020))~~ 2023 Comprehensive Plan update.
- *Outcomes:* The 2017 framework for the program shall be transmitted by the Executive to the Council by June 1, 2017, in the form of a motion that adopts the framework. The ~~((2018))~~ 2021 Comprehensive Plan Performance Measures Report shall be completed as directed by the 2017 framework motion adopted by the Council. The Executive shall file with the Council the ~~((2018))~~ 2021 Comprehensive Plan Performance Measures Report. The ~~((2019))~~ 2021 Scope of Work for the ~~((2020))~~ 2023 Comprehensive Plan Update shall be informed by the ~~((2018))~~ 2021 Performance Measures Report. The Executive's transmitted ~~((2020))~~ 2023 Comprehensive Plan shall include updated references to the new Performance Measures Program.
- *Lead:* Office of Performance Strategy and Budget. Executive staff shall work with the Council's Comprehensive Plan lead staff in development of the 2017 framework for the program.

Action 3: Implement a Transfer of Development Rights Unincorporated Urban Receiving Area Amenity Funding Pilot Project. The County's Transfer of Development Rights Program has been very effective in implementing Growth Management Act goals to reduce sprawl and permanently protect open space. This Workplan item is to conduct a pilot project to determine the process for providing amenities to unincorporated urban Transfer of Development Rights receiving area communities. The focus of the pilot project will be the East Renton Plateau – an area of urban unincorporated King County that has received a substantial number of Transferrable of Development Rights. The East Renton Plateau Transfer of Development Rights Receiving Area Pilot Project will: develop a process for engaging the community to determine the type of amenities the community desires; assess the type and amounts of funding available for providing amenities; and establish an amount of amenity funding to be provided for each Transferrable of Development Rights (both past and future Transferrable of Development Rights).

- *Timeline:* 2017-2018; (18-month process). The Transfer of Development Rights Amenity Funding Pilot Project Report on the results of the pilot project shall be transmitted to the Council by June 1, 2018, so as to inform the King County 2019-2020 Biennial Budget.
- *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Amenity

Funding Pilot Project Report recommending process and funding levels relative to Transferrable of Development Rights used in development projects. The report shall include identification of any necessary recommended amendments to the Comprehensive Plan and King County Code. The Executive shall transmit to the Council any recommended amendments to the Comprehensive Plan and King County Code as part of the ~~((2020))~~2023 Comprehensive Plan update. The Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan Amendment prior to the Eight-Year update.

- *Leads:* Department of Natural Resources and Parks. Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot project community throughout the process.

Action 4: Transfer of Development Rights Program Review. The County's Transfer of Development Rights Program has been very successful in protecting Rural Area and Natural Resource Lands by transferring development potential into cities and unincorporated urban areas. Typically the Transfer of Development Rights Program advances two primary policy objectives: conserving Rural Area and Natural Resource Lands, as well as focusing new growth in urban areas.

This Workplan item will do the following:

- A. Prepare a Transfer of Development Rights Program Review Study that addresses:
 - 1) Tax revenue impacts of the Transfer of Development Rights Program for both sending and receiving sites.
 - 2) Analysis of potential Transfer of Development Rights Program changes that build on existing program objectives while considering other policy objectives, such as making investments in economically disadvantaged areas, promoting housing affordability, incentivizing green building, and providing for Transit Oriented Development. The analysis should take into consideration the economic feasibility of and market interest in these other policy objectives, as well as opportunities for providing amenities to communities that receive Transfer of Development Rights. This analysis will be achieved through implementation of a pilot project that utilizes such incentives and provides amenities to the community receiving increased density associated with the Transfer of Development Rights. If possible, the pilot project should be undertaken in Skyway-West Hill and help implement the Skyway-West Hill Action Plan.
 - 3) Consider possible performance criteria.
 - B. Produce an annual report to the Council on the Transfer of Development Rights Program and associated bank activity.
- *Timeline:* The annual report to the Council shall commence with a report due on December 1, 2017. The Transfer of Development Rights Program Review Study, and an ordinance making Comprehensive Plan

and/or King County Code changes if applicable, shall be filed with the Council by December 1, 2018.

- *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Program Review Study and the annual report. The Study shall outline policy and implementation options, if applicable. If Comprehensive Plan and/or King County Code changes are recommended, an ordinance implementing those changes shall also be transmitted to the Council with the Study. The Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan Amendment prior to the Eight-Year update.
- *Leads:* Department of Natural Resources and Parks, Office of Performance Strategy and Budget. Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot project community throughout the process.

Action 5: Review 2016 King County Comprehensive Plan Implementation Needs. The 2016 Comprehensive Plan includes new policy direction that may need updates in the King County Code in order to be implemented before the ((2020)) 2023 Comprehensive Plan update. The County will utilize an interbranch team to review the 2016 Comprehensive Plan and any necessary code updates. This analysis will result in a report that identifies the areas of the code in need of updating and subsequent legislation to address the areas of inconsistencies. The legislation will also include code changes to K.C.C. 16.82.150 and 16.82.152, and associated references, to reflect court rulings and current case law.

- *Timeline:* An Implementation Report shall be filed with the Council by July 31, 2017. The Report will inform a code update ordinance(s), which shall be transmitted to the Council no later than December 31, 2019.
- *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the 2016 Comprehensive Plan Implementation Report and the code update ordinance(s).
- *Leads:* Interbranch team comprised of staff from at least the: King County Council, Office of Performance Strategy and Budget, Department of Permitting and Environmental Review, and Prosecuting Attorney's Office.

Action 6: Alternative Housing Demonstration Project. There is considerable interest to explore temporary and permanent alternative housing models to address the issues of homelessness and affordable housing in the Puget Sound region. King County is currently exploring microhousing pilot projects across the region that can inform a larger demonstration project under King County Code on alternative housing models in unincorporated King County. Based on what the County learns from the experience of pilots across the region, the County should pursue a larger demonstration project that looks at a broader range of temporary and permanent alternative housing models under its land use authority.

This work plan item will utilize an interbranch team to analyze the potential for a demonstration project under K.C.C. chapter 21A.55 for one or more temporary or permanent alternative housing projects, such as single

and/or multi-family microhousing (i.e., very small units clustered around a shared kitchen and other similar models) or tiny houses, modular construction, live/work units, and co-housing projects. A demonstration project will allow the County to test development regulations and other regulatory barriers related to alternative housing models before adopting or amending permanent regulations. Such regulations could include amendments to or establishment of regulations related to permitted uses or temporary uses, building and fire codes, water and sewer supply requirements, setbacks, landscaping screening, location requirements, light and glare requirements, public notice, and mitigation of impacts to the surrounding area. This work plan item should also analyze potential funding sources and funding barriers for projects that may or may not require public funding, including funds managed by the King County Housing and Community Development Division of the Department of Community and Human Services.

- *Timeline:* Two phases. Phase One – Issuance of a request for proposals to identify a project or projects in unincorporated King County that will participate in an Alternative Housing Demonstration Project. While a project or projects are being chosen, a Demonstration Project ordinance package that pilots necessary regulatory flexibilities will be developed for approval by the Council. Such a Demonstration Project shall be transmitted to Council by December 31, 2018. Phase II – An Alternative Housing Demonstration Project Report, including proposed regulations and/or amendments to implement the recommendations of the report shall be transmitted to the Council for consideration by December 31, 2020.
- *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the Alternative Housing Demonstration Project Report, which shall include analysis of the issues learned in the Demonstration Project(s), and identification of recommended amendments to the Comprehensive Plan and King County Code. The Executive shall also file with the Council an ordinance adopting updates to the Comprehensive Plan and/or King County Code as recommended in the Report. The Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan Amendment prior to the Eight-Year update.
- *Leads:* The King County Council will convene an interbranch team comprised of staff from at least: King County Council, Department of Community and Human Services, Department of Permitting and Environmental Review, Public Health, and Office of Performance Strategy and Budget.

Action 7: Agricultural Related Uses Zoning Code Updates. As part of the transmitted 2016 Comprehensive Plan, the Executive included recommended code changes related to agricultural uses in unincorporated King County. In order to give the Council additional time to consider these proposed changes and to address the identified policy issues, the transmitted code changes will not be adopted in 2016. Instead, the code changes will be further developed through this work plan item.

The Council identified several policy issues through review of the code changes as part of the 2016 Comprehensive Plan update. Through use of an interbranch team, this work plan item aims to resolve these policy issues, draft a new ordinance, and complete outreach to affected stakeholders such as the King County

Agriculture Commission, ag-related business owners, and/or Community Service Areas. If the results of the winery study, currently being reviewed by the Executive, are not complete in time to incorporate into the 2016 Comprehensive Plan, then this work plan item should also address the recommendations of that study.

- *Timeline:* Six to nine month process. An Agricultural Related Uses Zoning Code Updates Report and proposed regulations to implement the recommendations in report shall be transmitted to the Council for consideration by September 30, 2017.
- *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the Agricultural Related Uses Zoning Code Updates Report, which shall include identification of recommended amendments to the King County Code. The Executive shall also file with the Council an ordinance adopting updates to the King County Code as recommended in the Report.
- *Leads:* The King County Council will convene an interbranch team comprised of at least King County Council staff, the Department of Permitting and Environmental Review, the Department of Natural Resources and Parks, and the Office of Performance Strategy and Budget.

Action 8: Cottage Housing Regulations Review. Cottage housing is a method of development that allows for multiple detached single-family dwelling units to be located on a commonly owned parcel. In unincorporated King County, cottage housing is currently only permitted in the R-4 through R-8 urban residential zones, subject to certain conditions in the King County Code, such as in K.C.C. 21A.08.030 and 21A.12.030, which includes being only allowed on lots one acre in size or smaller. This work plan item will review Comprehensive Plan policies and development code regulations for the potential for expanded allowances for cottage housing in unincorporated King County, including in Rural Areas, and recommend policy and code changes as appropriate.

- *Timeline:* A Cottage Housing Regulations Report and any proposed policy or code changes to implement the recommendations in the report shall be transmitted to the Council for consideration by December 31, 2018.
- *Outcomes:* The Executive shall file with the Council the Cottage Housing Regulations Report, which shall include identification of any recommended amendments to the King County Code and/or Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting updates to the King County Code and/or the Comprehensive Plan, if recommended in the Report. The Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan Amendment prior to the Eight-Year update.
- *Leads:* The Department of Permitting and Environmental Review and the Office of Performance Strategy and Budget.

Action 9: Carbon Neutral King County Plan. The 2016 Comprehensive Plan includes a new policy F-215b which directs the County to “strive to provide services and build and operate public buildings and infrastructure

that are carbon neutral.” To support implementation of this policy, this work plan item directs the Executive to develop an Implementation Plan for making King County government carbon neutral. The Implementation Plan shall address existing and new County buildings, as well as all County operations and services, and shall identify the actions, costs and schedule for achieving carbon neutral status. This Implementation Plan will help inform the 2020 update of the Strategic Climate Action Plan, through which existing county targets for carbon neutrality and greenhouse gas emissions reduction will be updated consistent with the F-215b and the Implementation Plan.

- *Timeline:* A Carbon Neutral King County Implementation Plan and a motion adopting the Implementation Plan shall be transmitted to the Council for consideration by February 28, 2019. A Progress Report on development of the Implementation Plan shall be transmitted to the Council by December 31, 2017.
- *Outcomes:* The Executive shall file with the Council for review and potential approval the Carbon Neutral King County Implementation Plan and a motion adopting the Implementation Plan.
- *Leads:* Department of Natural Resources and Parks.

Action 10: Green Building Handbook Review. The 2016 Comprehensive Plan includes policy direction in Policies U-133, R-336a, F-215a, and ED-501a that encourages green building practices in private development. To support these implementation of these policies, and consistent with direction in the 2015 Strategic Climate Action Plan, the County will soon be in the process of reviewing potential green building code requirements and/or encouraged standards for private development for possible adoption. In the meantime, the County intends to continue to use the Department of Permitting and Environmental Review’s existing “Green Building Handbook” to help encourage private green building development, which is referenced in the 2016 Comprehensive Plan. This work plan item directs the Executive to transmit to the Council the Green Building Handbook for review and potential approval.

- *Timeline:* The Green Building Handbook and a motion approving the Handbook shall be transmitted to the Council for consideration by March 1, 2017.
- *Outcomes:* The Executive shall file with the Council for review and potential approval the Green Building Handbook and a motion adopting the Handbook.
- *Leads:* The Department of Permitting and Environmental Review.

Action 11: Bicycle Network Planning Report. The Puget Sound Regional Council has identified a regional bicycle network, for both the existing network and the associated gaps and needs, in its Active Transportation Plan, which is an element of *Transportation 2040*. King County also identifies local bicycle network needs throughout its planning, such as in the Transportation Needs Report and the Regional Trail Needs Report.

This Workplan item directs the King County Department of Transportation, in coordination with the Department of Natural Resources and Parks and the Department of Permitting and Environmental Review, to evaluate and report on how to enhance the bicycle network within unincorporated King County and address identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes, tracks and trails; plans and financing for capital improvements; bicycle racks and parking; air filling stations; etc.). This report will include:

- a. Evaluation of existing King County planning efforts and possible areas for improvement, such as addressing bicycle facility provisions in:
 - o roadway designs and standards, including lighting standards,
 - o plat approvals,
 - o commercial developments,
 - o parks & trails planning, and
 - o transit planning and access to transit.
 - b. Evaluation of bicycle and/or active transportation plan elements of other jurisdictions, including the City of Seattle, for opportunities to connect to King County planning and active transportation facilities.
 - c. Working with stakeholders for identification of needs and areas for possible improvements.
- *Timeline:* The Bicycle Network Planning Report and a motion approving the report shall be transmitted to the Council for consideration by December 31, 2017.
 - *Outcomes:* The Executive shall file with the Council for review and potential approval the Bicycle Network Planning Report and a motion adopting the Report.
 - *Lead:* Department of Transportation.

Action 12: Update Plat Ingress/Egress Requirements. State law gives King County the responsibility to adopt regulations and procedures for approval of subdivisions and plats. The Department of Permitting and Environmental Review reviews ingress and egress to subdivisions and plats during the preliminary subdivision approval process using the Department of Transportation Roads Division’s “King County Road Design and Construction Standards – 2007” (Roads Standards). In recent years, subdivision layouts have included one entry/exit (or ingress/egress) point and a looped road network within the subdivision.

Utilizing one entry/exit point can cause access issues if the roadway were to be physically impeded (such as due to: a fire, debris, flooding, ice, snow, etc.). This configuration may also cause traffic backups while waiting for the ability to turn in to or out of the development. Sometimes, this one access point may also be located too close to other intersecting roadways to the roadway that the development intersects; this can contribute to traffic back-ups.

This Workplan item directs the Executive to transmit legislation to update the code, (such as K.C.C. Title 21A), and the King County Department of Transportation Roads Standards to address these access issues. This code update will include requiring two entry/exit points for plats and subdivisions over a certain size and increasing the distance between adjacent intersecting streets. The transmittal letter for the ordinance(s) shall indicate the rationale for the chosen size threshold for when the County will require two entry/exit points.

- *Timeline:* The proposed amendments to the King County Code and the King County Roads Standards shall be transmitted to the Council for consideration by December 31, 2018.
- *Outcomes:* The Executive shall file with the Council an ordinance(s) adopting updates to the King County Code and the King County Roads Standards.
- *Lead:* Department of Transportation and Department of Permitting and Environmental Review.

Action 13: Water Availability and Permitting Study. The recent Washington State Supreme Court decision in *Whatcom County v. Western Washington Growth Management Hearings Board (aka, Hirst)* held that counties have a responsibility under the Growth Management Act to make determinations of water availability through the Comprehensive Plan and facilitate establishing water adequacy by permit applicants before issuance of development permits. *Hirst* also ruled that counties cannot defer to the State to make these determinations. This case overruled a court of appeals decision which supported deference to the State. The Supreme Court ruling will require the County to develop a system for review of water availability in King County, with a particular focus on future development that would use permit exempt wells as their source of potable water. This system will be implemented through amendments to the King County Comprehensive Plan and development regulations. The County will engage in a Water Availability and Permitting Study to address these and related issues. This study will analyze methods to accommodate current zoning given possible water availability issues and will look at innovative ways to accommodate future development in any areas with insufficient water by using mitigation measures (e.g. water banks). This study will not include analysis of current water availability.

- *Timeline:* Eighteen month process. Initial report will be transmitted to the Council by December 1, 2017; final report, with necessary amendments, will be transmitted to the Council by July 1, 2018. This report may inform the scope of work for the next major Comprehensive Plan update.
- *Outcomes:* Modifications, as needed, to the Comprehensive Plan, King County Code and County practices related to ensuring availability of water within the Comprehensive Plan and determining the adequacy of water during the development permit process. The Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan Amendment prior to the Eight-Year update.
- *Leads:* Performance, Strategy and Budget. Work with the Department of Permitting and Environmental Review, Department of Natural Resources and Parks, Department of Public Health, Prosecuting Attorney's Office, and King County Council. Involvement of state agencies, public and non-governmental organizations.

Actions Related to the Growth Management Planning Council

The Growth Management Planning Council (GMPC) is a separate formal body consisting of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the Port of Seattle. The GMPC developed the Countywide Planning Policies, providing a countywide vision and serving as a framework for each jurisdiction to develop its own comprehensive plan, which must be consistent with the overall vision for the future of King County. The GMPC is chaired by the King County Executive; five King County Councilmembers serve as members. Recommendations from the GMPC are transmitted to the full King County Council for review and consideration.

The GMPC develops its own independent work program every year; this section of the 2016 Comprehensive Plan Workplan identifies issues the County will bring forward to the GMPC for review, consideration and recommendations. King County will submit these Workplan items to the GMPC for consideration at its first meeting of 2017, with a goal of completing the GMPC review and recommendations by December 31, 2018. With due consideration regarding the outcomes of the work of the Growth Management Planning Council, the Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan Amendment prior to the Eight-Year update.

Action 14: Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential Annexation Areas Toward Annexation. The GMPC has authority to propose amendments to the Countywide Planning Policies, and a unique defined role related to recommending approval or denial of Urban Growth Area expansions. In order to move remaining unincorporated areas, which vary in size and complexity, towards annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning and Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how to address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where annexation does not appear feasible in the near future.

Action 15: Review the Four-to-One Program. The County's Four-to-One Program has been very effective in implementing Growth Management Act goals to reduce sprawl and encourage retention of open space. This is done through discretionary actions by the County Council, following a proposal being submitted by a landowner(s) to the County. Over time, there have been proposals that vary from the existing parameters of the program; these have included possible conversion of urban zoning for lands not contiguous to the original 1994 Urban Growth Area, allowing the open space to be non-contiguous to the urban extension, use of transfer of development rights, providing increased open space credit for preserved lands with high ecological value (such as lands that could provide for high value floodplain restoration, riparian habitat, or working resource lands), and consideration of smaller parcels or parcels with multiple ownerships. Allowing these changes have the potential for increasing the use of the tool, with attendant risks and benefits. The Growth Management Planning Council would review the Four-to-One program and determine whether changes to the existing program should be implemented that will strengthen the program and improve implementation of the Comprehensive Plan, including evaluation of the proposals listed above.

Action 16: Buildable Lands Program Methodology Review. As required by the Growth Management Act, King County and the 39 cities participate in the Buildable Lands Program to evaluate their capacity to accommodate forecasted growth of housing units and jobs. The program, administered by the Washington State Department of Commerce, requires certain counties to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing assumptions and targets regarding growth and development with actual growth and development in the county and cities. Since issuance of the first Buildable Lands Report in 2002, jurisdictions and stakeholders have expressed the potential for possible refinements of the methodology used by King County and the cities. The Growth Management Planning Council would work with stakeholders to review the methodology, including testing the accuracy of the Buildable Lands Report model and results, for potential refinements.

In the Glossary, starting on page G-4, amend text as follows:

Community Service Area Plan

With King County's initiation of the subarea planning program, the new plans will be called Community Service Area Plans. These will ~~((be a long range, multi discipline, integrated tools that))~~ apply the countywide goals of the Comprehensive Plan to ~~((a))~~ smaller geographic areas. Each one of King County's ~~((seven))~~ six Rural Area CSAs and each of the five large Potential Annexation Areas has or is scheduled to have its own CSA Plan. CSA Plans focus on land use issues in the smaller geographies, as well as community identified implementation activities while recognizing the parameters of County funding and revenue sources~~((are comprised of two primary components: a CSA Plan Profile and a CSA Subarea Plan. A CSA Plan Profile applies to an entire CSA geography and includes broad goals and policies, CSA demographics, major land uses and trends, and socioeconomic indicators. A CSA Subarea Plan is typically prepared for a targeted area of a CSA such as a rural town center, urban neighborhood or corridor. They contain a more detailed plan or analysis than a CSA Plan Profile and often address the intersection of land use, transportation, housing, and/or the environment))~~. These plans implement and are consistent with the Comprehensive Plan's policies, development regulations, and Land Use Map.



King County

**2018 Amendment to the
Vashon-Maury Island Community Service Area
Subarea Plan**

Office of Performance, Strategy and Budget

March 1, 2018

In Chapter 11 Implementation, starting on page 89, amend text of workplan as follows:

VMI CSA Workplan Action 1: P-suffix Conditions

During community outreach and development of the subarea plan, the need to update property specific, or p-suffix, development conditions on Vashon-Maury Island arose. Conditions VS-P2B and VS-P29, which apply to specific parcels within the Vashon Rural Town, were reviewed during plan development and the Executive's transmitted 2017 subarea plan included proposed changes to these two conditions. Council review of the proposed changes to the conditions identified several policy issues in need of further review and potential refinement. Additionally, the Council identified the need to comprehensively review all of the existing p-suffix conditions on Vashon-Maury Island. As a result, the transmitted changes to VS-P28 and VS-P29 will not be adopted in 2017.

Instead, this Workplan action item directs an Interbranch Team to comprehensively review, and propose updates as appropriate, all p-suffix conditions and special district overlays for Vashon-Maury Island. This review will include: 1) review of the legislative history and current status of each existing p-suffix condition and special district overlay and evaluation of its consistency with the Vashon-Maury island subarea plan as adopted by the County, as well as other adopted laws, rules and policies, 2) evaluation of any changes needed to accommodate farmer's markets within the Rural Town, and 3) updates to conditions for marijuana uses to reflect consistency with other unincorporated areas of King County and taking into consideration the marijuana industry studies underway by the Executive required by Ordinance 18326. The review of the p-suffix conditions and special district overlays, and any proposed changes shall include community outreach to be completed by the Executive. This outreach shall specifically include notification the property owners impacted by the current p-suffix conditions and special district overlays and any proposed changes – both to the property owners of conditioned parcels and adjacent property owners.

- *Timeline:* A Vashon-Maury Island P-Suffix Conditions Report and proposed ordinance to implement the recommendations in report shall be transmitted to the Council for consideration by (~~December 31, 2018~~)June 30, 2021.
- *Outcomes:* The Interbranch Team shall develop and the Executive shall file with the Council the Vashon-Maury Island P-Suffix Conditions Report, which shall include identification of recommended amendments to the p-suffix conditions and special district overlays. The Executive shall also file with the Council an ordinance adopting updates to the p-suffix conditions and special district overlays as recommended in the Report.
- *Lead:* The Department of Permitting and Environmental Review shall lead an Interbranch Team including the Office of Performance, Strategy and Budget, Council staff, and the Prosecuting Attorney's office. Other departments may need to participate depending on the requirement of the p-suffix condition and special district overlay requirements. Executive staff shall update and coordinate with the Councilmember office(s) representing Vashon-Maury Island throughout the community planning process.

[Blank Page]

February 28, 2018

The Honorable Joe McDermott
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember McDermott:

This letter transmits a plan, motion, and an ordinance that responds to:

- The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 19, as amended by Ordinance 18602, Section 5, Proviso P2, which relates to the Community Service Area Subarea Planning Program; and
- The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 88, as amended by Ordinance 18602, Section 47, Proviso P3, which relates to the Community Service Area Subarea Planning Program.

The two provisos directed the Executive to file a plan, motion and an ordinance by March 1, 2018 to restructure the subarea planning program ("Restructure Plan").

Funding for subarea planning was included in the 2015-2016 Biennial Budget. This allowed the County to reinstate the program which had been dormant for nearly twenty years. The 2016 Comprehensive Plan adopted the broad outlines of the new program, and identified King County's Community Service Area boundaries as the geographic framework.

The enclosed plan, motion, and ordinance address the restructure of the program in accordance with requirements of the provisos. The Restructure Plan proposes the following:

- Maintains the subarea planning program, and better defines the scope of subarea plans;
- Retains the program within the Department of Permitting and Environmental Review (DPER). Subsequent legislation will propose moving DPER into a new Department of Local Services, where it can coordinate with Community Service Area Program staff and leverage departmental initiatives aimed at improving service delivery;

- Increases staffing to from one full-time equivalent (FTE) staff to three FTEs to maintain an adequate service level. The additional two positions would be considered as part of the 2019-2020 Biennial Budget.
- Establishes clearer roles and responsibilities within the subarea planning program regarding policy and budget consistency, and interdepartmental coordination;
- Moves the Comprehensive Plan to an eight-year review cycle so that it no longer coincides with the budget process, provides better alignment with state the Growth Management Act planning schedule, and increases capacity for local planning;
- Retains existing land use processes such as the annual Comprehensive Plan update, the Docket, and Zone reclassifications, to ensure continuous public access to planning services;
- Shifts the deadline for transmittal of one workplan action item adopted in the Vashon-Maury Island Community Service Area Subarea Plan;
- Commits to working with the County Council to define appropriate timeframes for implementation of the 2016 Comprehensive Plan Workplan Action Items.

The proposed restructure addresses multiple guiding principles in the King County Strategic Plan. By adding subarea plans for Potential Annexation Areas, it addresses the Equitable and Fair principle. By aligning the Comprehensive Plan with State Growth Management Act and related planning timelines, it address the Regionally Collaborative principle.

In accordance with King County Code 20.18.110, the ordinance must be advertised in a newspaper of general circulation at least thirty days before the Council's public hearing. Under RCW 36.70A.106, within ten days of adoption, the Council must transmit the Comprehensive Plan amendment ordinance to the state and provide published notice in the official county newspaper. SEPA analysis is underway and will be completed in advance of any action by the King County Council.

It is estimated that this report required 200 staff hours to produce, costing \$15,000. The estimated printing cost for this report is negligible.

Thank you for your consideration of this plan, motion, and ordinance. This important legislation would build on the County's successes in implementing the State Growth Management Act, and help implement and support local area planning.

The Honorable Joe McDermott
February 28, 2018
Page 3

If you have any questions, please contact Lauren Smith, Director, Regional Planning, in the Office of Performance, Strategy and Budget, at 206-263-9606.

Sincerely,

Dow Constantine
King County Executive

Enclosures

cc: King County Councilmembers
ATTN: Grant Lahmann, Chief of Staff to Chair McDermott
Jeff Muhm, Director of Council Initiatives
Melani Pedroza, Clerk of the Council
Dwight Dively, Director, Office of Performance, Strategy and Budget (PSB)
Lauren Smith, Director, Regional Planning, PSB
Jim Chan, Interim Director, Department of Permitting and Environmental Review

[Blank Page]

[Blank Page]

Proposed Ordinance 2018-0153 2018 King County Comprehensive Plan Update

King County Council committee review and adoption schedule *As of July 7, 2018 – subject to change*

Date	Event
March 1	Executive/s Transmittal of 2018 King County Comprehensive Plan Update
April 3 9:30 a.m.	Briefing in Planning, Rural Service and Environment Committee <i>Opportunity for public comment</i>
May 1 9:30 a.m.	Briefing in Planning, Rural Service and Environment Committee <i>Opportunity for public comment</i>
July 17 9:30 a.m.	Briefing in Planning, Rural Service and Environment Committee <ul style="list-style-type: none"> • Review of draft chair's striking amendment <i>Opportunity for public comment</i>
September 4 9:30 a.m.	Possible vote in Planning, Rural Service and Environment Committee <ul style="list-style-type: none"> • Consideration of amendments • Vote on Committee recommendation on proposed 2018 King County Comprehensive Plan Update <i>Opportunity for public comment</i>
September 10 1:30 p.m.	Possible vote at full Council <ul style="list-style-type: none"> • Consideration of amendments • Vote on final adoption of proposed 2018 King County Comprehensive Plan Update <i>Public Hearing at full Council & opportunity for public comment</i>

All meetings will take place in the Council Chambers on the 10th Floor of the King County Courthouse, at 516 3rd Ave, Seattle WA.

[Blank Page]

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
I. Comprehensive planning cycle			
<i>Major King County Comprehensive Plan (KCCP) Updates</i>			
1	Four-year update cycle	Eight-year update cycle	Agree with Executive's proposal, combined with changes below.
2	Major KCCP update scope: <ul style="list-style-type: none"> • Urban Growth Area (UGA) amendments • Substantive policy changes • Anything allowed during annual updates 	Same as current	Agree with Executive's proposal, combined with changes below.
<i>Midpoint KCCP Updates</i>			
3	Allows for a "midpoint" KCCP update in Year Two of four-year cycle, if authorized via motion.	Midpoint is in Year Four of 8-year cycle, if authorized via motion.	<ul style="list-style-type: none"> • "Midpoint" updates allowed once every Two Years, if authorized via motion. • Add allowance to carryover any outstanding midpoint issues into next annual update, if there is not enough time to finish adoption during midpoint year and if authorized via motion.

Proposed Ordinance 2018-0153
Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
4	Midpoint KCCP update scope: <ul style="list-style-type: none"> • Substantive policy changes • Anything allowed during annual updates 	Same as current	Agree with Executive's proposal + add consideration of UGA amendments during midpoint.
5	Midpoint update only allowed if there is a demonstrated need supported by data ; requires adoption of a motion initiating the update that includes identification of 1) the scope of the update, 2) available resources necessary to accomplish the work, and 3) fiscal impact of the work.	Same as current	Agree with Executive's proposal re: requirements for identifying scope, resources, and fiscal impacts + remove data requirement for motion authorizing midpoint update.
<i>Annual KCCP Updates</i>			
6	Allows for annual KCCP updates	Same as current	Agree with Executive's proposal.
7	Annual update scope: <ul style="list-style-type: none"> • Technical and non-substantive changes • Adoption of subarea plans • Approval of Four-to-One proposals • Approval of other zoning/land use designation changes that do not require substantive policy changes 	Same as current, plus adoption of substantive changes to the KCCP update schedule in response to ordinances	Agree with Executive's proposal + <ul style="list-style-type: none"> • carryover of midpoint issues as noted in #3 above (only for annual update immediately following midpoint); • amendments to workplan; and • amendments to subarea plans to

Proposed Ordinance 2018-0153
Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
			address emergent needs.
II. Comprehensive planning timelines			
8	March 1 plan transmittal	June 30 plan transmittal	Agree with Executive's proposal.
9	Annual KCCP Docket: <ul style="list-style-type: none"> • June 30 docket request submittal deadline • December 1 deadline for Executive response to docket proponents • December 1 transmittal of Docket Report to Council 	Annual KCCP Docket: <ul style="list-style-type: none"> • December 31 docket request submittal deadline • April 30 deadline for Executive response to docket proponents • April 30 transmittal of Docket Report to Council 	Agree with Executive's proposal.
10	December 31 transmittal of KCCP Performance Measures Report the year prior to Scoping Motion for major KCCP updates	March 1 transmittal of KCCP Performance Measures Report during year of Scoping Motion for major KCCP updates	Agree with Executive's proposal.
11	Scoping Motion for major KCCP updates: <ul style="list-style-type: none"> • March 1 transmittal the year prior to transmittal of major KCCP update • April 30 deadline for adoption the year prior to transmittal of major KCCP update (two months) 	Scoping Motion for major KCCP updates: <ul style="list-style-type: none"> • June 30 transmittal the year prior to transmittal of major KCCP update • August 31 deadline for adoption the year prior to transmittal of major KCCP update (two months, but overlaps with Council's summer recess) 	Agree with Executive's proposal + change deadline for adoption to September 15 (in consideration of losing two weeks during summer recess, and has adoption occur before budget is transmitted).

Proposed Ordinance 2018-0153
Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
12	Plan review and adoption by Council: <ul style="list-style-type: none"> • 9 months • No explicit deadline for adoption for major, midpoint, or annual KCCP updates, but updates are typically adopted before the Councils December recess later that year • Cannot adopt major, midpoint, or annual updates and/or subarea plans more than once per calendar year 	Plan review and adoption by Council: <ul style="list-style-type: none"> • 12 months • Adoption of <i>major KCCP updates no later than June 30</i> the following year • No explicit deadline for adoption of <i>midpoint or annual KCCP updates plans</i> • Cannot adopt major, midpoint, or annual updates and/or subarea plans more than once per calendar year 	Agree with Executive's proposal.
13	Plan review and adoption by Council overlaps with Council review and adoption of the Biennial Budget	Same as current	Agree with Executive's proposal.
14	2020 adoption of next major KCCP update	2023 adoption of next major KCCP update	Agree with Executive's proposal + <ul style="list-style-type: none"> • Allow interim update for some substantive changes and consideration of UGA amendments in 2020 (see workplan action #15 below on line 45 of the matrix); • Include direction for new Department of Local Services to identify any necessary changes

Proposed Ordinance 2018-0153
Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
			<p>in interim update (see workplan action #16 below on line 46 of the matrix); and</p> <ul style="list-style-type: none"> • Direct Executive to streamline the KCCP (reduce redundancies, increase readability, be more concise, and make it more user friendly) as part of transmittal of 2023 update (see workplan action #17 below on line 47 of the matrix).
15	Does not align with Growth Management Act (GMA) schedule ¹	Aligns with GMA schedule	Agree with Executive's proposal.
III. Subarea planning cycle			
16	12 months for <i>plan development</i> and community outreach by Executive March 1 to March 1	12 months for <i>plan development</i> and community outreach by Executive June 30 to June 30	Agree with Executive's proposal.
17	9 months for <i>plan review/adoption</i> by Council March 1 to December (no deadline for adoption, but cannot adopt	12 months for <i>plan review/adoption</i> by Council June 30 to June 30 (no deadline for adoption, but cannot adopt subarea	Agree with Executive's proposal.

¹ RCW 36.70A.130. Jurisdictions must review and update comprehensive plans by June 30, 2015 and every eight years thereafter. The next GMA required update deadline is June 30, 2023.

Proposed Ordinance 2018-0153
Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
	subarea plans and/or KCCP updates more than once per year)	plans and/or KCCP updates more than once per year)	
18	Subarea plans are developed/adopted while major KCCP updates are developed by the Executive and reviewed/adopted by the Council	Subarea plans are not developed/adopted while major KCCP updates are developed/adopted (extends the planning cycle)	Agree with Executive's proposal + add that substantive amendments to subarea plans are allowed during annual updates to address emergent needs.
IV. Subarea planning geographies			
19	All six "rural" Community Service Areas (CSAs) ² will receive planning each subarea planning cycle	Same as current	Agree with Executive's proposal.
20	Three out of the five major Potential Annexation Areas (PAAs) ³ in the West King County CSA will receive planning each subarea planning cycle	All five major PAAs in the West King County CSA will receive planning each subarea planning cycle	Agree with Executive's proposal.
21	Planning for Skyway-West Hill PAA and North Highline PAA occurs at the same time (transmittal of both subarea plans in 2018 and adoption of both subarea plans in 2018 ⁴)	Planning for Skyway-West Hill PAA and North Highline PAA occurs at different times:	Agree with Executive's proposal.

² Bear Creek/Sammamish, Snoqualmie Valley/Northeast King County, Four Creeks/Tiger Mountain, Greater Maple Valley/Cedar River, Southeast King County, Vashon-Maury Island

³ East Federal Way PAA, East Renton Plateau PAA, Fairwood PAA, North Highline PAA, and Skyway-West Hill PAA

⁴ Due to delays in the development and transmittal of the 2017 Vashon-Maury Island CSA Subarea Plan, as well as due to the adoption of a budget proviso that does not allow funds to be expended on subarea planning until Council approval of the restructure plan in PM 2018-0154, development of the Skyway West Hill PAA and North Highline PAA subarea plans had not previously begun.

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
		Skyway-West Hill PAA subarea plan transmittal in 2019 and adoption in 2020 ; and North Highline PAA subarea plan transmittal in 2020 and adoption in 2021	
22	Order of subarea plan development and adoption: 1. Vashon-Maury Island CSA ⁵ 2. Skyway-West Hill PAA 3. North Highline PAA 4. Snoqualmie Valley/NE King County CSA 5. Greater Maple Valley/Cedar River CSA 6. Fairwood PAA 7. Bear Creek/Sammamish CSA 8. Southeast King County CSA 9. Four Creeks/Tiger Mountain CSA	Same as current, plus 10. East Renton PAA 11. Federal Way PAA	Agree with Executive's proposal.

⁵ Initial adoption of the Vashon-Maury Island CSA Subarea Plan occurred in 2017 via Ordinance 18623.

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER		
V. Subarea planning timelines					
23	Geography	Devel- opment	Adopt- ion	Agree with Executive's proposal + following completion of first 13-year planning cycle, add direction to review the schedule for future updates of subarea plans as part of the 2031 KCCP update, including evaluating updating more than one plan in a given year.	
	Skyway-West Hill PAA + North Highline PAA	2017-18	2018		Skyway-West Hill PAA 2018-19 2019-20 North Highline PAA 2019-20 2020-21
	Snoqualmie Valley/NE King County CSA	2018-19	2019		Snoqualmie Valley/NE King County CSA 2020-21 2021-22
	Major KCCP Update + Greater Maple Valley/Cedar River CSA	2019-20	2020		Major KCCP Update 2021-22 2022-23 Greater Maple Valley/Cedar River CSA 2022-23 2023-24
	Fairwood PAA	2020-21	2021		Fairwood PAA 2023-24 2024-25
	Bear Creek/Sammamish CSA	2021-22	2022		Bear Creek/Sammamish CSA 2024-25 2025-26
	Southeast King County CSA	2022-23	2023		Southeast King County CSA 2025-26 2026-27
	Major KCCP Update + Four Creeks/Tiger Mountain CSA	2023-24	2024		Major KCCP Update 2026-27 2027-28 Four Creeks/Tiger Mountain CSA 2026-27 2027-28 East Renton PAA 2027-28 2028-29
					Federal Way PAA 2028-29 2029-30
					Major KCCP Update 2029-30 2030-31

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
VI. Scope of subarea plans			
24	<p>Broad</p> <ul style="list-style-type: none"> • Is a more robust plan specific to the subarea, which creates new policy direction • Addresses local issues across all comprehensive planning policy areas • Potential for many new, subarea-specific policies • Implementation matrix primarily driven by policies in subarea plan 	<p>Limited</p> <ul style="list-style-type: none"> • Primarily an evaluation and implementation of existing KCCP policy direction specific to this geography • Local land use focus • Focused new, subarea-specific policies • Implementation matrix reflects prioritized community goals within the context of the KCCP and King County Budget 	<p>Agree with Executive's proposal.</p>
VII. Executive staffing			
25	<p>Code requires the Office of Performance, Strategy and Budget (PSB) to be lead in developing <i>comprehensive plans</i> in coordination with Department of Permitting and Environmental Review (DPER)</p>	<p>Same as current</p>	<p>Agree with Executive's proposal + add language in code and KCCP re: requiring providing public review drafts to the public and the Council (which are currently used in practice, but there are not any definitions / parameters about them).</p>

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
26	Code and Motion 14341 requires DPER to be lead in developing <i>subarea plans</i> in coordination and collaboration with PSB	Same as current	Agree with Executive's proposal + <ul style="list-style-type: none"> • Add language that gives direction on involving Councilmember offices in subarea plan development; • Clarifying in the KCCP that DPER is lead on subarea plan development (consistent with existing code language); and • Add language in code and KCCP re: requiring providing public review drafts to the public and the Council (which are currently used in practice, but there are not any definitions / parameters about them).

Proposed Ordinance 2018-0153
Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
27	One subarea planner in DPER ⁶	Three subarea planners in DPER ⁷	Agree with Executive's proposal + add language re: intent to evaluate subarea plan staffing and process via a future performance audit.
28	One comprehensive planning manager in PSB	Same as current	Agree with Executive's proposal.
VIII. Workplan impacts			
<i>2016 KCCP Workplan</i>			
29	<i>Action 1: Initiation of the CSA Subarea Planning program</i> <ul style="list-style-type: none"> Transmit subarea plans by March 1 the year following the CSA's planning year 	<ul style="list-style-type: none"> Transmit subarea plans at a time consistent with the King County Code 	Agree with Executive's proposal + <ul style="list-style-type: none"> Add code reference; and Clarify that DPER is the lead on developing subarea plans.

⁶ The Executive has transmitted PO 2018-0312, to establish a new Department of Local Services (DLS). The Executive proposes to include DPER, including its subarea planning functions and staff, within the new DLS.

⁷ The Executive plans to transmit the proposed FTE additions as part of the proposed 2019-20 Budget. The staff change is not included as part of this KCCP update, but the proposed schedule in this restructure assumes approval of the two new subarea planners. If the FTEs are not approved, it will likely impact the subarea plan development schedule.

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
30	<p><i>Action 2: Develop a Performance Measures Program for the Comprehensive Plan</i></p> <ul style="list-style-type: none"> Transmit initial Performance Measures Report by December 1, 2018 so as to inform 2019 Scope of Work for the 2020 major KCCP update 	<ul style="list-style-type: none"> Transmit initial Performance Measures Report by March 1, 2021 so as to inform 2021 Scope of Work for the 2023 major KCCP update 	<p>Agree with Executive's proposal.</p>
31	<p><i>Action 3: Implement a Transfer of Development Rights (TDR) Unincorporated Urban Receiving Area Amenity Funding Pilot Project</i></p> <ul style="list-style-type: none"> Transmit report on results of the pilot project by June 1, 2018 so as to inform the 2019-2020 Biennial Budget Transmit any recommended KCCP and/or Code changes as part of 2020 major KCCP update 	<ul style="list-style-type: none"> Transmit report on results of the pilot project by June 1, 2018 so as to inform the 2019-2020 Biennial Budget Transmit any recommended KCCP and/or Code changes as part of 2023 major KCCP update The Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update 	<p>Agree with Executive's proposal. As part of reviewing the Executive's proposed restructure, the Council worked with the Executive evaluate the timing of potential KCCP amendments. Striker changes the transmittal date back to 2020 (as part of the interim KCCP update) with agreement from the Executive.</p>

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
32	<p><i>Action 4: TDR Program Review</i></p> <ul style="list-style-type: none"> • Transmit annual TDR activity report by December 1 • Transmit study results and KCCP and/or Code changes by December 1, 2018 	<ul style="list-style-type: none"> • Transmit annual TDR activity report by December 1 • Transmit study results and KCCP and/or Code changes by December 1, 2018 • The Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update 	<p>Agree with Executive's proposal. As part of reviewing the Executive's proposed restructure, the Council worked with the Executive evaluate the timing of potential KCCP amendments. Striker changes the transmittal date to June 30, 2019 (as part of the 2020 interim KCCP update) with agreement from the Executive.</p>
33	<p><i>Action 5: Review 2016 King County Comprehensive Plan Implementation Needs</i></p> <ul style="list-style-type: none"> • Transmit implementation report by July 31, 2017 • Transmit Code changes by December 31, 2019 	Same as current	<p>Agree with Executive's proposal.</p>

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
34	<p><i>Action 6: Alternative Housing Demonstration Project</i></p> <ul style="list-style-type: none"> • Transmit demonstration project ordinance by December 31, 2018 • Transmit report and KCCP and/or Code changes by December 31, 2020 	<ul style="list-style-type: none"> • Transmit demonstration project ordinance by December 31, 2018 • Transmit report and KCCP and/or Code changes by December 31, 2020 • The Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update 	<p>Agree with Executive's proposal. As part of reviewing the Executive's proposed restructure, the Council worked with the Executive evaluate the timing of potential KCCP amendments. Striker changes the transmittal date for the demonstration project ordinance to June 30, 2019 and transmittal of the report and ordinance to December 31, 2021 with agreement from the Executive.</p>
35	<p><i>Action 7: Agricultural Related Uses Zoning Code Updates</i></p> <ul style="list-style-type: none"> • Transmit report and Code changes by September 30, 2017 	<p>Same as current (completed)</p>	<p>Agree with Executive's proposal.</p>

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
36	<p><i>Action 8: Cottage Housing Regulations Review</i></p> <ul style="list-style-type: none"> • Transmit report and KCCP and/or Code changes by December 31, 2018 	<ul style="list-style-type: none"> • Transmit report and KCCP and/or Code changes by December 31, 2018 • The Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update 	<p>Agree with Executive's proposal. As part of reviewing the Executive's proposed restructure, the Council worked with the Executive evaluate the timing of potential KCCP amendments. Striker changes the transmittal date of any KCCP or code changes to June 30, 2019 (as part of the 2020 interim KCCP update) with agreement from the Executive.</p> <p>Add language to include evaluation of: 1) encouraging close proximity of garages to housing, and 2) encouraging a wide variety of square footages to address various needs and populations.</p>

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
37	<p><i>Action 9: Carbon Neutral King County Plan</i></p> <ul style="list-style-type: none"> • Transmit progress report on plan development by December 31, 2017 • Transmit plan and motion adopting the plan by February 28, 2019 	Same as current	Agree with Executive's proposal.
38	<p><i>Action 10: Green Building Handbook Review</i></p> <ul style="list-style-type: none"> • Transmit handbook and motion approving the handbook by March 1, 2017 	Same as current (completed)	Agree with Executive's proposal.
39	<p><i>Action 11: Bicycle Network Planning Report</i></p> <ul style="list-style-type: none"> • Transmit report and motion approving report by December 31, 2017 	Same as current (completed)	Agree with Executive's proposal.
40	<p><i>Action 12: Update Plat Ingress/Egress Requirements</i></p> <ul style="list-style-type: none"> • Transmit amendments to Code and Road Standards by December 31, 2018 	Same as current	Agree with Executive's proposal + add language to address: 1) access for emergency vehicles (re: roadway width), 2) more than one access point in/out of a community, and 3) proximity of 2nd entry point from 1st entry point.

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
41	<p><i>Action 13: Water Availability and Permitting Study</i></p> <ul style="list-style-type: none"> • Transmit initial report by December 1, 2017 • Transmit final report and KCCP and/or Code amendments by July 1, 2018 	<ul style="list-style-type: none"> • Transmit initial report by December 1, 2017 • Transmit final report and KCCP and/or Code amendments by July 1, 2018 • The Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update 	<p>Agree with Executive's proposal. As part of reviewing the Executive's proposed restructure, the Council worked with the Executive evaluate the timing of potential KCCP amendments. Striker changes the transmittal date of the final report to December 31, 2018 and any KCCP changes to June 30, 2019 (as part of the 2020 interim KCCP update) with agreement from the Executive. Adds involvement of local watershed improvement districts.</p>

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
42	n/a	n/a	<p>Add a new workplan item #14 regarding evaluation of areas that lack technology services. Study/report will include:</p> <ul style="list-style-type: none"> • identification of communities and geographies (including natural areas) that lack infrastructure for/access to broadband/high-speed internet access and/or cellular phone coverage; • for areas that have infrastructure/access, evaluation of reliability of service for the aforementioned technologies; • evaluation of installing signage in areas without cellular phone coverage, such as signage at

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
			<p>trailheads that warn that coverage may not be available for some or all cellular services;</p> <ul style="list-style-type: none"> • evaluation of the County's I-Net fiber optic network and possible role in expanding access; • identification of options and recommendations for actions the County can take to encourage and/or facilitate infrastructure, access, and reliability; and • a schedule for implementing the recommendations and actions.

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
43	n/a	n/a	Add a new workplan item #15 regarding an interim KCCP update in 2020 as part of the transition to a new eight-year planning cycle. 2020 update will be considered as a "midpoint"/Two-Year update.
44	n/a	n/a	Add a new workplan item #16 regarding direction for the new Department of Local Services to review the policies in the KCCP related to unincorporated areas and make recommendations for possible amendments as part of the 2020 interim update.

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
45	n/a	n/a	<p>Add a new workplan item #17 regarding direction for the Executive to streamline the KCCP and King County Code Title 20 (reduce redundancies, increase readability, be more concise, and make it more user friendly) as part of transmittal of 2023 update. Includes direction that the Executive shall work on this between 2018-2022 for inclusion in the 2023 major update transmittal. The direction requires providing copies to the Council of draft changes to each chapter by certain milestones.</p>

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
46	n/a	n/a	<p>Add a new workplan item #18 regarding direction for the Executive to develop a sustainability plan for remaining unincorporated areas to reflect the County's role as the local government provider for these areas. Include consideration of zoning changes to support tax revenue generation, such as additional areas for neighborhood business or industrial development. The plan will include a timeline for meeting key milestones and outcomes, as well as performance measures.</p>

Proposed Ordinance 2018-0153
Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
<i>2016 KCCP Workplan Actions Related to the Growth Management Planning Council (GMPC)</i>			
47	<p><i>Action 14: Develop a Countywide Plan to Move Remaining Unincorporated Urban PAAs Toward Annexation</i></p> <ul style="list-style-type: none"> Complete GMPC review and recommendations by December 1, 2018 	<ul style="list-style-type: none"> Complete GMPC review and recommendations by December 1, 2018 With due consideration regarding the outcomes of the work of the GMPC, the Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update 	<p>Agree with Executive's proposal + adds allowance for possible amendments during the Two-Year update.</p> <p>Add language to include review of tax revenue impacts to the County resulting from annexations. Add language to evaluate requiring jurisdictions to take 1) all of the roads within a PAA when it is annexed and/or 2) orphan roads in their jurisdiction.</p>
48	<p><i>Action 15: Review the Four-to-One Program</i></p> <ul style="list-style-type: none"> Complete GMPC review and recommendations by December 1, 2018 	<ul style="list-style-type: none"> Complete GMPC review and recommendations by December 1, 2018 With due consideration regarding the outcomes of the work of the GMPC, the Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update 	<p>Agree with Executive's proposal + adds allowance for possible amendments during the Two-Year update.</p>

Proposed Ordinance 2018-0153
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S DRAFT STRIKER
49	<i>Action 16: Buildable Lands Program Methodology Review</i> <ul style="list-style-type: none"> Complete GMPC review and recommendations by December 1, 2018 	<ul style="list-style-type: none"> Complete GMPC review and recommendations by December 1, 2018 With due consideration regarding the outcomes of the work of the GMPC, the Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update 	Agree with Executive's proposal + adds allowance for possible amendments during the Two-Year update.
<i>2017 Vashon-Maury Island (VMI) CSA Subarea Plan Workplan</i>			
50	<i>VMI Action 1: P-suffix Conditions</i> <ul style="list-style-type: none"> Transmittal by December 31, 2018 	<ul style="list-style-type: none"> Transmittal by June 30, 2022 	Agree with Executive's proposal. ⁸

⁸ The transmittal included June 30, **2021** as the new proposed date. However, the Executive's intent as noted in Motion 15142 was June 30, **2022**. The Striker makes this correction.

July 17, 2018
Draft Chair's Striker



cmj/ea Sponsor: Lambert
Proposed No.: 2018-0153

1 **STRIKING AMENDMENT TO PROPOSED ORDINANCE 2018-0153, VERSION**

2 **1**

3 On page 1, beginning on line 17, strike everything through page 17, line 351, and insert:

4 "BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 **SECTION 1. Findings:**

6 A. The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 19, as
7 amended by Ordinance ~~1806218602~~, Section 5, Proviso P2, requires the executive to
8 transmit a plan to restructure the Community Service Area subarea planning program, a
9 motion to approve the plan, and an ordinance that implements changes recommended by
10 the plan to the King County Comprehensive Plan and the King County Code.

Commented [JC1]: Technical correction

11 B. The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 88, as
12 amended by Ordinance ~~1806218602~~, Section 47, Proviso P3, requires the executive to
13 transmit a plan to restructure the Community Service Area subarea planning program, a
14 motion to approve the plan, and an ordinance that implements changes recommended by
15 the plan to the King County Comprehensive Plan and the King County Code.

Commented [JC2]: Technical correction

16 C. This ordinance implements the changes recommended by the plan by
17 amending the King County Code and amending the King County Comprehensive Plan.

18 D. The plan calls for the Community Service Area subarea planning program to

19 ~~complete-adopt~~ one plan every ~~two years-year~~ with the exception of the year in which a
20 major update to the King County Comprehensive Plan is completed.

Commented [JC3]: Clarifying that we will be taking actions every year on subarea plans, rather than only once every two years as the transmittal currently reads

21 E. RCW 36.70A.130(5)(a) requires King County, and the cities within King
22 County, to complete a review of its comprehensive plan on or before June 30, 2015, and
23 every eight years thereafter. This means the next major review and update of the King
24 County Comprehensive Plan is to be completed by June 30, 2023.

25 F. The major update of the King County Comprehensive Plan is shifted to an
26 eight-year update cycle to expedite the subarea plans and to match the schedule
27 established in RCW 36.70A.130(5)(a).

Commented [AE4]: Per code reviser, using consistent terminology throughout. Using "update" or "update cycle" where before it could have said "review" "cycle" "amendment cycle" or "update". This includes changing some existing code language. This is a global change for provisions of the code already within the scope of the striking amendment (each change in this category does NOT have a corresponding comment).

28 G. The shift to an eight-year update cycle allows the county to more closely
29 collaborate with the cities in King County, to implement VISION 2050, with an expected
30 approval date of May 2020, and to plan for growth in accordance with growth targets that
31 will subsequently be established in the King County Countywide Planning Policies.

Workplan 15 is also updated to reflect direction to the Executive to, as part of the 2020 "midpoint" update, use consistent terminology for the various updates, both within the Code and within the Comp Plan

32 H. The King County Code allows annual amendments to the King County
33 Comprehensive Plan in accordance with the Washington state Growth Management Act,
34 chapter 36.70A RCW.

35 I. The 2016 King County Comprehensive Plan, adopted by King County
36 Ordinance 18427, was a four-year update under the previous comprehensive planning
37 structure. eyele amendment, which The 2016 King Comprehensive Plan was amended in
38 2017 by Ordinance 18623 adopting the Vashon-Maury Island Community Service Area
39 Subarea Plan.

40 J. The amendment to the Vashon-Maury Island Community Service Area
41 Subarea Plan ~~contained~~ in Attachment B to this ordinance shifts the transmittal date from

Commented [JC5]: Transmittal included "June 30, 2021" as the new proposed deadline. However, "2022" was the year intended by the Executive, as this will allow the work called for in this item to occur while other subarea plan development is paused. Edit here reflects that intent.

Commented [JC6]: Technical correction

42 December 31, 2018 to June 30, 2024² for Workplan Action 1, which involves the review
43 of the property-specific development conditions and special district overlays on Vashon-
44 Maury Island.

45 K. The amendments to policies and text ~~contained~~ in Attachments A and B to this
46 ordinance constitute the 2018 annual amendment update to the King County
47 Comprehensive Plan.

48 L. The restructure in this ordinance and its attachments recognizes the maturity of
49 the Comprehensive Plan, that recent major updates have primarily focused on addressing
50 emerging policy issues and that the number of docket requests have drastically reduced
51 over time. The restructure will also ~~improve~~aid the County's ability for the county to be
52 responsive to time-sensitive issues, address requests from residents, and to serve the
53 needs of its unincorporated communities.

54 SECTION 2. The amendments to the King County Comprehensive Plan 2016
55 ~~contained in A.~~ Attachments A and B to this ordinance are hereby adopted as
56 amendments to the 2016 King County Comprehensive Plan, as adopted by Ordinance
57 18427 and as amended in 2017 by Ordinance 18623.

58 B. The 2017 Vashon-Maury Island Community Service Area Subarea Plan as
59 adopted in Attachment A to Ordinance 18623 and as amended by this ordinance is hereby
60 adopted as an amendment to and an element of the 2016 King County Comprehensive
61 Plan.

62 NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 20.08 a
63 new section to read as follows:

64 "Area zoning and land use study" means a study that reviews the land use

65 designations and zoning classification for a specified set of properties. "Area zoning and
66 land use studies" are focused on a narrower set of properties and policies than a subarea
67 study, and do not look at the larger range of issues that a subarea plan would include.
68 "Area zoning and land use studies" consider specific potential changes to land use or
69 zoning, or both, and analyze such requests based on surrounding land use and zoning,
70 infrastructure needs, and consistency with the King County Comprehensive Plan,
71 countywide planning policies, and the growth management act.

72 **NEW SECTION. SECTION 4.** There is hereby added to K.C.C. chapter 20.08 a
73 new section to read as follows:

74 "Public review draft" means a draft of executive proposed Comprehensive Plan
75 amendments, including proposed subarea plans, made available to the public for review
76 and comment. A "public review draft" is published before transmittal of proposed
77 Comprehensive Plan amendments to the council so as to provide the public an
78 opportunity to record comments before the executive finalizes the recommended
79 amendments.

80 **SECTION 35.** Ordinance 263, Article 1 (part), as amended, and K.C.C.
81 20.08.060 are hereby amended to read as follows:

82 "Subarea plan" means detailed local land use plan (~~which~~) that implements, is
83 consistent with, and is an element of the ~~((e))~~ Comprehensive ~~((p))~~ Plan containing
84 specific policies, guidelines and criteria adopted by the council to guide development and
85 capital improvement decisions within specific subareas of the county. ~~((The s))~~ Subareas
86 ~~((of the county shall consist of))~~ are ~~((distinct communities, specific geographic areas or~~
87 other types of districts having unified interests or similar characteristics within the

Commented [AE7]: Add a new definition for Area Zoning and Land Use Study.

Commented [JC8]: New definition formalizing use of the "Public Review Draft" – which the Exec currently does as a practice but has not been previously codified.

Commented [AE9]: Removed "community service area" qualifier because there are at least one other kind of subarea plan contemplated (PAAs).

Commented [JC10]: Current code reflects the various subarea plans that currently exist and that are currently allowed to be created. The transmittal only allowed for Community Service Area (CSA) subarea plans and removed allowance of any other kind of subarea plan. The striker would revert to current allowances and adds CSA subarea plans to that list. Basin plans are also added, as the Comp Plan currently lists those as existing types of subarea plans.

88 county. Subarea plans may include ~~((:))~~ community plans, ~~((which have been prepared~~
89 ~~for large unincorporated areas;))~~ community service areas and potential annexation area
90 ~~subareas ((plans)), ((which ((have been prepared for)) are urban areas that are designated~~
91 ~~for future annexation to a city((:))~~ neighborhood plans, ~~((which have been prepared for~~
92 ~~small unincorporated areas;))~~ basin plans and plans addressing multiple areas having
93 common interests)). The relationship between the 1994 King County Comprehensive
94 Plan and subarea plans is established by K.C.C. 20.12.015.

95 **NEW SECTION. SECTION 456.** There is hereby added to K.C.C. chapter 20.08
96 a new section to read as follows:

97 "Subarea study" means a study that is required by a policy in the Comprehensive
98 Plan to evaluate a proposed land use change, such as the establishment of new
99 community business centers, adjusting Rural Town boundaries or assessing the feasibility
100 of zoning reclassifications in urban unincorporated areas. "Subarea studies" are focused
101 on specific areas of the county, but do not look at the larger range of issues that a subarea
102 plan would include. "Subarea studies" are separate from area zoning and land use studies
103 defined in ~~K.C.C. 20.08.030~~Section 3 of this ordinance. The Comprehensive Plan
104 policies and accompanying text shall guide the scope and content of the subarea study.

105 **SECTION 567.** Ordinance 263, Article 2, Section 1, as amended, and K.C.C.
106 20.12.010 are hereby amended to read as follows:

107 A. Under the King County Charter, the state Constitution and the Washington
108 state Growth Management Act, chapter 36.70A RCW, King County adopted the 1994
109 King County Comprehensive Plan via Ordinance 11575 and declared it to be the
110 Comprehensive Plan for King County until amended, repealed or superseded. The

Commented [JC11]: The transmittal proposes a new definition for "subarea study". Striker updates the definition to reflect existing language in the Comprehensive Plan terminology for subarea studies.

Commented [AE12]: Reflects adding a new definition for area zoning and land use studies.

Commented [JC13]: Technical correction

111 Comprehensive Plan has been reviewed and amended multiple times since its adoption in
112 1994. Amendments to the 1994 Comprehensive Plan to-date are currently reflected in the
113 2016 King County Comprehensive Plan, as adopted in Ordinance 18427 ~~(and)~~ as
114 amended by Ordinance 18623 and this ordinance. The Comprehensive Plan shall be the
115 principal planning document for the orderly physical development of the county and shall
116 be used to guide subarea plans, functional plans, provision of public facilities and
117 services, review of proposed incorporations and annexations, development regulations
118 and land development decisions.

119 SECTION 678. Ordinance 12061, Section 4, as amended, and K.C.C. 20.12.325
120 are hereby amended to read as follows:

121 The 2017 Vashon-Maury Island Community Service Area Subarea Plan, dated
122 December 4, 2017, in Attachment A to Ordinance 18623 and as amended by Attachment
123 B to this ordinance, is adopted as a subarea plan and an element of the 2016 King County
124 Comprehensive Plan and, as such, constitutes official county policy for the geographic
125 area of unincorporated King County defined plan.

126 SECTION 789. Ordinance 13147, Section 19, and K.C.C. 20.18.030 are hereby
127 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))~~ update cycle established in this
132 chapter, 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, to adopt or amend community service area or potential
 145 annexation area subarea plans, and to consider amendments that do not require
 146 substantive changes to policy language, ~~((, changes to the priority areas map,))~~ or do
 147 not require changes to the urban growth area boundary, except as permitted in subsection
 148 B.9. and 11. of this section. This review may be referred to as the annual ~~((cycle))~~
 149 update. The Comprehensive Plan, including subarea plans, may be amended in the
 150 annual ~~((cycle))~~ update only to consider the following:

- 151 1. Technical amendments to policy, text, maps or shoreline designations;
- 152 2. The annual capital improvement plan;
- 153 3. The transportation needs report;
- 154 4. School capital facility plans;
- 155 5. Changes required by existing Comprehensive Plan policies;
- 156 6. Changes to the technical appendices and any amendments required thereby;

Commented [JC14]: Technical clarification to reflect that we adopt CSA subarea plans during annual cycle updates,

Commented [JC15]: Adds allowance for amendments to CSA subarea plans during annual cycle updates

- 157 7. Comprehensive updates of subarea plans initiated by motion;
- 158 8. Changes required by amendments to the ~~(C)~~Countywide ~~(P)~~Planning
159 ~~(P)~~Policies or state law;
- 160 9. Redesignation proposals under the four-to-one program as provided for in
161 this chapter;
- 162 10. Amendments necessary for the conservation of threatened and endangered
163 species;
- 164 11. Site-specific land use map amendments that do not require substantive
165 change to ~~(C)~~Comprehensive ~~(P)~~Plan policy language and that do not alter the urban
166 growth area boundary, except to correct mapping errors;
- 167 12. Amendments resulting from subarea studies required by ~~(C)~~Comprehensive
168 ~~(P)~~Plan policy that do not require substantive change to ~~(C)~~Comprehensive ~~(P)~~Plan
169 policy language and that do not alter the urban growth area boundary, except to correct
170 mapping errors;
- 171 13. Changes required to implement a study regarding the provision of
172 wastewater services to a Rural Town. The amendments shall be limited to policy
173 amendments and adjustment to the boundaries of the Rural Town as needed to implement
174 the preferred option identified in the study; ~~(S)~~
- 175 14. Initial ~~(A)~~adoption of, amendments to, or updates of community service
176 area or potential annexation area subarea plans;
- 177 15. Amendments to the Comprehensive Plan update schedule that respond to
178 adopted ordinances and improve alignment with the timing requirements in the
179 Washington state Growth Management Act, RCW chapter 36.70A RCW, and alignment

Commented [JC16]: Adds allowance for amendments to CSA subarea plans during annual cycle updates

180 with multicounty and countywide planning activities;
181 16. Amendments to the Comprehensive Plan workplan; or
182 17. Changes allowed during the two-year update cycle, if extended into the next
183 annual update cycle update as authorized under K.C.C. 20.18.030.D.2.

184 C. Every ~~((fourth))~~ eight year beginning in ~~((2000))~~ 2023, the county shall
185 complete a comprehensive review of the Comprehensive Plan in order to update it as
186 appropriate and to ensure continued compliance with the GMA. This review may
187 provide for a cumulative analysis of the twenty-year plan based upon official population
188 growth forecasts, benchmarks and other relevant data in order to consider substantive
189 changes to policy language and changes to the urban growth area. This comprehensive
190 review shall begin one year in advance of the transmittal and may be referred to as the
191 ~~((four))~~ eight-year ~~((cycle))~~ update. The urban growth area boundaries shall be reviewed
192 in the context of the ~~((four))~~ eight-year ~~((cycle))~~ update and in accordance with
193 countywide planning policy G-1 and RCW 36.70A.130.

194 D.1. Beginning in 2025 and every two years thereafter, except for during the
195 eight-year update cycle, ((1)) if ((the county determines that ((the purposes of the
196 Comprehensive Plan are not being achieved as evidenced by official population growth
197 forecasts, benchmarks, trends and other relevant data)) there is a request scope of work
198 adopted by motion to perform a limited update to the Comprehensive Plan to address
199 time-sensitive issues prior to the next eight-year comprehensive update update,
200 substantive changes to the Comprehensive Plan and amendments to the urban growth
201 area boundary) may also be considered ((on even calendar years)) at the midpoint of the
202 eight year cycle. The review may be referred to as the two-year update cycle.

Commented [JC17]: Adds allowance of changes to the workplan (amendments to existing workplan items and/or addition of new workplan items) during annual cycle updates

Commented [JC18]: If a Two-Year cycle update has been initiated but was not able to be adopted during the authorized update year, this would allow the adoption of a Two-Year update to be extended into the following year's annual cycle update.

Commented [JC19]: Current code allows for consideration of substantive policy changes during a midpoint of the Four-Year major update cycle (aka in year two of the four year cycle), if authorized by motion.

The transmittal proposes to continue that allowance of substantive changes during the midpoint of major updates, which would now be year four of the eight-year cycle, if authorized by motion.

The striker proposes to allow this type of midpoint option to be at two year intervals of the eight-year cycle (aka in years two, four, and six of the eight-year cycle), if authorized by motion.

Commented [JC20]: The striker's proposed "Two-Year" update option to begin in year 2025, which would be the first two-year option after next major update in 2023.

Commented [JC21]: Removes requirement for authorization of midpoint/Two-Year update to be supported by data.

Commented [JC22]: Adds consideration of amendments to the Urban Growth Area (UGA) boundary during midpoint/Two-Year updates, in addition to the current allowance for substantive changes to policies

203 ~~1. ((This))~~ 2. The determination shall be authorized by motion. 2. The
204 motion shall specify the scope of the ~~((even)) two-year~~ midpoint amendment update
205 ~~((amendment, and identify that the resources necessary to accomplish the work are~~
206 available. An analysis of the ((motion's)) amendment's fiscal impact shall)). A fiscal note
207 may shall be provided to the council by the executive ((before to adoption)) of the motion.
208 If ((T)) the executive ((shall)) determines ((if)) an additional ((funds are)) appropriation is
209 are necessary to complete the ((even)) two-year ~~midpoint~~ ((amendment)) update,
210 ((and)) the executive may transmit an ordinance requesting the additional appropriation
211 ((of supplemental funds)).

Commented [AE23]: Changes made reflect guidance from PAO.

212 32. Adoption of two-year amendment updates that are unable to be completed
213 during the identified two-year eye update may be extended reviewed and adopted as part
214 of into the next annual update eye update. The extension shall be authorized by motion
215 and only if the two-year amendment update was previously initiated by motion in
216 accordance with K.C.C. 20.18.030.D.1.7 and publicly noticed for scheduled adoption
217 during the identified two-year update eye. The motion shall specify the rationale for
218 the extension.

Commented [JC24]: If a Two-Year cycle update has been initiated but was not able to be adopted during the authorized update year, this would allow the adoption of a Two-Year update to be extended into the following year's annual cycle update.

Commented [AE25]: Makes it clear that it has to be part of another KCCP update (cannot adopt updates more than once per year).

219 43. Before initiation of the first eight-year amendment update eye in 2023,
220 substantive changes to the Comprehensive Plan and amendments to the urban growth
221 area boundary may be considered. The amendments shall be considered in the 2020
222 Comprehensive Plan update and shall be subject to the two-year update eye process and
223 requirements. The executive shall transmit to the council by the first business day of
224 October 2018 a proposed motion specifying the scope of work for the proposed
225 amendments consistent with K.C.C. 20.18.030.D.1. The council shall have until

Commented [JC26]: Prior to the next major update in 2023, this calls for a smaller substantive plan update in 2020, which is consistent with new Workplan item #15 re: an interim update before the next major update in 2023. This update will be treated like a "two-year" cycle update.

226 ~~November 30~~December 3, 2018, to adopt the motion, either as transmitted or amended.
227 In the absence of council approval by ~~November 30~~December 3, 2018, the executive
228 shall proceed to implement the scope as proposed. If the motion is approved by
229 ~~November 30~~December 3, 2018, the scope shall proceed as established by the approved
230 motion. The executive shall transmit to the council any proposed amendments for 2020
231 Comprehensive Plan update the by the last business day of June, 2019.

Commented [JC27]: Same 2 month timeframe as the scoping motion for major updates

232 ~~(D-))~~ E. The executive shall seek public comment on the ((e))Comprehensive
233 ((p))Plan and any proposed ((e))Comprehensive ((p))Plan amendments in accordance
234 with the procedures in K.C.C. 20.18.160 before making a recommendation, which shall
235 include publishing a public review draft of the proposed Comprehensive Plan
236 amendments, in addition to conducting the public review and comment procedures
237 required by SEPA. The public shall be afforded at least one official opportunity to record
238 public comment before the transmittal of a recommendation by the executive to the
239 council. County-sponsored councils and commissions may submit written position
240 statements that shall be considered by the executive before transmittal and by the council
241 before adoption, if they are received in a timely manner. The executive's
242 recommendations for changes to policies, text and maps shall include the elements listed
243 in Comprehensive Plan policy I-207 and analysis of their financial costs and public
244 benefits, any of which may be included in environmental review documents. Proposed
245 amendments to the Comprehensive Plan shall be accompanied by any development
246 regulations or amendments to development regulations, including area zoning, necessary
247 to implement the proposed amendments.

Commented [JC28]: Same language as code for the scoping motion for major updates

Commented [JC29]: Formalizing use of the "Public Review Draft" – which the Exec currently does as a practice but has not been previously codified.

248 SECTION 8910. Ordinance 13147, Section 20, and K.C.C. 20.18.040 are hereby

249 amended to read as follows:

250 A. Site-specific land use map or shoreline master program map amendments may
251 be considered ~~((annually or during the ((four) eight-year review cycle))~~ during the
252 annual update, two-year update, if included in the scope of the motion authorizing the
253 two-year update, or eight-year update ~~cycle~~, depending on the degree of change
254 proposed.

255 B. The following categories of site-specific land use map amendments or
256 shoreline master program map may be initiated by either the county or a property owner
257 for consideration in ~~((the))~~ an annual ((review cycle)) update:

- 258 1. Amendments that do not require substantive change to ~~((e))~~ Comprehensive
259 ~~((p))~~ Plan policy language and that do not alter the urban growth area boundary, except to
260 correct mapping errors; and
261 2. Four-to-one-proposals.

262 C. The following categories of site-specific land use map and shoreline master
263 program amendments may be initiated by either the county or a property owner for
264 consideration in ~~((four))~~ the eight-year ((review cycle)) update or during the two-year
265 update ~~cycle~~, if included in the scope of the motion authorizing the two-year
266 update ~~update~~;

- 267 1. Amendments that could be considered in the annual ~~((review cycle))~~ update;
268 2. Amendments that require substantive change to Comprehensive Plan policy
269 language; and
270 3. Amendments to the urban growth area boundary.

271 SECTION 9101. Ordinance 3688, Section 813, and K.C.C. 20.18.056 are hereby

Commented [JC30]: Reflects addition of two year update option

272 amended to read as follows:

273 A. Shoreline environments designated by the master program may be considered
274 for redesignation during the ~~((four)) eight-year ((review cycle)) update-~~ or during the
275 two-year update cycle, if included in the scope of the motion authorizing the two-year
276 update.

Commented [JC31]: Reflects addition of two year update option

277 B. A redesignation shall follow the process in K.C.C. 20.18.050.

278 SECTION 101+2. Ordinance 13147, Section 22, and K.C.C. 20.18.060 are
279 hereby amended to read as follows:

280 A. Beginning in ~~((1999))~~ 2021, and every ~~((fourth))~~ eighth year thereafter the
281 executive shall transmit to the council by the ~~((first))~~ last business day of ~~((March))~~ June
282 a proposed motion specifying the scope of work for proposed amendments to the
283 Comprehensive Plan that will occur in the following year, which motion shall include the
284 following:

285 1. Topical areas relating to amendments to policies, the land use map ~~((and/or))~~,
286 implementing development regulations, or any combination of those amendments that the
287 executive intends to consider for recommendation to the council; and

288 2. An attachment to the motion advising the council of the work program the
289 executive intends to follow to accomplish state Environmental Policy Act review and
290 public participation.

291 B. The council shall have until ~~((April 30))~~ the first business day of September 15
292 to approve the motion. In the absence of council approval, the executive shall proceed to
293 implement the work program as proposed. If the motion is approved, the work program
294 shall proceed as established by the approved motion.

Commented [JC32]: Transmittal proposed a deadline for Council action on the scoping motion for major updates to be September 1. The current timeline for Council review/action on the scoping motion is two months (March 1 – April 30). The transmittal technically carries forward that same two month window (updated with the new June 30 transmittal timeline), but the new June 30 – September 1 window now overlaps with the Council's two week summer recess. The striker accounts for that two week committee/Council standown by extending the adoption deadline to September 15.

295 C. Beginning in ~~((2000))~~ 2022 and every ~~((fourth))~~ eight year thereafter, the
296 executive shall transmit to the council by the ~~((first))~~ last business day of ~~((March))~~ June
297 a proposed ordinance amending the Comprehensive Plan, except that the capital
298 improvement program and the ordinances adopting updates to the transportation needs
299 report and the school capital facility plans shall be transmitted no later than the biennial
300 budget transmittal and shall be adopted in conjunction with the budget. However, in
301 those years when there is only a midbiennium review of the budget, the ordinances
302 adopting the capital improvement plan and the school capital facility plans shall be
303 transmitted by October 1 and adopted no later than the midbiennium review under K.C.C.
304 4A.100.010. All transmittals shall be accompanied by a public participation note,
305 identifying the methods used by the executive to ensure early and continuous public
306 participation in the preparation of amendments. The council shall have until June 30 of
307 the following year to adopt the amendments to the Comprehensive Plan, in accordance
308 with RCW 36.70A.130.

309 SECTION 123. Ordinance 13147, Section 23, and K.C.C. 20.18.070
310 are hereby amended to read as follows:

311 A. The executive shall transmit to the council any proposed amendments for the
312 annual ~~((cycle))~~ update by the ~~((first))~~ last business day of ~~((March))~~ June, except that the
313 capital improvement program and the ordinances adopting updates to the transportation
314 needs report and the school capital facility plans shall be transmitted no later than the
315 biennial budget transmittal and shall be adopted in conjunction with the budget.
316 However, in those years when there is only a midbiennium review of the budget, the
317 ordinances adopting the capital improvement plan and the school capital facility plans

318 shall be transmitted by October 1, and adopted no later than the midbiennium review
319 under K.C.C. 4A.100.010.

320 B. All transmittals shall be accompanied by a public participation note,
321 identifying the methods used by the executive to assure early and continuous public
322 participation in the preparation of amendments.

323 C. Proposed amendments, including site-specific land use map amendments, that
324 are found to require preparation of an environmental impact statement, shall be
325 considered for inclusion in the next ~~((amendment cycle))~~ annual, two-year or eight-year
326 update cycle following completion of the appropriate environmental documents.

327 SECTION 12134, Ordinance 13147, Section 24, and K.C.C. 20.18.080 are
328 hereby amended to read as follows:

329 A. Initial subarea plans may be adopted by ordinance at any time.

330 B. The schedule for initial adoption or comprehensive updates to Community
331 Service Area subarea plans is established in the Comprehensive Plan. Adoption of
332 amendments to existing Community Service Area subarea plans may occur during annual
333 cycle Comprehensive Plan updates, as allowed in K.C.C. 20.18.030.

334 C. Adoption of comprehensive updates of existing, non-Community Service Area
335 (S) subarea plans may (be) occur during annual cycle Comprehensive Plan
336 updates, as allowed in K.C.C. 20.18.030, if initiated by motion (or by council action

337 which preceded the adoption of Ordinance 13147)). If initiated by motion, the motion
338 shall specify the scope of the plan, identify the completion date, and identify that the
339 resources necessary to accomplish the work are available. The executive will determine
340 if an additional ((funds are)) appropriation is necessary to complete the subarea plan, and

Commented [JC33]: Moved from below

Commented [JC34]: Adds allowance of amendment of subarea plans during annual cycle updates.

Commented [JC35]: Under the current code, this section applies to various types of subarea plans. The changes in the transmittal would only allow for adoption of CSA subarea plans. The Striker keeps the current allowance for other types of subarea plans, in addition to the adopt of CSA subarea plans.

Commented [JC36]: Outdated reference

341 may transmit an ordinance requesting the additional appropriation ~~((of supplemental~~
342 ~~funds)))~~ schedule is established in the Comprehensive Plan. Amendments to or
343 comprehensive updates not initiated by motion of existing, non-Community Service Area
344 subarea plans shall be considered in the same manner as amendments to the
345 ~~((e))~~ Comprehensive ~~((p))~~ Plan and shall be classified ~~((pursuant to))~~ in accordance with
346 K.C.C. ~~((20.18.040, except that comprehensive updates of subarea plans may be initiated~~
347 ~~by motion and the resulting amendments may be considered in the annual cycle))~~
348 20.18.030.

Commented [JC37]: Moved to above

Commented [JC38]: Technical correction

349 SECTION 13145. Ordinance 13147, Section 30, and K.C.C. 20.18.140 are
350 hereby amended to read as follows:

351 A. In accordance with RCW 36.70A.470, a docket containing written comments
352 on suggested plan or development regulation amendments shall be coordinated by the
353 department. The docket is the means either to suggest a change or to identify a
354 deficiency, or both, in the Comprehensive Plan or development regulation. For the
355 purposes of this section, "deficiency" refers to the absence of required or potentially
356 desirable contents of the Comprehensive Plan or development regulation and does not
357 refer to whether a development regulation addressed a project's probable specific adverse
358 environmental impacts that could be mitigated in the project review process. Any
359 interested party, including applicants, citizens and government agencies, may submit
360 items to the docket.

361 B. All agencies of county government having responsibility for elements of the
362 Comprehensive Plan or implementing development regulations shall provide a means by
363 which citizens may docket written comments on the plan or on development regulations.

364 The department shall use public participation methods identified in K.C.C. 20.18.160 to
365 solicit public use of the docket. The department shall provide a mechanism for docketing
366 amendments through the Internet.

367 1. All docketed comments relating to the Comprehensive Plan shall be reviewed
368 by the department and considered for an amendment to the Comprehensive Plan.

369 2. The deadline for submitting docketed comments is ~~((June 30))~~ December 31
370 for consideration in the ~~((amendment cycle))~~ update-cycle process for the following year.

371 3. By the ~~((first))~~ last business day of ~~((December))~~ April, the department shall
372 issue an executive response to all docketed comments. Responses shall include a
373 classification of the recommended changes as appropriate for ~~((either))~~ the annual
374 ~~updatecycle.~~ two-year updatecycle. or ~~((four))~~ the eight-year ((cycle)) update. and an
375 executive recommendation indicating whether or not the docketed items are to be
376 included in the next ~~((year's))~~ executive-recommended ~~((e))~~ Comprehensive ((p)) Plan
377 update. If the docketed changes will not be included in the next executive transmittal, the
378 department shall indicate the reasons why, and shall inform the proponent that they may
379 petition the council during the legislative review process.

380 4. By the ~~((first))~~ last business day of ~~((December))~~ April, the department shall
381 forward to the council a report including all docketed amendments and comments with an
382 executive response. The report shall include a statement indicating that the department
383 has complied with the notification requirements ~~((contained))~~ in this section. The
384 executive shall attach to the report copies of the docket requests and supporting materials
385 submitted by the proponents and copies of the executive response that was issued to the
386 proponents.

Commented [JC39]: Reflects Two-Year update option

Commented [RB40]: Superfluous.

Commented [JC41]: Adding requirement that the Executive provide the Council copies of all docket materials, including the original submittals from applicants (rather than just receiving the Executives' summary of the proposal) and copies of the letters they send back to the applicants

387 5. Upon receipt of the docket report, the council shall include all proponents of
388 docketed requests in the mailing list for agendas to all committee meetings in which the
389 Comprehensive Plan will be reviewed during the next available update. At the beginning
390 of the committee review process, the council shall develop a committee review schedule
391 with dates for committee meetings and any other opportunities for public testimony and
392 for proponents to petition the council to consider docket changes that were not
393 recommended by the executive and shall attach the review schedule to the agenda
394 whenever the Comprehensive Plan is to be reviewed.

395 6 Docketed comments relating to development regulations shall be reviewed by
396 the appropriate county agency. Those requiring a Comprehensive Plan amendment shall
397 be forwarded to the department and considered for an amendment to the Comprehensive
398 Plan. Those not requiring a Comprehensive Plan amendment shall be considered by the
399 responsible county agency for amendments to the development regulations.

400 7. The docket report shall be made available through the Internet. The
401 department shall endeavor to make the docket report available within one week of
402 transmittal to the council.

403 C. In addition to the docket, the department shall provide opportunities for
404 general public comments both before the docketing deadline each year, and during the
405 executive's review periods before transmittal to the council. The opportunities may
406 include, but are not limited to, the use of the following: comment cards, electronic or
407 posted mail, Internet, public meetings with opportunities for discussion and feedback,
408 printed summaries of comments received and twenty-four-hour telephone hotlines. The
409 executive shall assure that the opportunities for public comment are provided as early as

410 possible for each stage of the process, to assure timely opportunity for public input.

411 SECTION 14156. Ordinance 14047, Section 9, and K.C.C. 20.18.170 are hereby
412 amended to read as follows:

413 A. The total area added to the urban growth area as a result of this program shall
414 not exceed four thousand acres. The department shall keep a cumulative total for all
415 parcels added under this section. The total shall be updated annually through the plan
416 amendment process.

417 B. Proposals shall be processed as land use amendments to the Comprehensive
418 Plan and may be considered in ~~((either))~~ the annual ~~updateeyele, two-year updateeyele~~ or
419 ~~((four))~~ eight-year ((eyele)) update. Site suitability and development conditions for both
420 the urban and rural portions of the proposal shall be established through the preliminary
421 formal plat approval process.

422 C. A term conservation easement shall be placed on the open space at the time
423 the four to one proposal is approved by the council. Upon final plat approval, the open
424 space shall be permanently dedicated in fee simple to King County.

425 D. Proposals adjacent to incorporated area or potential annexation areas shall be
426 referred to the affected city and special purpose districts for recommendations.

427 SECTION 17. Severability. If any provision of this ordinance or its application to
428 any person or circumstance is held invalid, the remainder of the ordinance or the
429 application of the provision to other persons or circumstances is not affected."

430

431 Delete Attachment A, 2018 Amendments to the 2016 King County Comprehensive Plan,
432 dated March 1, 2018, and insert Attachment A, 2018 Amendments to the 2016 King

Commented [JC42]: Reflects Two-Year update option

433 County Comprehensive Plan, dated ~~June 28~~July 17, 2018. The code reviser is instructed
434 to engross changes from any adopted amendments and correct any scrivener's errors.
435 Line numbers have been added to the attachment for ease of reference; the code reviser is
436 instructed to remove line numbers in the attachment on the final version of this legislation
437 adopted by the council before presentation to the executive. The code reviser is also
438 instructed to update the header to reflect the enactment number upon final adoption.
439 Upon final adoption, Council staff is instructed incorporate adopted changes into the
440 2016 King County Comprehensive Plan, update the table of contents as necessary, and
441 provide an electronic copy to the executive.
442
443 Delete Attachment B, 2018 Amendment to the Vashon-Maury Island Community Service
444 Area Subarea Plan, dated March 1, 2018, and insert Attachment B, 2018 Amendment to
445 the Vashon-Maury Island Community Service Area Subarea Plan, dated June 26, 2018.
446 The code reviser is instructed to engross changes from any adopted amendments and
447 correct any scrivener's errors. Line numbers have been added to the attachment for ease
448 of reference. The code reviser is instructed to remove line numbers in the attachment on
449 the final version of this legislation adopted by the council before presentation to the
450 executive. The code reviser is also instructed to update the header to reflect the
451 enactment number upon final adoption. Upon final adoption, Council staff is instructed
452 incorporate adopted changes into the Vashon-Maury Island Community Service Area
453 Subarea Plan, update the table of contents as necessary, and provide an electronic copy to
454 the executive.
455

456 **EFFECT: The draft chair’s striking amendment would make the following**
457 **substantive changes to the Executive’s transmittal:**

458
459 **Proposed Ordinance:**

- 460
- 461 1. Adds a Finding regarding the change in docket requests over time and the goal of
462 the restructure program to improve responsiveness for unincorporated
463 communities.
 - 464 2. Adds a definition for “area zoning and land use study.”
 - 465 3. Adds a definition for “public review draft”, and codifies the requirement to issue a
466 public review draft for each KCCP amendment (annual updates, subarea plans,
467 and eight-year updates).
 - 468 4. Modifies the definition of “subarea plan” to reflect other types of subarea plans
469 (such as community plans, neighborhood plans, and basin plans) which the
470 County has historically completed, some of which remain active.
 - 471 5. Modifies the definition of “subarea study” to reflect the language in the KCCP.
 - 472 6. Adds language that community service area and potential annexation area subarea
473 plans can be amended as part of an annual KCCP update.
 - 474 7. Adds language that the KCCP workplan can be substantively amended as part of
475 an annual KCCP update.
 - 476 8. Establishes a two-year update option, starting in 2025 (after the next eight-year
477 update in 2023). This would allow substantive changes to the KCCP every two
478 years. This option would require a motion to be passed by the Council with a
479 scope of work, would address time-sensitive issues, could include substantive
480 changes to the KCCP, and could include urban growth area boundary changes.
 - 481 9. Adds language allowing a two-year update to be extended into the annual update,
482 if authorized by motion and if the issue was included in the original two-year
483 scoping motion and advertised for action in the public hearing notice.
 - 484 10. Authorizes a 2020 update. As part of this:
 - 485 a. The Executive would transmit a scoping motion by October 1, 2018.
 - 486 b. The Council would review the scoping motion, and have until December
487 3, 2018 to review/amend/adopt the scoping motion.
 - 488 c. The 2020 update would be transmitted to the Council by June 28, 2019.
 - 489 11. Modifies the deadline for the scoping motion initiating an eight-year update, from
490 September 1, to September 15 the year before the eight-year update is transmitted
491 to the Council.
 - 492 12. As part of the annual docket report that is transmitted to the Council, requires the
493 Executive to include the original application materials and the Executive’s
494 response to the proponents.

495
496 **Attachment A – Amendments to 2016 KCCP:**

- 497
- 498 13. Establishes the two-year update option (same as in PO).
 - 499 14. Adds language requiring DPER to coordinate with the Councilmember offices
500 that represent that CSA during subarea plan development and community
501 outreach.

- 502 15. Requires DPER issue a Public Review Draft of each subarea plan prior to
503 transmittal.
- 504 16. Adds language requiring a performance audit of the subarea planning program
505 restructure.
- 506 17. Adds language requiring a re-review of the subarea planning schedule after the
507 first set of plans are completed, as part of the 2031 eight-year update.
- 508 18. Adds language that community service area and potential annexation area subarea
509 plans can be amended as part of an annual KCCP update (same as in PO).
- 510 19. Adds language that amendments to the KCCP workplan can be amended as part
511 of an annual KCCP update (same as PO).
- 512 20. For Workplan Action 1: CSA subarea planning program:
- 513 a. Requires a public review draft to be made available prior to transmittal to
514 Council.
- 515 b. Requires DPER (rather than Executive staff) to update and coordinate with
516 the Councilmember office representing that CSA or PAA area.
- 517 21. For Workplan Action 3: TDR Amenity Funding Pilot:
- 518 a. Requires changes to the KCCP and Code to be transmitted as part of the
519 2020 update.
- 520 22. For Workplan Action 4: TDR Program Review:
- 521 a. Requires changes to the KCCP and Code to be transmitted as part of the
522 2020 update.
- 523 23. For Workplan Action 6: Alternative Housing Demonstration Project:
- 524 a. Requires demonstration project to be transmitted by June 30, 2019.
- 525 b. Requires final report and KCCP and Code amendments to be transmitted
526 by December 31, 2021.
- 527 24. For Workplan Action 8: Cottage Housing:
- 528 a. Requires changes to the KCCP and Code to be transmitted as part of the
529 2020 update.
- 530 b. Adds requirement to include an evaluation of proximity of garages to
531 dwelling units, dwelling units of varying square footages.
- 532 25. For Workplan Action 12: Plat Ingress/Egress Requirements:
- 533 a. Adds requirement to include an evaluation of distance between to entry
534 points, access for emergency vehicles, and sufficient roadway width.
- 535 26. For Workplan Action 13: Water Availability:
- 536 a. Requires final report by December 31, 2018, and changes to the KCCP
537 and Code to be transmitted as part of the 2020 update.
- 538 b. Adds requirement to coordinate with local watershed improvement
539 districts.
- 540 27. Adds new Workplan Action 14: Technology Access Study. This would determine
541 current gaps in telecommunication and cable service areas and make
542 recommendations to expand service in areas with limited access. A report would
543 be due to the Council on December 31, 2019.
- 544 28. Adds new Workplan Action 15: 2020 Comprehensive Plan “Two-Year” Update.
545 This language gives more information regarding the 2020 update described in the
546 PO.

- 547 29. Adds new Workplan Action 16: Review of Local Services Policies. This would
548 direct the Department of Local Services (currently under review as part of PO
549 2018-0312), if created, to evaluate the elements of the KCCP that relate to
550 unincorporated areas and services and make recommended policy changes to
551 better serve unincorporated area residents. A report and recommended KCCP and
552 Code changes would be required to be transmitted as part of the 2020 update.
- 553 30. Adds new Workplan Action 17: Streamlining the Comprehensive Plan. This
554 would direct the Executive to review and propose modifications to the KCCP and
555 Code with the goal “to make the Comprehensive Plan and relevant sections in
556 King County Code Title 20 more reader-friendly and accessible to a wider
557 audience, redundancies and excess detail should be minimized.” This would
558 require sharing draft changes with the Council’s lead staff for Comprehensive
559 Planning over the next 3 years, and require changes to be transmitted as part of
560 the 2023 eight-year update.
- 561 31. Adds new Workplan Action 18: Unincorporated Area Services Sustainability
562 Plan. This would require a plan that identifies methods, including land use and
563 zoning changes, to ensure the County has the financial resources to provide
564 necessary and adequate local services to unincorporated area residents. The plan
565 and proposed KCCP and Code changes would be required as part of the 2020
566 update.
- 567 32. For Workplan Action 19: PAA Annexations:
- 568 a. Adds a requirement to evaluate tax revenue impacts resulting from
569 annexations, annexation of roadways within PAAs, and annexation of
570 orphan roads.

571
572 **Attachment B – Amendments to Vashon-Maury Island Subarea Plan:**

573
574 None

575
576 **The draft chair’s striking amendment would also make technical and clarifying**
577 **changes to the Executive’s transmittal, including:**

578
579 **Proposed Ordinance:**

- 580
581 33. Technical corrections to references to other Ordinances.
- 582 34. Clarifying edits to findings regarding when subarea plans will be adopted by the
583 Council.
- 584 35. Modifications to the terminology, so that annual, two-year and eight-year updates
585 are consistently used throughout the Code.
- 586 36. Corrects date change for Vashon-Maury Island Workplan Action 1, to reflect
587 Executive’s intent that this would be transmitted in June 2022.
- 588 37. Clarifies that the amendments to the Vashon-Maury Island subarea plan are
589 included and attached to the KCCP.
- 590 38. Adds language that community service area and potential annexation area subarea
591 plans can be adopted as part of an annual KCCP update.

- |
- 592 39. Clarifies when site-specific land use map and shoreline master program map
593 amendments may be considered (during an annual, two-year or eight-year
594 update).
595 40. Clarifies when shoreline environment designations can be amended (during an
596 annual, two-year or eight-year update).
597 41. Re-ordered the language regarding the CSA subarea planning schedule
598 42. Modified the language regarding when the Executive determines that additional
599 appropriation is needed to complete a subarea plan.
600 43. Modifies the requirements for the annual docket report to reflect the two-year
601 update option.
602 44. Modifies the requirements for four-to-one proposals to reflect the two-year update
603 option.
604 45. Makes code reviser edits.
605 46. Adds severability language.
606

607 **Attachment A – Amendments to 2016 KCCP:**

- 608
609 47. Clarifies terminology around subarea plans and the planned process and schedule
610 for developing and adopting these plans.
611 48. Clarifies that subarea studies assess feasibility of zoning reclassifications, not
612 only upzones.
613 49. Modifies the language regarding what is allowed with an annual update.
614 50. Adds references to two-year update throughout, in policy and lead-in text.
615 51. Modifies Policy I-203 to reflect changes made in the PO for what is allowed with
616 an annual update.
617 52. Removes outdated reference to Benchmark Program and language regarding
618 creation of a performance measures program.
619 53. Adds language to the lead-in text for the Workplan to describe reasoning behind
620 changes to the Workplan.
621 54. Adds definitions of Area Zoning and Land Use Study, Public Review Draft and
622 Subarea Study and changes to Subarea Plan definitions to reflect those in the PO.
623

624 **Attachment B – Amendments to Vashon-Maury Island Subarea Plan:**

- 625
626 55. Clarifies the deadline for the VMI Workplan Action 1: P-suffix condition, to
627 reflect Executive's intent that this be transmitted in 2022.
628

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27



King County

**2018 Amendments to the
2016 King County Comprehensive Plan**

In compliance with the 2017-2018 Biennial Budget Ordinance, Ordinance 18409,
Sections 19 and 88, as amended by Ordinance 18602, Section 5, Proviso P2, and
Ordinance 18602, Section 47, Proviso P3.

Office of Performance, Strategy and Budget

March 4 July 17, 2018

28

29 *In the second paragraph of the Cover Letter, amend text as follows:*

30

31 The 2016 update is a major ~~((every four year))~~ review of the Comprehensive Plan. It builds on King County's
32 25 years of success in implementing the Growth Management Act. Since adoption of the first Comprehensive
33 Plan in 1994, the vast majority of housing growth countywide – 96 percent – has occurred in urban areas.
34 Building on this success, the 2016 plan now also responds to new critical challenges:
35

36 *In the Executive Summary, starting on page ES-5, amend text as follows:*

37

38 **Major ~~((Four-Year))~~ Update**

39 The 2016 update is a major ~~((four-year))~~ review of the Comprehensive Plan and, this year marks the 25th
40 anniversary of the passage of the Growth Management Act. This landmark legislation requires jurisdictions to
41 designate an urban growth area, within which growth would be encouraged, and adopt regulations to conserve
42 resource land and environmentally sensitive areas. By almost any measure, King County has been successful in
43 realizing the broad goals of the Growth Management Act. However, success has not been easy and, looking
44 forward, the Comprehensive Plan needs to respond to new challenges, such as equitable access to opportunity,
45 reducing carbon pollution and responding to climate impacts, addressing housing affordability and strengthening
46 mobility. To address these, **the following updates are included in the 2016 Comprehensive Plan.**
47

48 *In Chapter 1 Regional Growth Management Planning, on page 1-8, amend text as*
49 *follows:*

50

51 Community Service Area Subarea plans, ~~((including))~~ as well as other community plans and basin plans, focus
52 the policy direction of the Comprehensive Plan to a smaller geographic area (see Chapter 11 Community Service
53 Area Subarea Planning, for information on these large-scale subarea land use plans for rural and urban
54 unincorporated communities in King County). Smaller-scale studies, known as area zoning and land use
55 studies, per King County Code,⁵ are focused on adoption or amendment of land use and zoning maps on an area
56 wide basis rather than the broad range of topics that are addressed in a full subarea plan. Examples of subarea
57 plans and area zoning studies include the Duwamish Coalition Project, White Center Action Plan, Fall City
58 Subarea Plan, the East Redmond Subarea Plan, and planning efforts within a watershed or basin. Development
59 of subarea plans are guided by the following policy as well as other applicable policies of the Comprehensive
60 Plan and provisions in the King County Code.⁶
61

Commented [JC1]: Technical edits

62 **In Chapter 1 Regional Growth Management Planning, on page 1-9, amend text as**
63 **follows:**

64
65 In addition to subarea plans and area zoning and land use studies, King County's land use planning also includes
66 other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the
67 establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility
68 of ~~((upzoning)) zoning reclassifications~~ in urban unincorporated areas. Subarea studies are focused on specific
69 areas of the County, but do not look at the range of issues that a subarea plan would include. In some cases, an
70 area zoning and land use study may suffice to meet the requirements of the policies. In addition, there are Site
71 Specific Land Use Amendments and Zone Reclassifications,⁶ which are site specific processes that involve
72 County staff review and recommendations, a public hearing and recommendation by a Hearing Examiner and a
73 decision by County Council. These must be consistent with the Comprehensive Plan or ~~be~~ proposed with
74 amendments during the Plan update process.

Commented [JC2]: Technical clarification, as this could include upzoning and/or downzoning.

76 **In Chapter 1 Regional Growth Management Planning, on page 1-11, amend text as**
77 **follows:**

78
79 The Growth Management Act allows local comprehensive plan amendments to be considered once each year. In
80 King County, those annual amendments allow ~~((technical)) limited changes only, except for once every~~
81 ~~((four))eight~~ years. Then, during the "~~((Four))Eight~~-Year Cycle review process," substantive changes to policies
82 ~~land use designations)) and amendments to the Urban Growth Area boundary can be proposed and adopted. A~~
83 ~~smaller-range of substantive changes to policies and amendments to the Urban Growth Area boundary may also~~
84 ~~be considered once every two years, but only if authorized by motion and included in the scope of a "Two-Year~~
85 ~~Cycle" update.~~ These provisions are detailed in King County Code Title 20.18. Additional information and
86 policies are found in Chapter 12, Implementation, Amendments and Evaluation.

Commented [JC3]: Technical clarification: now that we're doing subarea planning during annual updates, "limited changes" is more accurate than "technical changes"

Commented [JC4]: Technical clarification: changes to land use designations are NOT limited to major updates. They can occur during annual cycle as long as they don't require substantive changes to policies or amend the UGA boundary – both of which are already called out under major updates.

Commented [JC5]: Reflects creation of the Two-Year update option

88 **In Chapter 1 Regional Growth Management Planning, starting on page 1-23, amend**
89 **text as follows:**

90
91 **Chapter 11: Community Service Area Subarea Planning**
92 This chapter uses King County's seven Community Service Areas as the framework for its renewed subarea
93 planning program that offers long-range planning services to unincorporated communities. The majority of King
94 County's community plans ~~((except for the Fall City, West Hill and White Center Plans))~~ are no longer in effect
95 as separately adopted plans.⁷ In many cases, however, the plans contain valuable historical information about
96 King County's communities and often provide background for the land uses in effect today. Policies from the

Commented [JC6]: Technical change to more accurately reflect the status of current plans.

⁷ The plans currently in effect are the West Hill Community Plan, White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community Service Area Subarea Plan.

Attachment A to Proposed Ordinance 2018-~~XXX~~0153

97 community plans were retained as part of the Comprehensive Plan to recognize the unique characteristics of
98 each community and to provide historical context. This chapter will be updated, where appropriate, to reflect the
99 new Community Service Area subarea plans as they are adopted.

100
101 **Chapter 12: Implementation, Amendments and Evaluation**

102 The Comprehensive Plan policies, development regulations and Countywide Planning Policy framework have
103 been adopted to achieve the growth management objectives of King County and the region. This chapter
104 describes the county's process for amending the Comprehensive Plan and outlines and distinguishes the annual
105 cycle, two-year cycle, and the ~~((four))~~eight(-) year-cycle amendments. The chapter identifies a series of major
106 Workplan actions that will be undertaken between the major update cycles to implement or refine provisions
107 within the Plan. This chapter further explains the relationship between planning and zoning.

Commented [JC7]: Reflects creation of the Two-Year update option

108
109 ***In Chapter 2 Urban Communities, on page 2-32, amend policy as follows:***

110
111 **U-183** King County should actively pursue designating urban separators in the
112 unincorporated area and work with the cities to establish permanent urban
113 separators within the ~~((unincorporated))~~incorporated area that link with and
114 enhance King County's urban separator corridors.

115
116 ***In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-35, amend
117 text as follows:***

118
119 There are three existing industrial areas in the Rural Area containing multiple industrial uses on several sites.
120 One is located within the southwest portion of the Town of Vashon. The second is a designated industrial area
121 adjacent to the Rural Neighborhood Commercial Center of Preston. The Preston Industrial Area recognizes an
122 existing concentration of industrial uses that contributes to the economic diversity of the Rural Area, but
123 expansion of this industrial area beyond the identified boundaries is not permitted (see ~~((Countywide Planning))~~
124 Policy CP-~~((942))~~547). The third industrial area is located along State Route 169 on lands that have been and
125 continue to be used as for industrial purposes and have a designation as a King County Historic Site.

126
127 ***In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-72, amend
128 policy as follows:***

129
130 **R-683** King County may update the Mineral Resources Map to identify additional
131 Potential Mineral Resource Sites only during the ~~((four))~~eight-year
132 Comprehensive Plan amendment cycle, or during a two-year amendment

Attachment A to Proposed Ordinance 2018-~~XXX~~015b

eyeupdate if included in the scope of the motion authorizing the two-year update.

Commented [JC8]: Reflects creation of the Two-Year update option

In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-58, amend policy as follows:

R-650a The Snoqualmie Valley Agricultural Production District is the first Agricultural Production District to undergo a watershed planning effort called for in R-650. King County shall implement the recommendations of the Snoqualmie Fish, Farm and Flood Advisory Committee. The recommendations of the task forces and other actions identified in the final Advisory Committee Report and Recommendations will form the basis for a watershed planning approach to balance fish, farm and flood interests across the Snoqualmie Valley Agricultural Production District and an agreement on protecting a defined number of acres of agricultural land. The Advisory Committee, or a successor committee, will monitor progress of the task forces and will reconvene to evaluate the watershed planning approach to balancing interests prior to the next Comprehensive Plan Update. The policy issues and recommendations outlined in the Snoqualmie Fish, Farm, Flood Advisory Committee Report and Recommendations are largely specific to the Snoqualmie Valley and are not intended to be applied broadly in other Agricultural Production Districts. Future Fish, Farm, Flood efforts focused in other Agricultural Production Districts will need to go through their own processes to identify barriers to success for all stakeholders in these geographic areas. R-649 continues to apply to the Snoqualmie Valley Agricultural Production District until the watershed planning effort outlined in the Fish, Farm and Flood recommendations is complete. A policy reflecting the outcome of this effort shall be included in the next ~~((four))~~ eight-year cycle Comprehensive Plan Update.

In Chapter 8 Transportation, starting on page 8-7, amend text as follows:

The Strategic Plan for Road Services defines the vision and mission for the King County Department of Transportation's Road Services Division. The Strategic Plan for Road Services provides detailed direction for the response to the many complex challenges, including two trends that have had significant impacts on the county's road services. One is that annexations, consistent with the goals of the Growth Management Act, have reduced the urban unincorporated area and therefore the tax base that supports the unincorporated road system has shrunk significantly. By ~~((2020))~~2023, when the next major Comprehensive Plan update is ~~((developed))~~ completed, Road Services Division's responsibilities will likely focus almost entirely on the Rural Area and Natural Resource Lands. A second trend is the decline in County road funding, described in greater detail in

Commented [JC9]: Technical correction

172 Section IV. The Strategic Plan for Road Services guides the Road Services Division as it is faced with the
173 consequences of a smaller service area and reduced funding and seeks to manage the unincorporated King
174 County road system through focused investment of available resources to facilitate the movement of people,
175 goods and services, and respond to emergencies.

176
177 *In Chapter 10 Community Service Area Subarea Planning, starting on page 10-15,*
178 *amend text as follows:*

179
180 The mission of the Rural Economic Strategies Plan is to advance the long-term economic viability of the Rural
181 Area and Natural Resource Lands, with an emphasis on farming, forestry, and other rural businesses consistent
182 with the unique character of rural King County. The mission is accomplished by initiating and implementing
183 specific strategies and actions to support and enhance rural economic viability. Rural businesses generally fall
184 into six rural economic clusters and each cluster is supported by specific strategies and actions to strengthen
185 and/or enhance it. The clusters are: Agriculture, Forestry, Equestrian, Home-Based Businesses (i.e., those home
186 occupations that are allowed on lands designated Agriculture, Forestry and Rural Area), Recreation and
187 Tourism, Commercial and Industrial Rural Neighborhood Commercial Centers, Rural Towns, and Cities in the
188 Rural Area. Consistent with CP-((942))539, found in Chapter 11, Community Service Area Subarea Planning,
189 no expansion of industrial land use or zoning is allowed within the Rural Town of Fall City.

190
191
192 *In Chapter 11 Community Service Area Subarea Planning, starting on page 11-2,*
193 *amend text as follows:*

194 195 **A. Planning Framework and Geography**

196 Beginning with the 2016 Comprehensive Plan the geographical boundaries of the County's seven Community
197 Service Areas will be used as the framework for subarea plans created and amended from that point forward.

198 Subarea plans will be developed for the six ~~Rural Area~~ rural Community Service Areas, and for the five
199 remaining large urban unincorporated potential annexation areas. The focus of subarea plans will be on land use
200 issues in these subarea geographies.

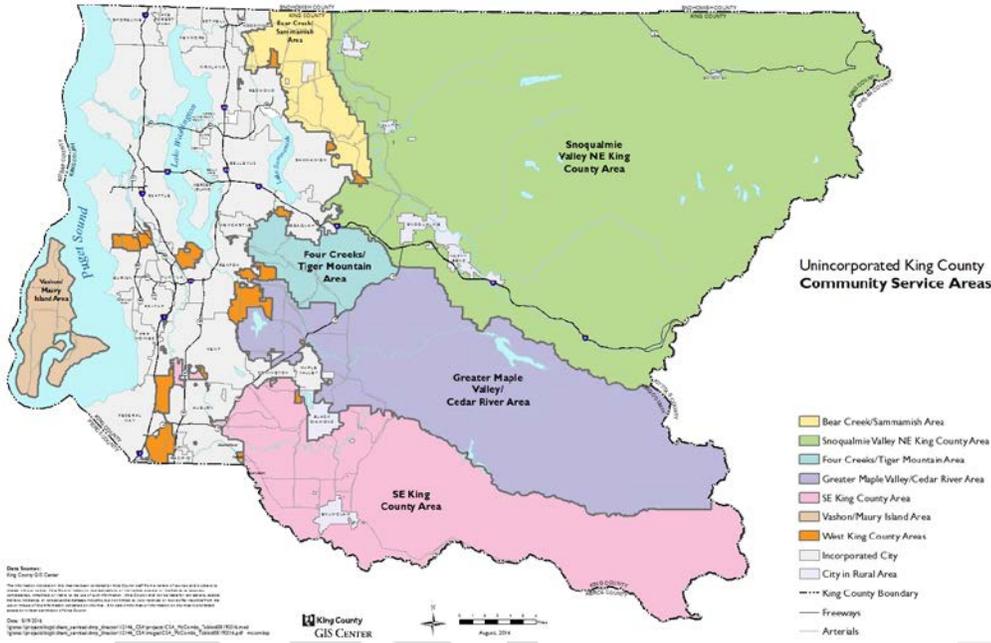
201
202 There are a number of key benefits to defining subarea planning boundaries to be coterminous with the
203 Community Service Area boundaries. This structure organizes the County's unincorporated planning area into
204 fewer and more manageable territories so that updates of the plans can occur within a shorter time horizon.
205 Using the Community Service Area boundaries also aligns land use planning with other county services and
206 programs thereby increasing consistency between planning and public service delivery. Finally, since the last
207 round of subarea planning in 1994 there have been numerous major annexations and incorporations which mean

Commented [JC10]: Technical change: "Rural Area" is not accurate, as it does not include Natural Resource Lands. Subarea plans would include resource lands, so "rural" is the appropriate term here.

Attachment A to Proposed Ordinance 2018-~~XXX015~~

208 some subareas are now largely within the jurisdiction of cities and thus the County now has just a regional,
 209 rather than local, planning role in those areas.

210
 211 **Figure: Community Service Areas Map**



212
 213
 214
 215 The following table illustrates how the Community Service Area geography aligns with the former Community
 216 Planning Area geography; this is provided to identify how the existing policies are re-assigned into the new
 217 geographic structure.

Community Service Area	Includes parts of the following former Community Planning Areas
Bear Creek / Sammamish Area	Bear Creek, Northshore, East Sammamish
Four Creeks / Tiger Mountain Area	Tahoma Raven Heights, Snoqualmie
Greater Maple Valley / Cedar River Area	Tahoma Raven Heights, Soos Creek, East King County, Snoqualmie
SE King County Area	Enumclaw, Tahoma Raven Heights, East King County, Soos Creek
Snoqualmie Valley / NE King County Area	Snoqualmie, East King County, East Sammamish

Attachment A to Proposed Ordinance 2018-~~XXX~~0153

Vashon / Maury Island	Vashon
West King County Areas (<i>unincorp. urban</i>)	Portions of 10 Community Planning Areas

219

220 While there are differences among the Community Service Areas in terms of their boundaries, range of land
 221 uses, annexation issues, and more, using this accepted geography will ensure the entire unincorporated portion
 222 of the county receives some level of planning on a regular cycle. This includes a regular assessment of the
 223 Community Service Area's goals, population changes, new development, employment targets and similar
 224 demographic and socioeconomic indicators. These assessments are called Community Service Area Subarea
 225 Plans. To address the unique issues in each geography, Community Service Area subarea plans may also have
 226 more refined, (~~cross-discipline, and localized~~) land use focuses on rural town centers, urban neighborhoods, or
 227 corridor approaches.

228

229 ~~(The high level review along with more detailed land use planning will be guided by a series of criteria such as~~
 230 ~~community interest, social equity, funding, and new development.)~~ Equity and social justice principles will play
 231 a particularly key role during subarea plan public engagement activities. People of color, low-income residents,
 232 and populations with limited English proficiency will be informed and offered equitable and culturally-
 233 appropriate opportunities to participate in its planning process. ((The anticipated length of each detailed subarea
 234 plan will be based on the extent and complexity of the work described in each scope.)) The anticipated duration
 235 of each subarea planning process will be two years, which includes time for community engagement, plan
 236 development, and Council review and adoption.

237

238 The high level review along with more detailed land use planning will be guided by a series of criteria such as
 239 community interest, social equity, funding, and new development. Equity and social justice principles will play
 240 a particularly key role during subarea plan public engagement activities. People of color, low-income residents,
 241 and populations with limited English proficiency will be informed and offered equitable and culturally-
 242 appropriate opportunities to participate in its planning process. ~~((The anticipated length of each detailed subarea~~
 243 ~~plan will be based on the extent and complexity of the work described in each scope.))~~

244

B. Planning Schedule

246 Below is the schedule for subarea planning using the Community Service Area geography. Reviewing all
 247 ~~((seven))~~ six Rural Area rural Community Service Area subareas and five large urban Potential Annexation Areas
 248 over the course of an ~~((eight))~~ approximately thirteen year period (while pausing the subarea planning process
 249 during the Eight-Year update of the Comprehensive Plan) at both the broad, policy level and at the local,
 250 community level with detailed planning will facilitate a more equitable planning process. The plan sequencing
 251 was determined by subarea plans already underway, the ability to partner with other jurisdictions, anticipated
 252 land use changes within a Community Service Area, and striving for a countywide geographic balance in
 253 alternating years. The anticipated duration of each subarea planning process will be two years, which includes
 254 time for community engagement, plan development, and Council review and adoption.

Commented [JC11]: Technical correction: 2018 transmittal included the same paragraph twice but made different changes in each; striker keeps the paragraph with changes as intended by the Exec.

Commented [JC12]: Moved last sentence to below re: more appropriate location in plan

Commented [JC13]: Technical change: "Rural Area" is not accurate, as it does not include Natural Resource Lands. Subarea plans would include resource lands, so "rural" is the appropriate term here.

Commented [JC14]: Moved from above re: more appropriate location in plan

Attachment A to Proposed Ordinance 2018-~~XXX015~~

255
256 ((

Year	Community Service Area	Other Planning
2016	Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – Skyway-West Hill, and North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA - Fairwood	Major Comp. Plan Update
2024	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

257))
258

Schedule of Community Service Area & Major Potential Annexation Area Subarea Plans

Planning Year	Adoption Year	Geography	Other Planning
2018-19	2019-20	Skyway West Hill PAA	
2019-20	2020-21	North Highline PAA	Potential Two-Year Comp. Plan Update
2020-21	2021-22	Snoqualmie Valley/NE King CSA	
2021-22	2022-23	<i>No Subarea Plan</i>	Eight-Year Comp. Plan Update
2022-23	2023-24	Greater Maple Valley/Cedar CSA	
2023-24	2024-25	Fairwood PAA	Potential Two-Year Comp. Plan Update
2024-25	2025-26	Bear Creek/ Sammamish CSA	
2025-26	2026-27	Southeast King County CSA	Potential Two-Year Comp. Plan Update
2026-27	2027-28	Four Creeks/Tiger Mountain CSA	
2027-28	2028-29	East Renton PAA	Potential Two-Year Comp. Plan Update
2028-29	2029-30	Federal Way PAA	
2029-30	2030-31	<i>No Subarea Plan</i>	Eight-Year Comp. Plan Update

Commented [JC15]: Technical edits throughout chart to provide more clarity

259
260 *Note: The ~~p~~Planning Year is a 12-month, July to June process. ~~starts in July and plan adoption is intended to occur in June~~
261 ~~two years later~~The adoption year is a 12-month, July to June process.*

Commented [JC16]: Technical edits to provide additional clarity

262
263 Department of Permitting and Environmental Review staff will update and coordinate with the Councilmember
264 office(s) representing the applicable geography throughout each subarea plan development and community

Attachment A to Proposed Ordinance 2018-~~XXX~~0153

265 [outreach process](#). This coordination will include the Department making a Public Review Draft of each
 266 subarea plan available to the public and the Council for comment prior to finalizing the plan for transmittal.

267
 268 For each of the Community Service Area subarea planning processes, the subarea plans included in Motion
 269 14351, which adopted the scope of work for the 2016 King County Comprehensive Plan, shall be included. This
 270 includes the following adopted scopes of work:

Commented [JC17]: Taken from similar language re: working with CM offices during subarea plan development in Chapter 12 in Workplan Action 1 - clarified to reflect DPER as subarea planning lead. Adding here for additional emphasis.

Commented [JC18]: Formalizing the inclusion of Public Review drafts as an element of the Executive's plan development process – which is referenced in Motion 15142 (report on restructure of the subarea planning process) but was not included in the Comp Plan itself

Study in Motion 14351	Community Service Area
<p>Snoqualmie Pass Subarea Plan: Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should be developed in collaboration with Kittitas County, evaluate and address the current and future housing and economic development needs of this growing community, and include outreach with the local community in its development.</p>	<p>Snoqualmie Valley/Northeast King County CSA</p>
<p>(Vashon Subarea Plan: 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.</p>	<p>West King County CSA – Vashon-Maury Island CSA))</p>
<p>Highline Subarea Plan: 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.</p>	<p>West King County CSA – North Highline</p>
<p>Cedar Hills/Maple Valley Subarea Plan: 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; whether a four-to-one</p>	<p>Four Creeks/Tiger Mountain CSA</p>

Attachment A to Proposed Ordinance 2018-~~XXX~~015b

proposal is appropriate for this area; and outreach with the local community in its development.	
--	--

271
272 The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current
273 and future needs. ~~((The approach ensures that geographically logical areas are studied, resulting in a better
274 understanding of cumulative impacts. The approach also allows the opportunity for routine updates of subarea
275 trends and demographics to ensure that recommendations are current, relevant, and viable.))~~ Within this larger
276 structure, if a property owner has an interest in a land use change outside of this planning cycle, they are able to
277 use the existing land use processes. Property owners can submit for a Site Specific Land Use Amendment or
278 Zone Reclassification, per King County Code 20.18.050 and 20.20 respectively. If a significant land use issue
279 arises in a ~~((CSA))~~ Community Service Area outside of the planning cycle, the cycle may be adjusted.

280
281 In consideration of the restructure of the subarea planning program adopted in 2018, the County will evaluate
282 initiating a performance audit of the program once the restructure has been implemented. Additionally,
283 following the completion of the first thirteen-year subarea planning cycle, the subarea planning schedule for
284 developing and adopting updates to the subarea plans moving forward will be reviewed as part of the 2031 major
285 Comprehensive Plan update. This review will include evaluation of whether the subarea plan update schedule
286 and process can be condensed from its current thirteen-year planning cycle.

Commented [JC19]: Added to show intent for a performance audit of subarea planning program.

In order to actually achieve this, the Council will eventually have to:
1. work with the auditor to add this to their fall 2020 work plan and/or adopting proviso to the auditor's 2019-20 budget

Commented [JC20]: Added to direct future evaluation of consolidating future updates of subarea plans into a shorter schedule

287
288 **C. Background**

289 Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King
290 County. The first generation of community plans, substantially completed by 1984, were used to implement the
291 county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital
292 projects (primarily roads and parks) for each planning area. The second generation of community plans, from
293 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example
294 low-density zoning for Rural Areas, Natural Resource Lands and environmentally sensitive areas, higher urban
295 residential densities, and development guidelines for major urban activity centers such as Kenmore) that were
296 carried over to the 1994 King County Comprehensive Plan.

297
298 Under King County's pre-Growth Management Act planning system, if a community plan conflicted with the
299 comprehensive plan, the community plan governed. Under the Growth Management Act, the comprehensive
300 plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled
301 out the relationship between the comprehensive plan and community plans and directed the county to review
302 community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community
303 plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant
304 (or, in a few cases, in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and
305 should be readopted as part of the comprehensive plan.

306

307 Although the majority of the community plans ~~((except for Fall City, West Hill and White Center))~~ are no
308 longer in effect as separately adopted plans,¹ in many cases the published plan documents contain valuable
309 historical information about King County's communities and other information that provides background for the
310 policies listed below and for the portions of the local pre-Growth Management Act area zoning that remain in
311 effect. The following sections of this chapter will be updated, as appropriate, to reflect the new Community
312 Service Area subarea plans as they are adopted.

Commented [JC21]: Technical change to more accurately reflect the status of current plans.

314 **In Chapter 11 Community Service Area Subarea Planning, starting on page 11-39,**
315 **amend policy as follows:**

317 VII. West King County Area

318
319 As noted on the Community Service Areas map at the beginning of this chapter, the West King County Area is
320 comprised of approximately ~~((twelve))~~ five separate major unincorporated areas within the Urban Growth
321 Boundary; these are all Potential Annexation Areas for several cities, including Federal Way, Seattle(~~(,)~~) and
322 Renton(~~(, Kent, Redmond and Sammamish)~~). In addition, there are over *one hundred* other smaller areas that are
323 affiliated with or adjacent to ~~Kent,~~ Auburn, Issaquah, Sammamish, Redmond, Kenmore and others.

324
325 King County's approach is that all of these areas annex into the affiliated cities or, for those areas not affiliated,
326 the most logical adjacent city. As subarea planning occurs, adjacent cities will be encouraged to participate.
327 Policies guiding these areas are found both in Chapter 2: Urban Communities in the Potential Annexation Area
328 section as well as in other annexation policies found in chapters throughout the Comprehensive Plan. For the
329 areas at the edge of the urban growth boundary, policies in other parts of this chapter may be relevant since the
330 historical Community Plans often included these edge communities. This is further described below.

332 Background

333 The estimated population in this CSA in 2014 was approximately 113,000. The West King County CSA
334 consists of separate unincorporated areas that were once part of larger areas with their own community
335 plans. Today's fragmented pattern of unincorporated urban areas is the result of incorporations and
336 piecemeal annexations since the community planning process began in the mid-1980s.

337
338 The West Hill Community Plan and White Center Community Plan, applying to portions of the original
339 Highline Community Plan, were the last plans adopted by King County (West Hill in 1993, White Center

¹ The plans currently in effect are the [West Hill Community Plan](#), [White Center Community Action Plan](#), [Fall City Subarea Plan](#), and [the Vashon-Maury Island Community Service Area Subarea Plan](#).

340 in 1994). They were prepared in conformance with the Growth Management Act (GMA) and are already
341 incorporated as part of the 1994 King County Comprehensive Plan.

342

343 **A. East Federal Way Potential Annexation Area**

344 Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and
345 1984 to 1986. Federal Way was part of the first generation of community plans in the county that were adopted
346 separately from their implementing area zoning. After these experiences, the county decided to adopt both
347 together to avoid going through essentially the same decisions twice for each community. The City of Federal
348 Way incorporated in 1990, removing most of the planning area from the county's jurisdiction. None of the
349 Federal Way Community Plan or its amendments are readopted.

350

351 **B. Fairwood and East Renton Potential Annexation Areas**

352 Fairwood and East Renton are adjacent to the City of Renton and are within the city's potential annexation area.
353 Over the past decade, small portions (typically at the subdivision scale) have annexed to the city in a piecemeal
354 fashion. The Fairwood area has approximately 23,000 residents. The Fairwood area was completely within the
355 historical Soos Creek Planning Area, which is now part of both the Greater Maple Valley/Cedar River and the
356 West King County Community Service Areas. This means that the general annexation policies in the
357 comprehensive plan, as well as the Greater Maple Valley/Cedar River area policies are relevant to this area.

358

359 The East Renton area has approximately 6,500 residents. The East Renton area was completely part of the
360 historical Newcastle Planning Area, which is now part of both the Four Creeks/Tiger Mountain and West King
361 County Community Service areas. This means that the general annexation policies in the comprehensive plan, as
362 well as the Four Creeks/Tiger Mountain area policies are relevant to this area.

363

364 **C. North Highline and White Center Potential Annexation Areas**

365 Highline has one of the longest histories of any community planning area. Between its original adoption in 1976
366 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline
367 Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for
368 smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan,
369 and SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous
370 portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a
371 whole has grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in
372 the unincorporated area population. Because the majority of the area has now transitioned into cities, none of
373 the Highline Community Plan is readopted with the exception of West Hill and White Center, which were
374 adopted in 1994 as part of the comprehensive plan but published separately.

375

376 The White Center Plan was adopted by King County in 1994, and as such was prepared in conformance with the
377 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.
378

379 **D. West Hill – Skyway Potential Annexation Area**

380 The West Hill Plan was adopted by King County in 1993, and as such was prepared in conformance with the
381 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.
382

383 In 2014, the County adopted Motion 14221, which called for a comprehensive update to the West Hill
384 Community Plan. Around this same time, the County was also providing technical assistance to a community-
385 led effort to update some elements of the Community Plan. This community-led effort resulted in the
386 development of a local Action Plan, which was proposed to be an addendum to the existing Community Plan.
387 Since then, the County reinitiated its Subarea Planning Program – and, as a result, the County now has resources
388 available to comprehensively review the Community Plan, consistent with Motion 14221. The County will work
389 with the community to review the proposed Action Plan and to update the Community Plan within the context
390 of the new Subarea Planning Program. ~~((Aa))~~A process to update to the Community Plan will be initiated in
391 approximately July 2018, with adoption anticipated in June 2020~~((transmitted by the Executive to the Council
392 by March 1, 2018 and will be considered by the Council as part of the 2018 Comprehensive Plan update)).~~
393

394 ***In Chapter 12 Implementation, Amendments and Review, starting on page 12-1,
395 amend text as follows:***
396

The Comprehensive Plan policies, development regulations and countywide policy framework have been adopted to achieve the county and region's growth management objectives. This chapter describes the tools, processes and procedures used to implement, amend and review the Comprehensive Plan.

The chapter explains the relationship between planning and zoning, lists the incentives programs, identifies actions that will be undertaken between major updates to implement or refine provisions within the Comprehensive Plan, and outlines and distinguishes between annual update cycles, ~~two-year update cycles, and ((four))eight((-))-~~ year cycle amendments.

Commented [JC22]: Added to reflect creation of Two-Year update option

397
398

399 **In Chapter 12 Implementation, Amendments and Review, starting on page 12-4,**
 400 **amend text and policy as follows:**

401
 402 The Comprehensive Plan amendment process includes an annual cycle, a two-year cycle, and ~~((a-four))an~~
 403 eight-year cycle. The annual cycle generally is limited to those amendments that propose technical changes and
 404 initial adoption of or amendments to subarea plans. The ~~((four-year))~~Eight-Year cycle is designed to address
 405 amendments that propose substantive changes. The two-year cycle is an optional process that allows for
 406 consideration of a smaller range of substantive changes, but only if initiated by motion. This amendment
 407 process, based on a defined cycle, provides the measure of certainty and predictability necessary to allow for new
 408 land use initiatives to work. By allowing annual eyeupdate and two-year eyeupdate amendments, the process
 409 provides sufficient flexibility to account for technical adjustments or changed circumstances. The process
 410 requires early and continuous public involvement and necessitates meaningful public dialogue.

Commented [JC23]: Edits to reflect creation of Two-Year update option

411
 412 King County has established a docket process to facilitate public involvement and participation in the
 413 Comprehensive Plan amendment process in accordance with RCW 36.70A.470. Parties interested in proposing
 414 changes to existing Comprehensive Plan policies, development regulations, land use designations, zoning, or
 415 other components of the Comprehensive Plan can obtain and complete a docket form outlining the proposed
 416 amendment. Docket forms are available via the King County website.

417
 418 **I-201 The amendment process shall provide continuing review and evaluation of**
 419 **Comprehensive Plan policies and development regulations.**

420
 421 **I-202 Through the amendment process, King County Comprehensive Plan policies and**
 422 **supporting development regulations shall be subject to review, evaluation, and**
 423 **amendment according to an annual cycle, a two-year cycle, and ~~((a-four)) an~~**
 424 **eight-year cycle in accordance with RCW 36.70A.130 (1) and (2).**

Commented [JC24]: Edits to reflect creation of Two-Year update option

425
 426 **I-203 Except as otherwise provided in this policy, the annual cycle shall not consider**
 427 **proposed amendments to the King County Comprehensive Plan that require**
 428 **substantive changes to Comprehensive Plan policies and development**
 429 **regulations or that alter the Urban Growth Area Boundary. Substantive**
 430 **amendments may be considered in the annual amendment cycle only if to**
 431 **consider the following:**
 432 **a. A proposal for a Four-to-One project that changes the Urban Growth**
 433 **Area Boundary;**
 434 **b. An amendment regarding the provision of wastewater services to a Rural**
 435 **Town. Such amendments shall be limited to policy amendments and**
 436 **adjustments to the boundaries of the Rural Town as needed to**
 437 **implement a preferred option identified in a Rural Town wastewater**
 438 **treatment study;**

Attachment A to Proposed Ordinance 2018-~~XXX~~0153

439
440
441
442
443
444
445
446
447

- c. Amendments necessary for the protection and recovery of threatened and endangered species; ~~((or))~~
- d. Adoption of amendment to, or updates of Community Service Area and Potential Annexation Area subarea plans;
- e. Amendments to the workplan; or
- d.f. Amendments to update the Comprehensive Plan schedule to respond to adopted ordinances to improve alignment with the Growth Management Act, multicounty and countywide planning activities.

Commented [JC25]: Allows amendments to subarea plans on an annual basis

Commented [AE26]: Allows amendments to the workplan with an annual update

Commented [AE27]: Allows amendments to the Comp Plan schedule with an annual update

I-204

The ~~((four))~~eight-year cycle shall consider proposed amendments that could be considered in the annual cycle and also those outside the scope of the annual cycle, proposed amendments relating to substantive changes to Comprehensive Plan policies and development regulations, and proposals to alter the Urban Growth Area Boundary in accordance with applicable provisions of Countywide Planning Policies. A smaller-range of substantive changes to policies and amendments to the Urban Growth Area boundary may also be considered once every two years, but only if authorized by motion and included in the scope of a "Two-Year-Cycle" update.

Commented [JC28]: Edits to reflect creation of Two-Year update option

In Chapter 12 Implementation, Amendments and Review, starting on page 12-6, amend text and policy as follows:

458
459
460

III. Review and Evaluation

462
463
464
465
466
467
468

In accordance with the Growth Management Act, King County and its cities will work together to employ an established review and evaluation program ~~((through the King County Benchmark Program))~~, as provided by the King County Countywide Planning Policies. The purpose of the program ~~((is))~~ will be to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the Countywide Planning Policies and the county and city comprehensive plans with actual growth and development in the county and cities.

Commented [JC29]: The Benchmark Program no longer exists. The GMPC still needs to "work together to employ an established review and evaluation program". The language is updated to reflect this current status.

469
470
471
472

In partnership with the King County Growth Report, the King County Buildable Lands Report and supplementary monitoring of the King County Comprehensive Plan, the ~~((King County Benchmark Program collects and reviews))~~ County and its cities will review information relating to and including, but not limited to, the following:

Commented [JC30]: The Benchmark Program no longer exists. The GMPC still needs to "work together to employ an established review and evaluation program". The language is updated to reflect this current status.

473
474
475

- Urban densities;
- Remaining land capacity;
- Growth and development assumptions, targets, and objectives;

- 476 • Residential, commercial, and industrial development;
- 477 • Transportation;
- 478 • Affordable housing;
- 479 • Economic development; and
- 480 • Environmental quality.

481
482 As outlined in the Workplan section of this chapter, in preparation for the ~~((2020))2023~~ Comprehensive Plan
483 update, King County intends to develop a new performance measures program to replace the current Benchmark
484 Program.

Commented [JC31]: Deleted as this work has already been completed via the new Performance Measures Program that was created in 2017 via Motion 15014.

485
486 **In Chapter 12 Implementation, Amendments and Review, starting on page 12-11,**
487 **amend text as follows:**

488 489 **VI. 2016 Comprehensive Plan Workplan**

490 A new feature of the 2016 Comprehensive Plan is this Workplan section. While Workplan tasks have
491 accompanied the Comprehensive Plan as part of the adoption process by the County Council, these tasks
492 were historically included with the Ordinance rather than inside of the Comprehensive Plan. In the 2016
493 Comprehensive Plan, these tasks will be included in the body of the document. Workplan tasks work in
494 conjunction with the other tools discussed in this chapter, such as regulations, incentive programs, and
495 other core regional planning and implementation activities. Each Workplan item includes a summary
496 description, general timeline and anticipated outcomes. In the 2018 update to the 2016 King County
497 Comprehensive Plan, as part of the restructure adopted in Ordinance XXXXX (Proposed Ordinance 2018-
498 0153) and Motion 15142, the County modified the structure of the King County Comprehensive Plan
499 review cycle, to include a comprehensive update every eight years, as well as potential annual and Two-
500 Year updates. As part of this review, Workplan items were amended to reflect this restructure, and to add
501 direction for future updates to the Comprehensive Plan, including a 2020 update.

502
503 When transmitting to the Council the required report, study, ordinance, and/or motion in any of the items
504 outlined below, the transmittal shall be in the form of a paper original and an electronic copy filed with the
505 clerk of the Council, who shall retain the original and provide an electronic copy to all Councilmembers,
506 the Council chief of staff, the policy staff director and the lead staff for the ~~((transportation, economy and~~
507 environment)) planning, rural service and environment committee, or its successor.

Commented [AE32]: Adding language to describe reasoning behind changes to the workplan.

508
 509 **Action 1: ((Initiation))Implementation of the Community Service Area Subarea Planning Program.** Under
 510 the direction of the Department of Permitting and Environmental Review, King County ~~((is launching))~~ [has](#)
 511 [launched](#) a new regular subarea planning program. While this is described in greater detail in Chapter 11:
 512 Community Service Area Subarea Planning, launching and implementing this effort will be a major activity
 513 following the adoption of the Comprehensive Plan.

- 514 • *Timeline:* Ongoing; the Executive will propose a subarea plan for each area approximately once every
 515 ~~((seven))~~[thirteen](#) years based on planning schedule in Chapter 11.
- 516 • *Outcomes:* A proposed subarea plan for each Community Service Area for Council consideration and
 517 possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form
 518 of an ordinance that adopts the subarea plan, ~~((no later than March 1 of the year following the~~
 519 ~~Community Service Area's planning period))~~ at a time consistent with [the King County Code Chapter](#)
 520 [20.18](#). [A Public Review Draft of each subarea plan shall be made available to the public and the](#)
 521 [Council for comment prior to finalizing the plan for transmittal.](#)
- 522 • *Lead:* Department of Permitting and Environmental Review, in coordination and collaboration with the
 523 Office of Performance Strategy and Budget. ~~((Executive staff))~~ [The Department of Permitting and](#)
 524 [Environmental Review](#) shall update and coordinate with the Councilmember office(s) representing the
 525 applicable study area throughout the community planning process.
 526

Commented [JC33]: Providing more clarity about where in the code the timelines are provided

Commented [JC34]: Formalizing the inclusion of Public Review drafts as an element of the Executive's plan development process – which is referenced in Motion 15142 (report on restructure of the subarea planning process) but was not included in the Comp Plan itself

Commented [JC35]: Existing language re: working with CM offices during subarea plan development – clarified to reflect DPER as subarea planning lead

527 **Action 2: Develop a Performance Measures Program for the Comprehensive Plan.** The purpose
 528 of the program is to develop longer-term indicators to provide insight into whether the goals of the
 529 Comprehensive Plan are being achieved or if revisions are needed. Given the longer-term nature of the issues
 530 addressed in the Comprehensive Plan, this program will be implemented on ~~((a four))~~[an eight](#)-year cycle.
 531 Reports are to be released in the year prior to the initiation of the ~~((four-year))~~[Eight-Year](#) update in order to
 532 guide the scoping process for the update. Additionally, to the extent practicable for each dataset, indicators will
 533 be reported at the level most consistent with the major geographies in the Growth Management Act and
 534 Comprehensive Plan – incorporated cities, unincorporated urban areas, Rural Areas, and Natural Resource
 535 Lands.

- 536 • *Timeline:* The motion adopting the program framework shall be transmitted by June 1, 2017. A ~~((2018))~~
 537 [2021](#) Comprehensive Plan Performance Measures Report released by ~~((December 1, 2018))~~[March 1,](#)
 538 [2021](#), will inform the ~~((2019))~~[2021](#) Scope of Work for the ~~((2020))~~[2023](#) Comprehensive Plan update.
- 539 • *Outcomes:* The 2017 framework for the program shall be transmitted by the Executive to the Council by
 540 June 1, 2017, in the form of a motion that adopts the framework. The ~~((2018))~~[2021](#) Comprehensive
 541 Plan Performance Measures Report shall be completed as directed by the 2017 framework motion
 542 adopted by the Council. The Executive shall file with the Council the ~~((2018))~~[2021](#) Comprehensive
 543 Plan Performance Measures Report. The ~~((2019))~~[2021](#) Scope of Work for the ~~((2020))~~[2023](#)
 544 Comprehensive Plan Update shall be informed by the ~~((2018))~~[2021](#) Performance Measures Report. The

Attachment A to Proposed Ordinance 2018-~~XXX015~~5

545 Executive's transmitted ((2020))2023 Comprehensive Plan shall include updated references to the new
546 Performance Measures Program.

- 547 • *Lead:* Office of Performance Strategy and Budget. Executive staff shall work with the Council's
548 Comprehensive Plan lead staff in development of the 2017 framework for the program.

549
550

551 **Action 3: Implement a Transfer of Development Rights Unincorporated Urban Receiving Area Amenity**

552 **Funding Pilot Project.** The County's Transfer of Development Rights Program has been very effective in
553 implementing Growth Management Act goals to reduce sprawl and permanently protect open space. This
554 Workplan item is to conduct a pilot project to determine the process for providing amenities to unincorporated
555 urban Transfer of Development Rights receiving area communities. The focus of the pilot project will be the East
556 Renton Plateau – an area of urban unincorporated King County that has received a substantial number of
557 Transferrable of Development Rights. The East Renton Plateau Transfer of Development Rights Receiving Area
558 Pilot Project will: develop a process for engaging the community to determine the type of amenities the
559 community desires; assess the type and amounts of funding available for providing amenities; and establish an
560 amount of amenity funding to be provided for each Transferrable of Development Rights (both past and future
561 Transferrable of Development Rights).

- 562 • *Timeline:* 2017-2018; (18-month process). The Transfer of Development Rights Amenity Funding Pilot
563 Project Report on the results of the pilot project shall be transmitted to the Council by June 1, 2018, so
564 as to inform the King County 2019-2020 Biennial Budget.

- 565 • *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Amenity
566 Funding Pilot Project Report recommending process and funding levels relative to Transferrable of
567 Development Rights used in development projects. The report shall include identification of any
568 necessary recommended amendments to the Comprehensive Plan and King County Code. The
569 Executive shall transmit to the Council any recommended amendments to the Comprehensive Plan and
570 King County Code as part of the ((2020))2023 Comprehensive Plan "Two-Year" update. [The
571 Executive will work with the Council to determine whether the amendments are appropriate for
572 inclusion in an Annual Comprehensive Plan Amendment prior to the Eight Year update.](#)

- 573 • *Leads:* Department of Natural Resources and Parks. Executive staff shall update and coordinate with
574 the Councilmember office(s) representing the pilot project community throughout the process.

575

576 **Action 4: Transfer of Development Rights Program Review.** The County's Transfer of Development
577 Rights Program has been very successful in protecting Rural Area and Natural Resource Lands by transferring
578 development potential into cities and unincorporated urban areas. Typically the Transfer of Development Rights
579 Program advances two primary policy objectives: conserving Rural Area and Natural Resource Lands, as well as
580 focusing new growth in urban areas.

581

Commented [JC36]: This work has been completed and an updated deadline has been inserted above.

Attachment A to Proposed Ordinance 2018-~~XXX~~0153

582 This Workplan item will do the following:

583 A. Prepare a Transfer of Development Rights Program Review Study that addresses:

584 1) Tax revenue impacts of the Transfer of Development Rights Program for both sending and
585 receiving sites.

586 2) Analysis of potential Transfer of Development Rights Program changes that build on existing
587 program objectives while considering other policy objectives, such as making investments in
588 economically disadvantaged areas, promoting housing affordability, incentivizing green
589 building, and providing for Transit Oriented Development. The analysis should take into
590 consideration the economic feasibility of and market interest in these other policy objectives, as
591 well as opportunities for providing amenities to communities that receive Transfer of
592 Development Rights. This analysis will be achieved through implementation of a pilot project
593 that utilizes such incentives and provides amenities to the community receiving increased
594 density associated with the Transfer of Development Rights. If possible, the pilot project should
595 be undertaken in Skyway-West Hill and help implement the Skyway-West Hill Action Plan.

596 3) Consider possible performance criteria.

597 B. Produce an annual report to the Council on the Transfer of Development Rights Program and
598 associated bank activity.
599

600 • *Timeline:* The annual report to the Council shall commence with a report due on December 1, 2017. The
601 Transfer of Development Rights Program Review Study, and an ordinance making Comprehensive Plan
602 and/or King County Code changes if applicable, shall be filed with the Council by ~~((December 1, 2018))~~
603 [June 30, 2019 as part of the 2020 Comprehensive Plan "Two-Year" update.](#)

604 • *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Program Review
605 Study and the annual report. The Study shall outline policy and implementation options, if applicable. If
606 Comprehensive Plan and/or King County Code changes are recommended, an ordinance implementing
607 those changes shall also be transmitted to the Council with the Study. ~~- The Executive will work with the~~
608 [Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive](#)
609 [Plan Amendment prior to the Eight Year update.](#)

610 • *Leads:* Department of Natural Resources and Parks, Office of Performance Strategy and Budget.
611 Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot
612 project community throughout the process.
613

614 **Action 5: Review 2016 King County Comprehensive Plan Implementation Needs.** The 2016 Comprehensive
615 Plan includes new policy direction that may need updates in the King County Code in order to be implemented
616 before the ~~((2020))~~ 2023 Comprehensive Plan update. The County will utilize an interbranch team to review the
617 2016 Comprehensive Plan and any necessary code updates. This analysis will result in a report that identifies the

Commented [JC37]: This work has been completed and an updated deadline has been inserted above

Attachment A to Proposed Ordinance 2018-~~XXX015~~5

618 areas of the code in need of updating and subsequent legislation to address the areas of inconsistencies. The
619 legislation will also include code changes to K.C.C. 16.82.150 and 16.82.152, and associated references, to
620 reflect court rulings and current case law.

- 621 • *Timeline:* An Implementation Report shall be filed with the Council by July 31, 2017. The Report will
622 inform a code update ordinance(s), which shall be transmitted to the Council no later than December 31,
623 2019.
- 624 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the 2016
625 Comprehensive Plan Implementation Report and the code update ordinance(s).
- 626 • *Leads:* Interbranch team comprised of staff from at least the: King County Council, Office of Performance
627 Strategy and Budget, Department of Permitting and Environmental Review, and Prosecuting Attorney's
628 Office.
629

630 **Action 6: Alternative Housing Demonstration Project.** There is considerable interest to explore temporary
631 and permanent alternative housing models to address the issues of homelessness and affordable housing in the
632 Puget Sound region. King County is currently exploring microhousing pilot projects across the region that can
633 inform a larger demonstration project under King County Code on alternative housing models in unincorporated
634 King County. Based on what the County learns from the experience of pilots across the region, the County
635 should pursue a larger demonstration project that looks at a broader range of temporary and permanent
636 alternative housing models under its land use authority.
637

638 This work plan item will utilize an interbranch team to analyze the potential for a demonstration project under
639 K.C.C. chapter 21A.55 for one or more temporary or permanent alternative housing projects, such as single
640 and/or multi-family microhousing (i.e., very small units clustered around a shared kitchen and other similar
641 models) or tiny houses, modular construction, live/work units, and co-housing projects. A demonstration
642 project will allow the County to test development regulations and other regulatory barriers related to alternative
643 housing models before adopting or amending permanent regulations. Such regulations could include
644 amendments to or establishment of regulations related to permitted uses or temporary uses, building and fire
645 codes, water and sewer supply requirements, setbacks, landscaping screening, location requirements, light and
646 glare requirements, public notice, and mitigation of impacts to the surrounding area. This work plan item should
647 also analyze potential funding sources and funding barriers for projects that may or may not require public
648 funding, including funds managed by the King County Housing and Community Development Division of the
649 Department of Community and Human Services.

- 650 • *Timeline:* Two phases. Phase One – Issuance of a request for proposals to identify a project or projects in
651 unincorporated King County that will participate in an Alternative Housing Demonstration Project.
652 While a project or projects are being chosen, a Demonstration Project ordinance package that pilots
653 necessary regulatory flexibilities will be developed for approval by the Council. Such a Demonstration
654 Project shall be transmitted to Council by ~~(December 31, 2018)~~ June 30, 2019. Phase II – An Alternative

Attachment A to Proposed Ordinance 2018-~~XXX~~0153

655 Housing Demonstration Project Report, including proposed regulations and/or amendments to
656 implement the recommendations of the report shall be transmitted to the Council for consideration by
657 December 31, ~~((2020))~~ 2021.

658 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the
659 Alternative Housing Demonstration Project Report, which shall include analysis of the issues learned in
660 the Demonstration Project(s), and identification of recommended amendments to the Comprehensive
661 Plan and King County Code. The Executive shall also file with the Council an ordinance adopting
662 updates to the Comprehensive Plan and/or King County Code as recommended in the Report. ~~The~~
663 ~~Executive will work with the Council to determine whether the amendments are appropriate for inclusion~~
664 ~~in an Annual Comprehensive Plan Amendment prior to the Eight Year update.~~

665 • *Leads:* The King County Council will convene an interbranch team comprised of staff from at least: King
666 County Council, Department of Community and Human Services, Department of Permitting and
667 Environmental Review, Public Health, and Office of Performance Strategy and Budget.
668

669 **Action 7: Agricultural Related Uses Zoning Code Updates.** As part of the transmitted 2016 Comprehensive
670 Plan, the Executive included recommended code changes related to agricultural uses in unincorporated King
671 County. In order to give the Council additional time to consider these proposed changes and to address the
672 identified policy issues, the transmitted code changes will not be adopted in 2016. Instead, the code changes will
673 be further developed through this work plan item.
674

675 The Council identified several policy issues through review of the code changes as part of the 2016
676 Comprehensive Plan update. Through use of an interbranch team, this work plan item aims to resolve these
677 policy issues, draft a new ordinance, and complete outreach to affected stakeholders such as the King County
678 Agriculture Commission, ag-related business owners, and/or Community Service Areas. If the results of the
679 winery study, currently being reviewed by the Executive, are not complete in time to incorporate into the 2016
680 Comprehensive Plan, then this work plan item should also address the recommendations of that study.

681 • *Timeline:* Six to nine month process. An Agricultural Related Uses Zoning Code Updates Report and
682 proposed regulations to implement the recommendations in report shall be transmitted to the Council for
683 consideration by September 30, 2017.

684 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the
685 Agricultural Related Uses Zoning Code Updates Report, which shall include identification of
686 recommended amendments to the King County Code. The Executive shall also file with the Council an
687 ordinance adopting updates to the King County Code as recommended in the Report.

688 • *Leads:* The King County Council will convene an interbranch team comprised of at least King County
689 Council staff, the Department of Permitting and Environmental Review, the Department of Natural
690 Resources and Parks, and the Office of Performance Strategy and Budget.
691

Commented [JC38]: This work has been completed and an updated deadline has been inserted above

692 **Action 8: Cottage Housing Regulations Review.** Cottage housing is a method of development that
693 allows for multiple detached single-family dwelling units to be located on a commonly owned parcel. In
694 unincorporated King County, cottage housing is currently only permitted in the R-4 through R-8 urban
695 residential zones, subject to certain conditions in the King County Code, such as in K.C.C. 21A.08.030 and
696 21A.12.030, which includes being only allowed on lots one acre in size or smaller. This work plan item will
697 review Comprehensive Plan policies and development code regulations for the potential for expanded
698 allowances for cottage housing in unincorporated King County, including in Rural Areas, and recommend
699 policy and code changes as appropriate. The review will include evaluation of encouraging: close proximity of
700 garages to the associated housing unit; and development of units with a wide variety of square footages, so as to
701 address various needs and a diversity of residents.

702 • *Timeline:* A Cottage Housing Regulations Report ~~((and any proposed policy or code changes to~~
703 ~~implement the recommendations in the report))~~ shall be transmitted to the Council ~~((for consideration))~~ by
704 December 31, 2018. Any proposed policy or code changes to implement the recommendations in the
705 report shall be transmitted to the Council for consideration by June 30, 2019 as part of the 2020
706 Comprehensive Plan “Two-Year” update.

707 • *Outcomes:* The Executive shall file with the Council the Cottage Housing Regulations Report, which shall
708 include identification of any recommended amendments to the King County Code and/or
709 Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting updates to the
710 King County Code and/or the Comprehensive Plan, if recommended in the Report. The Executive will
711 work with the Council to determine whether the amendments are appropriate for inclusion in an Annual
712 Comprehensive Plan Amendment prior to the Eight Year update.

713 • *Leads:* The Department of Permitting and Environmental Review and the Office of Performance Strategy
714 and Budget.
715

716 **Action 9: Carbon Neutral King County Plan.** The 2016 Comprehensive Plan includes a new policy F-215b
717 which directs the County to “strive to provide services and build and operate public buildings and infrastructure
718 that are carbon neutral.” To support implementation of this policy, this work plan item directs the Executive to
719 develop an Implementation Plan for making King County government carbon neutral. The Implementation
720 Plan shall address existing and new County buildings, as well as all County operations and services, and shall
721 identify the actions, costs and schedule for achieving carbon neutral status. This Implementation Plan will help
722 inform the 2020 update of the Strategic Climate Action Plan, through which existing county targets for carbon
723 neutrality and greenhouse gas emissions reduction will be updated consistent with the F-215b and the
724 Implementation Plan.

725 • *Timeline:* A Carbon Neutral King County Implementation Plan and a motion adopting the
726 Implementation Plan shall be transmitted to the Council for consideration by February 28, 2019. A
727 Progress Report on development of the Implementation Plan shall be transmitted to the Council by
728 December 31, 2017.

Commented [JC39]: Providing additional elements for this review.

Commented [JC40]: This work has been completed and an updated deadline has been inserted above

Attachment A to Proposed Ordinance 2018-~~XXX~~0153

729 • *Outcomes:* The Executive shall file with the Council for review and potential approval the Carbon Neutral
730 King County Implementation Plan and a motion adopting the Implementation Plan.

731 • *Leads:* Department of Natural Resources and Parks.
732

733 **Action 10: Green Building Handbook Review.** The 2016 Comprehensive Plan includes policy direction in
734 Policies U-133, R-336a, F-215a, and ED-501a that encourages green building practices in private development.
735 To support these implementation of these policies, and consistent with direction in the 2015 Strategic Climate
736 Action Plan, the County will soon be in the process of reviewing potential green building code requirements
737 and/or encouraged standards for private development for possible adoption. In the meantime, the County
738 intends to continue to use the Department of Permitting and Environmental Review's existing "Green Building
739 Handbook" to help encourage private green building development, which is referenced in the 2016
740 Comprehensive Plan. This work plan item directs the Executive to transmit to the Council the Green Building
741 Handbook for review and potential approval.

742 • *Timeline:* The Green Building Handbook and a motion approving the Handbook shall be transmitted to
743 the Council for consideration by March 1, 2017.

744 • *Outcomes:* The Executive shall file with the Council for review and potential approval the Green Building
745 Handbook and a motion adopting the Handbook.

746 • *Leads:* The Department of Permitting and Environmental Review.
747

748 **Action 11: Bicycle Network Planning Report.** The Puget Sound Regional Council has identified a regional
749 bicycle network, for both the existing network and the associated gaps and needs, in its Active Transportation
750 Plan, which is an element of *Transportation 2040*. King County also identifies local bicycle network needs
751 throughout its planning, such as in the Transportation Needs Report and the Regional Trail Needs Report.
752

753 This Workplan item directs the King County Department of Transportation, in coordination with the
754 Department of Natural Resources and Parks and the Department of Permitting and Environmental Review, to
755 evaluate and report on how to enhance the bicycle network within unincorporated King County and address
756 identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes, tracks and trails;
757 plans and financing for capital improvements; bicycle racks and parking; air filling stations; etc.). This report
758 will include:

- 759 a. Evaluation of existing King County planning efforts and possible areas for improvement, such as
760 addressing bicycle facility provisions in:
- 761 o roadway designs and standards, including lighting standards,
 - 762 o plat approvals,
 - 763 o commercial developments,
 - 764 o parks & trails planning, and
 - 765 o transit planning and access to transit.

Attachment A to Proposed Ordinance 2018-~~XXX~~015

- 766 b. Evaluation of bicycle and/or active transportation plan elements of other jurisdictions, including
- 767 the City of Seattle, for opportunities to connect to King County planning and active transportation
- 768 facilities.
- 769 c. Working with stakeholders for identification of needs and areas for possible improvements.
- 770 • *Timeline:* The Bicycle Network Planning Report and a motion approving the report shall be transmitted to
- 771 the Council for consideration by December 31, 2017.
- 772 • *Outcomes:* The Executive shall file with the Council for review and potential approval the Bicycle Network
- 773 Planning Report and a motion adopting the Report.
- 774
- 775 • *Lead:* Department of Transportation.
- 776

777 **Action 12: Update Plat Ingress/Egress Requirements.** State law gives King County the responsibility to

778 adopt regulations and procedures for approval of subdivisions and plats. The Department of Permitting and

779 Environmental Review reviews ingress and egress to subdivisions and plats during the preliminary subdivision

780 approval process using the Department of Transportation Roads Division’s “King County Road Design and

781 Construction Standards – 2007” (Roads Standards). In recent years, subdivision layouts have included one

782 entry/exit (or ingress/egress) point and a looped road network within the subdivision.

783

784 Utilizing one entry/exit point can cause access issues if the roadway were to be physically impeded (such as due

785 to: a fire, debris, flooding, ice, snow, etc.). This configuration may also cause traffic backups while waiting for

786 the ability to turn in to or out of the development. Sometimes, this one access point may also be located too

787 close to other intersecting roadways to the roadway that the development intersects; this can contribute to traffic

788 back-ups.

789

790 This Workplan item directs the Executive to transmit legislation to update the code, (such as K.C.C. Title 21A),

791 and the King County Department of Transportation Roads Standards to address these access issues. This code

792 update will include: requiring two entry/exit points for plats and subdivisions over a certain size; [requiring](#)

793 [sufficient distance between the two entry/exit points so as to not impact traffic flows; addressing access for](#)

794 [emergency vehicles, including requiring adequate roadway width to accommodate emergency vehicles;](#) and

795 increasing the distance between adjacent intersecting streets. The transmittal letter for the ordinance(s) shall

796 indicate the rationale for the chosen size threshold for when the County will require two entry/exit points.

- 797 • *Timeline:* The proposed amendments to the King County Code and the King County Roads Standards
- 798 shall be transmitted to the Council for consideration by December 31, 2018.
- 799 • *Outcomes:* The Executive shall file with the Council an ordinance(s) adopting updates to the King County
- 800 Code and the King County Roads Standards.
- 801 • *Lead:* Department of Transportation and Department of Permitting and Environmental Review.
- 802

Commented [JC41]: Providing additional elements for the review

Attachment A to Proposed Ordinance 2018-~~XXX~~0153

803 **Action 13: Water Availability and Permitting Study.** The recent Washington State Supreme Court decision in
804 *Whatcom County v. Western Washington Growth Management Hearings Board (aka, Hirst)* held that counties have a
805 responsibility under the Growth Management Act to make determinations of water availability through the
806 Comprehensive Plan and facilitate establishing water adequacy by permit applicants before issuance of
807 development permits. *Hirst* also ruled that counties cannot defer to the State to make these determinations. This
808 case overruled a court of appeals decision which supported deference to the State. The Supreme Court ruling
809 will require the County to develop a system for review of water availability in King County, with a particular
810 focus on future development that would use permit exempt wells as their source of potable water. This system
811 will be implemented through amendments to the King County Comprehensive Plan and development
812 regulations. The County will engage in a Water Availability and Permitting Study to address these and related
813 issues. This study will analyze methods to accommodate current zoning given possible water availability issues
814 and will look at innovative ways to accommodate future development in any areas with insufficient water by
815 using mitigation measures (e.g. water banks). This study will not include analysis of current water availability.
816

- 817 • *Timeline:* Eighteen month process. Initial report will be transmitted to the Council by December 1, 2017;
818 final report, with necessary amendments, will be transmitted to the Council by ~~((July 1))~~ December 31,
819 2018. This report may inform the scope of work for the ~~((next major))~~ 2020 Comprehensive Plan “Two-
820 Year” update.
- 821 • *Outcomes:* Modifications, as needed, to the Comprehensive Plan, King County Code and County
822 practices related to ensuring availability of water within the Comprehensive Plan and determining the
823 adequacy of water during the development permit process. The Executive will work with the Council
824 to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan
825 Amendment prior to the Eight-Year update.
- 826 • *Leads:* Performance, Strategy and Budget. Work with the Department of Permitting and Environmental
827 Review, Department of Natural Resources and Parks, Department of Public Health, Prosecuting
828 Attorney's Office, and King County Council. Involvement of state agencies, public, local watershed
829 improvement districts, and non-governmental organizations.

Commented [JC42]: This work has been completed and an updated deadline has been inserted above

831 Action 14: Technology Access Study. The 2016 Comprehensive Plan includes policy direction to encourage
832 expansion of the service area for telecommunication and cable services. The policies include coordination
833 between service providers and the County and a goal of greater accessibility. An increased availability of
834 telecommunications and cable services throughout underserved areas of the county are a means to mitigate
835 transportation impacts of growth, greenhouse gas emissions, and safety during natural disasters. The Office of
836 Cable Communications works with service providers and residents of the unincorporated area to resolve disputes
837 and seek access for those currently outside of the service areas. The County will engage in a Technology Access
838 Study to determine the current gaps in telecommunication and cable service areas. This Workplan item also
839 directs the Office of Cable Communications and other relevant Divisions within King County Information
840 Technology to develop recommendations to expand service in areas with limited access. This study will include:
841 a. identification of communities and geographies (including natural areas) that lack infrastructure

Commented [JC43]: New Workplan item re: access to technology

Attachment A to Proposed Ordinance 2018-~~XXX~~015b

- 842 [for and/or access to high-speed internet access and/or cellular phone network coverage;](#)
- 843 [b. for areas that currently have infrastructure and/or access of the aforementioned technologies,](#)
- 844 [evaluation of reliability of service in those areas;](#)
- 845 [c. evaluation of installing signage in areas without cellular phone network coverage, such as](#)
- 846 [signage at trailheads that notify the public that coverage may not be available for some or all](#)
- 847 [cellular services;](#)
- 848 [d. evaluation of King County's Institutional Network \(I-Net \) fiber optic network, its users, and](#)
- 849 [its potential role in expanding technology services to communities with limited technology](#)
- 850 [access;](#)
- 851 [e. identification of options and recommendations for actions the County can take to encourage](#)
- 852 [and/or facilitate infrastructure, access, and reliability; and](#)
- 853 [f. a schedule for implementing the recommendations and actions.](#)
- 854 [• *Timeline:* A Technology Access Report shall be transmitted to the Council by December 31, 2019.](#)
 - 855 [• *Outcomes:* The Executive shall file with the Council the Technology Services Report, which shall include](#)
 - 856 [the results of the study as outlined above.](#)
 - 857 [• *Leads:* Office of Cable Communications.](#)
- 858
- 859
- 860
- 861 [Action 15: 2020 Comprehensive Plan "Two-Year" Update. In 2018, the County restructured its](#)
- 862 [comprehensive planning program and associated Comprehensive Plan update cycles. This restructure includes](#)
- 863 [moving to an eight-year ~~major plan update cycle~~, whereby substantive plan changes and amendments to the](#)
- 864 [Urban Growth Area boundary may only be comprehensively reviewed once every eight years. As part of the](#)
- 865 [transition to this new planning cycle and given that the next major plan update will not be completed until 2023,](#)
- 866 [there is a need to make substantive changes in the interim. This interim update will be a Two-Year ~~eyele~~-update](#)
- 867 [as allowed by K.C.C. 20.18.030.D. The scope of the update proposed in the motion shall include any changes as](#)
- 868 [called for by applicable Workplan Action items, ~~as well as any~~ policy changes or land use proposals that should](#)
- 869 [be considered prior to the 2023 update, ~~review and inclusion of changes related to docket proposals that were~~](#)
- 870 [recommended to be reviewed as part of the next "major" update, ~~aligning the language in the Comprehensive~~](#)
- 871 [Plan and Title 20 regarding what is allowed during annual, two-year and eight-year updates, and ~~reviewing and~~](#)
- 872 [updating the terminology to consistently describe the various updates.](#)
- 873 [• *Timeline:* A motion authorizing the 2020 "Two-Year" ~~eyele~~-update shall be transmitted to the Council](#)
 - 874 [for consideration by October 1, 2018. The Council shall have until ~~November 30~~December 3, 2018 to](#)
 - 875 [adopt the motion. The 2020 "Two-Year" ~~eyele~~-update shall be transmitted to the Council for](#)
 - 876 [consideration by June 30, 2019.](#)
 - 877 [• *Outcomes:* The Executive shall file with the Council a motion authorizing the 2020 "Two-Year" ~~eyele~~](#)
 - 878 [update. ~~The Council shall have until November 30~~December 3, 2018 to adopt the motion, either as](#)

Commented [JC44]: New Workplan item re: an interim Comp Plan update prior to the next major update scheduled for 2023.

Commented [JC45]: Same 2 month timeframe as the scoping motion for major updates

Attachment A to Proposed Ordinance 2018-~~XXX~~0153

879 transmitted or amended. In the absence of Council approval by ~~November 30~~December 3, 2018, the
880 Executive shall proceed to implement the scope as proposed. If the motion is approved by ~~November~~
881 ~~30~~December 3, 2018, the scope shall proceed as established by the approved motion. [The Executive
882 shall then file with the Council the proposed 2020 ~~Two-Year~~Comprehensive Plan “Two-Year” update
883 by June 30, 2019.

- 884 • Leads: Office of Performance, Strategy and Budget, in coordination and collaboration with the
885 Department of Permitting and Environmental Review.

887 **Action 16: Review of Local Services Policies.** In order to better serve the residents of unincorporated King
888 County, the Executive anticipates transmitting legislation in 2018 to establish a new Department of Local
889 Services by January 1, 2019, per Motion 15125. If approved by the Council, it is anticipated that the Department
890 will be evaluating processes, procedures, and policies to identify areas of improvement in the delivery of
891 unincorporated services. As part of this evaluation, it is desired that the Department review the elements of the
892 Comprehensive Plan that relate to unincorporated areas and services. This review will include identification of
893 recommended changes to the Comprehensive Plan that are desired in order to better serve the needs of
894 unincorporated residents. Given that the next Eight-Year Comprehensive Plan update will not be completed
895 until 2023, this review will be conducted as part of the 2020 Comprehensive Plan “Two-Year” update described
896 in Action 15 of this Workplan.

- 897 • Timeline: A Local Services Policies Report and any proposed policy to implement the
898 recommendations in the report shall be transmitted to the Council for consideration by June 30, 2019 as
899 part of the 2020 Comprehensive Plan “Two-Year” update.
- 900 • Outcomes: The Executive shall file with the Council the Local Services Policies Report, which shall
901 include any recommended text or policy changes to the Comprehensive Plan. The Executive shall also
902 file with the Council an ordinance adopting any changes to the Comprehensive Plan recommended in
903 the report as part of the Executive’s proposed 2020 ~~Two-Year~~Comprehensive Plan “Two-Year”
904 update. The motion authorizing the Two-Year update shall include in its scope the consideration of the
905 recommended local services changes.
- 906 • Leads: Department of Local Services.

908 **Action 17: Streamlining the Comprehensive Plan.** Public participation, as expressed in Policy RP-103, is to be
909 actively sought out throughout the development, amendment, and implementation of the Comprehensive Plan.
910 The Plan, and various iterations before final adoption, are posted online in order to be accessible to the public,
911 and active outreach efforts during plan updates seek to reach a wide range of County residents. However, such a
912 lengthy document with many complex regulatory requirements can be difficult to navigate and understand. To
913 make the Comprehensive Plan and relevant sections in King County Code Title 20 more reader-friendly and
914 accessible to a wider audience, redundancies and excess detail should be minimized. This workplan item will
915 initiate the process of streamlining the 2016 Comprehensive Plan and portions of King County Code Title 20
916 over the next several years, with the goal of becoming shorter, easier to understand, and more accessible to the
917 general public. This review will include: removal of text or policies that are redundant and/or repetitive within

Commented [JC46]: Same language as code for the scoping motion for major updates

Commented [JC47]: New Workplan item re: new Department of Local Services

Commented [JC48]: New Workplan Action re: direction for next major Comp Plan update scheduled for 2023

Attachment A to Proposed Ordinance 2018-~~XXX~~015b

918 [the plan; removal of text or policies that are redundant to other existing plans and policy documents; removal of](#)
919 [outdated text or policies; removal of text or policies that are at a level of detail that is more appropriate for](#)
920 [functional plans, implementation plans, development regulations, etc.; increasing readability and conciseness;](#)
921 [clarifying the process for amending the plan; and making the document and sections of the Code more](#)
922 [streamlined, user friendly, and accessible for the public.](#)

923

- [Timeline: A streamlined version of the Comprehensive Plan and relevant sections of King County Code](#)
924 [Title 20, including but not limited to KCC 20.08, 20.12, 20.18, and 20.88, shall be transmitted to the](#)
925 [Council for consideration by June 30, 2022. In order to demonstrate progress of plan review and to](#)
926 [help facilitate interbranch collaboration on proposed changes prior to transmitting the Executive's](#)
927 [proposed streamlined language, the Executive will provide batches of draft changes to the](#)
928 [Comprehensive Plan's 13 elements \(12 chapters and the glossary\) and draft changes to the relevant](#)
929 [sections of the King County Code to the Council's Comprehensive Planning lead staff. The batches of](#)
930 [draft changes will be provided within the following timelines:](#)

931

- o [Batch 1: relevant sections of KCC Title 20 and four elements in 2019.](#)

932

- o [Batch 2: four elements in 2020, and](#)

933

- o [Batch 3: five elements in 2021.](#)

934

- [Outcomes: The Executive shall file with the Council an ordinance adopting a streamlined version of the](#)
935 [Comprehensive Plan and associated code changes as part of the Executive's proposed 2023 Eight-Year](#)
936 [Comprehensive Plan update. Draft versions of the proposed changes will be provided to the Council's](#)
937 [Comprehensive Planning lead staff in advance of transmittal.](#)

938

- [Leads: Office of Performance, Strategy and Budget, in coordination with the Council's Comprehensive](#)
939 [Planning lead staff.](#)

941 [Action 18: Unincorporated Area Services Sustainability Plan. In order to better serve the residents of](#)
942 [unincorporated King County, the Executive anticipates transmitting legislation in 2018 to establish a new](#)
943 [Department of Local Services by January 1, 2019, per Motion 15125. If approved by the Council, it is](#)
944 [anticipated that the Department will be evaluating processes, procedures, and policies to identify areas of](#)
945 [improvement in the delivery of unincorporated services. As part of this evaluation, it is desired that the](#)
946 [Department develop a sustainability plan for unincorporated areas. The purpose of this plan is to reflect the](#)
947 [County's role as the local service provider for its unincorporated areas and identify methods to ensure the](#)
948 [County has the financial resources to be able to provide the necessary and adequate local services to these areas.](#)
949 [The plan will include consideration of zoning and land use designation changes to support tax revenue](#)
950 [generation, such as increased neighborhood business and/or industrial areas. The plan will also include a](#)
951 [timeline for meeting key milestones and outcomes, as well as performance measures.](#)

952

- [Timeline: An Unincorporated Area Services Sustainability Plan and any proposed policy or code](#)
953 [changes to implement the recommendations in the report shall be transmitted to the Council for](#)
954 [consideration by June 30, 2019 as part of the 2020 Comprehensive Plan "Two-Year" update.](#)

Commented [JC49]: Transmittal date for the 2023 major update

Commented [JC50]: New Workplan item re: providing services to unincorporated areas

Commented [JC51]: For interim/midpoint 2020 Comp Plan update

Attachment A to Proposed Ordinance 2018-~~XXX~~0153

- Outcomes: The Executive shall file with the Council the Unincorporated Area Services Sustainability Plan, which shall include identification of any recommended amendments to the King County Code and/or Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting updates to the King County Code and/or the Comprehensive Plan, if recommended in the Report.
- Leads: Department of Local Services (if established) and Office of Performance, Strategy and Budget.

Actions Related to the Growth Management Planning Council

The Growth Management Planning Council (GMPC) is a separate formal body consisting of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the Port of Seattle. The GMPC developed the Countywide Planning Policies, providing a countywide vision and serving as a framework for each jurisdiction to develop its own comprehensive plan, which must be consistent with the overall vision for the future of King County. The GMPC is chaired by the King County Executive; five King County Councilmembers serve as members. Recommendations from the GMPC are transmitted to the full King County Council for review and consideration.

The GMPC develops its own independent work program every year; this section of the 2016 Comprehensive Plan Workplan identifies issues the County will bring forward to the GMPC for review, consideration and recommendations. King County will submit these Workplan items to the GMPC for consideration at its first meeting of 2017, with a goal of completing the GMPC review and recommendations by December 31, 2018. With due consideration regarding the outcomes of the work of the Growth Management Planning Council, the Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual ~~or Two-Year~~ Comprehensive Plan Amendment prior to the next Eight-Year update.

Commented [JC52]: Adding Two-Year update option

Action ~~((14))~~ 19: Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential Annexation Areas Toward Annexation. The GMPC has authority to propose amendments to the Countywide Planning Policies, and a unique defined role related to recommending approval or denial of Urban Growth Area expansions. In order to move remaining unincorporated areas, which vary in size and complexity, towards annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning and Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how to address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where annexation does not appear feasible in the near future. The report shall include review of tax revenue impacts to the County resulting from annexations, evaluation of requirements regarding annexation of roadways within Potential Annexation Areas, and identification of current orphaned roads and potential methods to transfer ownership to cities.

Commented [JC53]: Providing additional direction for the review

Action ~~((15))~~ 20: Review the Four-to-One Program. The County's Four-to-One Program has been very effective in implementing Growth Management Act goals to reduce sprawl and encourage retention of open space. This is done through discretionary actions by the County Council, following a proposal being submitted by a landowner(s) to the County. Over time, there have been proposals that vary from the existing parameters of

Attachment A to Proposed Ordinance 2018-~~XXX~~015b

994 the program; these have included possible conversion of urban zoning for lands not contiguous to the original
995 1994 Urban Growth Area, allowing the open space to be non-contiguous to the urban extension, use of transfer
996 of development rights, providing increased open space credit for preserved lands with high ecological value (such
997 as lands that could provide for high value floodplain restoration, riparian habitat, or working resource lands),
998 and consideration of smaller parcels or parcels with multiple ownerships. Allowing these changes have the
999 potential for increasing the use of the tool, with attendant risks and benefits. The Growth Management Planning
1000 Council would review the Four-to-One program and determine whether changes to the existing program should
1001 be implemented that will strengthen the program and improve implementation of the Comprehensive Plan,
1002 including evaluation of the proposals listed above.

1003

1004 **Action ((16)) 21: Buildable Lands Program Methodology Review.** As required by the Growth Management
1005 Act, King County and the 39 cities participate in the Buildable Lands Program to evaluate their capacity to
1006 accommodate forecasted growth of housing units and jobs. The program, administered by the Washington State
1007 Department of Commerce, requires certain counties to determine whether the county and its cities are achieving
1008 urban densities within urban growth areas by comparing assumptions and targets regarding growth and
1009 development with actual growth and development in the county and cities. Since issuance of the first Buildable
1010 Lands Report in 2002, jurisdictions and stakeholders have expressed the potential for possible refinements of the
1011 methodology used by King County and the cities. The Growth Management Planning Council would work with
1012 stakeholders to review the methodology, including testing the accuracy of the Buildable Lands Report model and
1013 results, for potential refinements.

1014

1015 *In the Glossary, on page G-2, following the definition for "Applicant" add text as follows:*

1016

1017 **Area Zoning and Land Use Study**

1018 *An area zoning and land use study is a study that reviews the land use designations and zoning classification for*
1019 *a specified set of properties. Area zoning and land use studies are focused on a narrower set of properties and*
1020 *policies than a subarea study, and do not look at the larger range of issues that a subarea plan would include.*

1021 *Area zoning and land use studies consider specific potential changes to land use or zoning, or both, and analyze*
1022 *such requests based on surrounding land use and zoning, infrastructure needs, and consistency with the King*
1023 *County Comprehensive Plan, countywide planning policies, and the growth management act.*

1024

1025 *In the Glossary, starting on page G-4, amend text as follows:*

1026

1027 **Community Service Area Subarea Plan**

1028 With King County's initiation of the subarea planning program, the new plans will be called Community Service
1029 Area Plans. These will ((be a long-range, multi-discipline, integrated tools that)) apply the countywide goals of
1030 the Comprehensive Plan to ((a-))smaller geographic areas. Each one of King County's ((seven))six Rural

1031

Commented [AE54]: Add a new definition for Area Zoning and Land Use Study.

Attachment A to Proposed Ordinance 2018-~~XXX~~0153

1032 Arearural CSAs and each of the five large Potential Annexation Areas has or is scheduled to have its own CSA
1033 Plan. CSA Plans focus on land use issues in the smaller geographies, as well as community identified
1034 implementation activities while recognizing the parameters of County funding and revenue sources((are
1035 comprised of two primary components: a CSA Plan Profile and a CSA Subarea Plan. A CSA Plan Profile applies
1036 to an entire CSA geography and includes broad goals and policies, CSA demographics, major land uses and
1037 trends, and socioeconomic indicators. A CSA Subarea Plan is typically prepared for a targeted area of a CSA
1038 such as a rural town center, urban neighborhood or corridor. They contain a more detailed plan or analysis than
1039 a CSA Plan Profile and often address the intersection of land use, transportation, housing, and/or the
1040 environment)). These plans implement and are consistent with the Comprehensive Plan's policies((~~and~~) and
1041 development regulations(~~and Land Use Map~~)).

Commented [JC55]: Technical change: "Rural Area" is not accurate, as it does not include Natural Resource Lands. Subarea plans would include resource lands, so "rural" is the appropriate term here.

1045 In the Glossary, on page G-20, following the definition for "Public Benefit Rating
1046 System (PBRs)" add text as follows:

1048 **Public Review Draft**

1049 A Public Review Draft is a draft of executive proposed Comprehensive Plan amendments, including proposed
1050 Community Service Area subarea plans, made available to the public for review and comment. A Public Review
1051 Drafts is published prior to transmittal of proposed Comprehensive Plan amendments to the council so as to
1052 provide the public an opportunity to record comments before the executive finalizes the recommended
1053 amendments.

Commented [JC56]: Requiring subarea plans be consistent with the Comp Plan's land use map is not accurate, as reviewing and possibly making changes to land use designations is a key component of subarea plans under the restructure.

1055 In the Glossary, on page G-26, amend text as follows:

1057 **Subarea ((Planning)) Plans**

1058 ((This level of planning brings the policy direction of the comprehensive plan to a smaller geographic area.
1059 Subarea plans are meant to provide detailed land use plans for local geographic areas. These plans are meant to
1060 implement the King County Comprehensive Plan and be consistent with the County's Comprehensive Plan's
1061 policies, development regulations, and Land Use Map.)) A subarea plans is detailed local land use plan that
1062 implements, is consistent with, and is an element of the Comprehensive Plan containing specific policies, guidelines
1063 and criteria adopted by the council to guide development and capital improvement decisions within specific subareas
1064 of the county. Subareas are distinct communities, specific geographic areas or other types of districts having unified
1065 interests or similar characteristics within the county. Subarea plans may include: community plans, community service
1066 area and potential annexation area subarea plans, neighborhood plans, basin plans, and plans addressing multiple areas
1067 having common interests. The relationship between the 1994 King County Comprehensive Plan and subarea plans is
1068 established by K.C.C. 20.12.015.

Commented [JC57]: Updating existing definition to be consistent with code definition changes in the Proposed Ordinance and to make a distinction between the CSA Subarea Plan definition above.

Attachment A to Proposed Ordinance 2018-~~XXX015~~

1070 Subarea Study

1071 A subarea study is a study that is required by a policy in the Comprehensive Plan to evaluate a proposed land use
1072 change, such as the establishment of new community business centers, adjusting Rural Town boundaries, or assessing
1073 the feasibility of zoning reclassifications in urban unincorporated areas. Subarea studies are focused on specific areas
1074 of the County, but do not look at the larger range of issues that a subarea plan would include. Subarea studies are
1075 separate from area zoning and land use studies defined in K.C.C 20.08.030. The Comprehensive Plan policies and
1076 accompanying text shall guide the scope and content of the subarea study.

Commented [JC58]: Adding new "subarea study" definition to be consistent with existing "subarea study" in Chapter 1 of the Comp Plan and with new code definition in the Proposed Ordinance

DRAFT

[Blank Page]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25



King County

**2018 Amendment to the
Vashon-Maury Island Community Service Area
Subarea Plan**

DRAFT

[Office of Performance, Strategy and Budget](#)

[March 4-June 26, 2018](#)

26
27 *In Chapter 11 Implementation, starting on page 89, amend text of workplan as*
28 *follows:*

29

30 **VMI CSA Workplan Action 1: P-suffix Conditions**

31 During community outreach and development of the subarea plan, the need to update property
32 specific, or p-suffix, development conditions on Vashon-Maury Island arose. Conditions VS-
33 P2B and VS-P29, which apply to specific parcels within the Vashon Rural Town, were
34 reviewed during plan development and the Executive's transmitted 2017 subarea plan
35 included proposed changes to these two conditions. Council review of the proposed changes
36 to the conditions identified several policy issues in need of further review and potential
37 refinement. Additionally, the Council identified the need to comprehensively review all of
38 the existing p-suffix conditions on Vashon-Maury Island. As a result, the transmitted changes
39 to VS-P28 and VS-P29 will not be adopted in 2017.

40

41 Instead, this Workplan action item directs an Interbranch Team to comprehensively review,
42 and propose updates as appropriate, all p-suffix conditions and special district overlays for
43 Vashon-Maury Island. This review will include: 1) review of the legislative history and
44 current status of each existing p-suffix condition and special district overlay and evaluation of
45 its consistency with the Vashon-Maury island subarea plan as adopted by the County, as well
46 as other adopted laws, rules and policies, 2) evaluation of any changes needed to
47 accommodate farmer's markets within the Rural Town, and 3) updates to conditions for
48 marijuana uses to reflect consistency with other unincorporated areas of King County and
49 taking into consideration the marijuana industry studies underway by the Executive required
50 by Ordinance 18326. The review of the p-suffix conditions and special district overlays, and
51 any proposed changes shall include community outreach to be completed by the Executive.
52 This outreach shall specifically include notification the property owners impacted by the
53 current p-suffix conditions and special district overlays and any proposed changes – both to
54 the property owners of conditioned parcels and adjacent property owners.

55

Attachment B to Proposed Ordinance 2018-~~XXX015~~5

- 56
- *Timeline:* A Vashon-Maury Island P-Suffix Conditions Report and proposed ordinance to implement the recommendations in report shall be transmitted to the Council for consideration by ~~((December 31, 2018))~~ June 30, 2021.
- 57
- *Outcomes:* The Interbranch Team shall develop and the Executive shall file with the Council the Vashon-Maury Island P-Suffix Conditions Report, which shall include identification of recommended amendments to the p-suffix conditions and special district overlays. The Executive shall also file with the Council an ordinance adopting updates to the p-suffix conditions and special district overlays as recommended in the Report.
- 58
- *Lead:* The Department of Permitting and Environmental Review shall lead an Interbranch Team including the Office of Performance, Strategy and Budget, Council staff, and the Prosecuting Attorney's office. Other departments may need to participate depending on the requirement of the p-suffix condition and special district overlay requirements. Executive staff shall update and coordinate with the Councilmember office(s) representing Vashon-Maury Island throughout the community planning process.
- 59
- 60
- 61
- 62
- 63
- 64
- 65
- 66
- 67
- 68
- 69
- 70
- 71
- 72
- 73
- 74

Commented [JC1]: Transmittal included "June 30, 2021" as the new proposed deadline. However, "2022" was the year intended by the Executive, as this will allow the work called for in this item to occur while other subarea plan development is paused. Edit here reflects that intent.

DRAFT

[Blank Page]



King County

**Metropolitan King County Council
Planning, Rural Service and Environment Committee**

STAFF REPORT

Agenda Item:	5	Name:	Erin Auzins
Proposed No.:	2018-0312	Date:	July 17, 2018

SUBJECT

Proposed Ordinance 2018-0159 would establish the Department of Local Services, eliminate the Department of Transportation, and move the fleet services division and airport divisions into the Department of Executive Services.

SUMMARY

The County Executive has proposed to create a new Department of Local Services, which would include the duties of the former Department of Permitting and Environmental Review as a new permitting division, and the duties of the road services division, which would move from the Department of Transportation.

BACKGROUND

In the fall of 2017, the Executive created a Local Services Initiative to “explore new and better ways to serve the people of unincorporated King County.” In January 2018, the Local Services Initiative team issued their report, and the Executive announced a proposal for the creation of a new Department of Local Services (DLS), to be effective January 1, 2019. This new department would be “focused on the needs of” and provide “an additional point of executive branch accountability for residents of” unincorporated areas. The new department was stated to potentially include:

- the Department of Permitting and Environmental Review
- the Road Services and Airport Divisions of the Department of Transportation
- the Community Service Area program of the Department of Natural Resources and Parks
- the On-Site Septic System and Plumbing & Gas Piping programs from the Environmental Health Division of Public Health - Seattle & King County

Subsequent to issuance of the Local Services Initiative report, Executive staff indicated that the new DLS would only include DPER, Road Services, and the Community Service Area Program. The airport division would be moved to the Department of Executive Services, and the on-site septic and plumbing and gas piping programs would stay in Public Health.

Following discussions within the executive branch and conversations with Councilmembers and briefings at Council Committees, the Council passed Motion 15125 in April 2018. This motion provided guidance for the Executive branch to consider while continuing their work on creating such a department. As adopted, the guidance in Motion 15125 includes direction to:

- Create a DLS by January 1, 2019
- Include a DLS in the 2019-2020 biennial budget
- Form a transition team to recommend organizational, operational and other changes to the Executive, in consultation with the Councilmembers representing unincorporated area, and that can also be available to brief Council committee's
- Develop and transmit an ordinance to establish a DLS in the King County Code, which will work with Councilmembers to improve municipal services in unincorporated areas. The Motion directed that DLS should have an emphasis on:
 - Improving coordination and collaboration of local services by King County agencies
 - Strengthening and expanding partnerships
 - Improving delivery, responsiveness and quality of local services to unincorporated King County through unified accountability
 - Improving local services through robust employee engagement, equity and social justice and continuous improvement
 - Strengthening unincorporated communities by supporting local planning and community initiatives
 - Pursuing innovative funding strategies
- Develop and transmit legislation to address funds, fund management and financial policies and if needed to address a county organization change

ANALYSIS

Proposed Ordinance 2018-0312 would make the following substantive changes:

Create a Department of Local Services. Section 3 of the Proposed Ordinances changes the Department of Permitting and Environmental Review (DPER), to the Department of Local Services (DLS). As transmitted, this department would be comprise of the permitting division, the road services division, and the community service area (CSA) program. The duties of the permitting division would be the same as the duties of DPER that exist today. The road services division would have the same duties as they do today as part of the Department of Transportation (DOT).

One policy consideration for the Council is that Motion 15125 included language regarding the emphasis for DLS. This language generally does not appear in the creation of DLS. Additionally, the Council included language regarding coordination of DLS with the Council. No language appears in the Proposed Ordinance regarding such coordination.

A second policy consideration for the Council is that the Local Services Initiative, and subsequent briefings from Executive staff, expects there to be service partnership agreements with the other County agencies that provide services in unincorporated areas.

Move the Fleet and Airport Divisions to the Department of Executive Services. Section 2 of the Proposed Ordinance adds the fleet services division and the airport division to the Department of Executive Services (DES). The duties of these two divisions remain the same as they do today where they are part of DOT. There is some language proposed to be added to the duties of the fleet services division to make it clear that the fleet services division is the manager of various equipment rental and revolving funds.

Eliminate the Department of Transportation. Section 5 of the Proposed Ordinances repeals King County Code (K.C.C.) section 2.16.140, which will eliminate the Department of Transportation. Today, DOT is responsible for the road services division, transit division, fleet services division, airport division and marine division. DOT is responsible for the metropolitan public transportation function, the county roads function, the passenger ferry service function, as well administration of grants and the coordination of transportation planning activities with other county agencies and outside entities to integrate transportation planning and land use planning.

Under Proposed Ordinance 2018-0312, the roads services division and county roads function would move to DLS. The fleet services division and airport division would move from DOT to DES.

The Council is also currently considering Proposed Ordinance 2018-0313, which would establish a Metro Transit Department. This Proposed Ordinance is currently before the Mobility Committee. If approved, the Metro Transit Department would include the duties of the transit division, the marine division, the metropolitan public transportation function, the passenger ferry service function, and the grants administration and long range planning duties from DOT.

Technical Changes. The Proposed Ordinance is lengthy, because all references to DPER or DOT are proposed to be changed to the appropriate new department (either DLS, DES or Metro Transit). Council staff continue to work through the Proposed Ordinance with Executive staff to ensure that the changes made are to the appropriate department, and where indicated, the appropriate division within the departments.

Next Steps

Because Proposed Ordinance 2018-0312 makes changes to the County's development regulations, it is required to complete the procedural steps that all County development regulations must comply with, including state agency review and a 30-day public notice before the full Council public hearing. Additionally, some of the sections of the Proposed Ordinance make changes to the Shoreline Development Code, which requires approval by the Department of Ecology after Council adoption. Action is desired by the Executive prior to the budget transmittal on September 24, 2018, as the Executive's proposed budget assumes that DLS has been established.

At the next Planning, Rural Service and Environment Committee, Council staff expect to have a technical amendment prepared to address drafting errors, missing code sections, and changes to the Code made by other ordinances that were not captured in the transmitted Proposed Ordinance.

ATTACHMENTS

1. Proposed Ordinance 2018-0312
2. Transmittal Letter
3. Fiscal Note
4. Motion 15125

INVITED

1. Harold Taniguchi, Director, Department of Transportation



Signature Report

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

July 16, 2018

Ordinance

Proposed No. 2018-0312.1

Sponsors Lambert and McDermott

1 AN ORDINANCE relating to the reorganization of county
2 executive departments; amending Ordinance 12075,
3 Section 3, as amended, and K.C.C. 2.16.025, Ordinance
4 14199, Section 11, as amended, and K.C.C. 2.16.035,
5 Ordinance 11955, Section 5, as amended, and K.C.C.
6 2.16.055, Ordinance 13263, Section 42, as amended, and
7 K.C.C. 2.16.097, Ordinance 12075, Section 6, and K.C.C.
8 2.32.130, Ordinance 12075, Section 11, as amended, and
9 K.C.C. 2.40.030, Ordinance 12901, Section 3, as amended,
10 and K.C.C. 2.41.030, Ordinance 12075, Section 21, and
11 K.C.C. 2.96.040, Ordinance 2165, Section 2, as amended,
12 and K.C.C. 2.98.020, Ordinance 14033, Section 4, as
13 amended, and K.C.C. 2.100.030, Ordinance 14033, Section
14 5, as amended, and K.C.C. 2.100.040, Ordinance 13623,
15 Section 1, as amended, and K.C.C. 2A.310.050, Ordinance
16 12077, Section 11, and K.C.C. 3.28.020, Ordinance 12077,
17 Section 12, and K.C.C. 3.30.010, Ordinance 12077, Section
18 13, as amended, and K.C.C. 3.30.040, Ordinance 12077,
19 Section 14, as amended, and K.C.C. 3.30.050, Ordinance

20 12077, Section 15, and K.C.C. 3.30.060, Ordinance 12045,
21 Section 21, as amended, and K.C.C. 4.56.030, Ordinance
22 12045, Section 20, as amended, and K.C.C. 4.56.035,
23 Ordinance 12045, Section 3, as amended, and K.C.C.
24 4.56.040, Ordinance 12045, Section 2, as amended, and
25 K.C.C. 4.56.050, Ordinance 12045, Section 10, as
26 amended, and K.C.C. 4.56.100, Ordinance 12045, Section
27 12, as amended, and K.C.C. 4.56.130, Ordinance 12192,
28 Section 1, as amended, and K.C.C. 4.56.195, Ordinance
29 17390, Section 1, as amended, and K.C.C. 4.56.300,
30 Ordinance 17527, Section 7, and K.C.C. 4A.200.100,
31 Ordinance 12076, Section 12, as amended, and K.C.C.
32 4A.200.110, Ordinance 13263, Section 33, as amended,
33 and K.C.C. 4A.200.200, Ordinance 18323, Section 1, and
34 K.C.C. 4A.200.215, Ordinance 18323, Section 2, and
35 K.C.C. 4A.200.217, Ordinance 17752, Section 4, and
36 K.C.C. 4A.200.262, Ordinance 17527, Section 162, as
37 amended, and K.C.C. 4A.200.287, Ordinance 17527,
38 Section 148, and K.C.C. 4A.200.440, Ordinance 17527,
39 Section 161, and K.C.C. 4A.200.450, Ordinance 17527,
40 Section 160, as amended, and K.C.C. 4A.200.650,
41 Ordinance 17527, Section 157, and K.C.C. 4A.200.660,
42 Ordinance 12925, Sections 1 through 7, as amended, and

43 K.C.C. 4A.200.760, Ordinance 18398, Section 8, and
44 K.C.C. 4A.601.025, Ordinance 7025, Section 3, as
45 amended, and K.C.C. 4A.700.1000, Ordinance 1888,
46 Article I, Section 2, as amended, and K.C.C. 6.01.010,
47 Ordinance 1492, Section 23, as amended, and K.C.C.
48 6.24.180, Ordinance 1710, Section 5, as amended, and
49 K.C.C. 6.27.050, Ordinance 18326, Section 7, and K.C.C.
50 6.70.050, Ordinance 18326, Section 8, and K.C.C.
51 6.70.060, Ordinance 11177, Section 5, as amended, and
52 K.C.C. 6.84.030, Ordinance 9163, Section 2, as amended,
53 and K.C.C. 9.04.020, Ordinance 2281, Section 5, as
54 amended, and K.C.C. 9.04.050, Ordinance 2812, Section 4,
55 as amended, and K.C.C. 9.04.060, Ordinance 2281, Section
56 6, as amended, and K.C.C. 9.04.070, Ordinance 4938,
57 Section 7, as amended, and K.C.C. 9.04.090, Ordinance
58 2281, Section 7, as amended, and K.C.C. 9.04.100,
59 Ordinance 12020, Section 33, as amended, and K.C.C.
60 9.04.105, Ordinance 4938, Section 10, as amended, and
61 K.C.C. 9.04.120, Ordinance 4938, Section 12, as amended,
62 and K.C.C. 9.04.140, Ordinance 7590, Section 1, as
63 amended, and K.C.C. 9.08.010, Ordinance 7590, Section 7,
64 as amended, and K.C.C. 9.08.060, Ordinance 10636,
65 Section 6, as amended, and K.C.C. 9.12.045, Ordinance

66 14214, Section 6, as amended, and K.C.C. 9.14.050,
67 Ordinance 12767, Section 2, and K.C.C. 12.44.830,
68 Ordinance 13202, Section 1, and K.C.C. 12.44.840,
69 Ordinance 14240, Section 1, and K.C.C. 12.44.850,
70 Ordinance 4257, Section 6, as amended, and K.C.C.
71 12.46.050, Ordinance 4257, Section 8, as amended, and
72 K.C.C. 12.46.080, Ordinance 10154, Section 4, as
73 amended, and K.C.C. 12.82.040, Ordinance 10393, Section
74 1, as amended, and K.C.C. 12.82.070, Ordinance 10508,
75 Section 1, as amended, and K.C.C. 12.82.080, Ordinance
76 10509, Section 1, as amended, and K.C.C. 12.82.090,
77 Ordinance 10689, Section 1, as amended, and K.C.C.
78 12.82.100, Ordinance 10690, Section 1, as amended, and
79 K.C.C. 12.82.110, Ordinance 10723, Section 1, as
80 amended, and K.C.C. 12.82.120, Ordinance 10724, Section
81 1, as amended, and K.C.C. 12.82.130, Ordinance 10793,
82 Section 1, as amended, and K.C.C. 12.82.140, Ordinance
83 11006, Section 1, as amended, and K.C.C. 12.82.150,
84 Ordinance 11040, Section 1, as amended, and K.C.C.
85 12.82.160, Ordinance 11080, Section 1, as amended, and
86 K.C.C. 12.82.180, Ordinance 11991, Section 1, as
87 amended, and K.C.C. 12.82.200, Ordinance 3139, Section
88 2 (part), as amended, and K.C.C. 12.86.030, Ordinance

89 1709, Section 6, as amended, and K.C.C. 13.24.080,
90 Ordinance 11616, Section 12, as amended, and K.C.C.
91 13.24.136, Ordinance 11616, Section 14, as amended, and
92 K.C.C. 13.24.140, Ordinance 9839, Sections 1 through 4,
93 as amended, and K.C.C. 13.28.035, Ordinance 9462,
94 Sections 1 through 3, as amended, and K.C.C. 13.28.055,
95 Ordinance 18754, Section 7, and K.C.C. 14.01.xxx,
96 Ordinance 18754, Section 26, and K.C.C. 14.xx.xxx,
97 Ordinance 18420, Section 15, and K.C.C. 14.01.140,
98 Ordinance 18420, Section 16, and K.C.C. 14.01.150,
99 Ordinance 18420, Section 17, and K.C.C. 14.01.160,
100 Ordinance 18420, Section 25, and K.C.C. 14.01.240,
101 Ordinance 12020, Section 34, as amended, and K.C.C.
102 14.02.020, Ordinance 665, Section 1, as amended, and
103 K.C.C. 14.04.010, Ordinance 11426, Section 1, as
104 amended, and K.C.C. 14.16.010, Ordinance 5701, Section
105 18, as amended, and K.C.C. 14.16.170, Ordinance 336
106 (part), as amended, and K.C.C. 14.20.020, Ordinance 4895,
107 Section 1, as amended, and K.C.C. 14.28.010, Ordinance
108 4895, Section 6, as amended, and K.C.C. 14.28.060,
109 Ordinance 4895, Section 11, as amended, and K.C.C.
110 14.28.090, Ordinance 6254, Section 2, as amended, and
111 K.C.C. 14.30.020, Ordinance 7025, Section 5, as amended,

112 and K.C.C. 14.30.025, Ordinance 11187, Section 1, as
113 amended, and K.C.C. 14.42.010, Ordinance 8047, Section
114 4, as amended, and K.C.C. 14.42.030, Ordinance 1711,
115 Section 2, as amended, and K.C.C. 14.44.020, Ordinance
116 1711, Section 5, as amended, and K.C.C. 14.44.050,
117 Ordinance 11790, Section 1, as amended, and K.C.C.
118 14.44.055, Ordinance 1711, Section 7, as amended, and
119 K.C.C. 14.44.070, Ordinance 1711, Section 8, as amended,
120 and K.C.C. 14.44.080, Ordinance 1711, Section 9, as
121 amended, and K.C.C. 14.44.090, Ordinance 1711, Section
122 10, as amended, and K.C.C. 14.44.100, Ordinance 1711
123 (part), as amended, and K.C.C. 14.44.110, Ordinance
124 13734, Section 9, as amended, and K.C.C. 14.45.070,
125 Ordinance 4099, Section 9, as amended, and K.C.C.
126 14.46.090, Ordinance 3027, Section 4, as amended, and
127 K.C.C. 14.52.040, Ordinance 3027, Section 7, as amended,
128 and K.C.C. 14.52.070, Ordinance 8421, Section 4, as
129 amended, and K.C.C. 14.56.030, Ordinance 14050, Section
130 10, as amended, and K.C.C. 14.70.230, Ordinance 14050,
131 Section 11, as amended, and K.C.C. 14.70.240, Ordinance
132 14050, Section 13, as amended, and K.C.C. 14.70.260,
133 Ordinance 15030, Section 9, as amended, and K.C.C.
134 14.70.285, Ordinance 11617, Section 61, as amended, and

135 K.C.C. 14.80.040, Ordinance 11617, Section 63, as
136 amended, and K.C.C. 14.80.060, Ordinance 13019, Section
137 1 (part), as amended, and K.C.C. 14.85.010, Ordinance
138 12560, Section 55, as amended, and K.C.C. 16.02.170,
139 Ordinance 3647, Section 3, as amended, and K.C.C.
140 16.03.040, Ordinance 14914, Section 104, as amended, and
141 K.C.C. 16.03.120, Ordinance 14914, Section 105, as
142 amended, and K.C.C. 16.03.130, Ordinance 8766, Section
143 10, as amended, and K.C.C. 16.08.060, Ordinance 12560,
144 Section 119, as amended, and K.C.C. 16.14.180, Ordinance
145 12560, Section 136, as amended, and K.C.C. 16.14.230,
146 Ordinance 1488, Section 5, as amended, and K.C.C.
147 16.82.020, Ordinance 15053, Section 3, as amended, and
148 K.C.C. 16.82.051, Ordinance 1488, Section 10, and K.C.C.
149 16.82.090, Ordinance 1488, Section 11, as amended, and
150 K.C.C. 16.82.100, Ordinance 2097, Section 2, as amended,
151 and K.C.C. 17.04.020, Ordinance 7980, Section 1, as
152 amended, and K.C.C. 17.04.420, Ordinance 16147, Section
153 2, as amended, and K.C.C. 18.17.010, Ordinance 16147,
154 Section 3, as amended, and K.C.C. 18.17.020, Ordinance
155 13694, Section 13, as amended, and K.C.C. 19A.04.100,
156 Ordinance 13694, Section 14, as amended, and K.C.C.
157 19A.04.110, Ordinance 13694, Section 15, as amended,

158 and K.C.C. 19A.04.120, Ordinance 13694, Section 42, as
159 amended, and K.C.C. 19A.08.070, Ordinance 13694,
160 Section 51, as amended, and K.C.C. 19A.08.160,
161 Ordinance 13694, Section 78, as amended, and K.C.C.
162 19A.24.030, Ordinance 13694, Section 81, as amended,
163 and K.C.C. 19A.28.030, Ordinance 12824, Section 3, as
164 amended, and K.C.C. 20.12.050, Ordinance 16985, Section
165 4, as amended, and K.C.C. 20.12.205, Ordinance 10293,
166 Section 1, as amended, and K.C.C. 20.14.025, Ordinance
167 13147, Section 21, as amended, and K.C.C. 20.18.050,
168 Ordinance 13147, Section 25, as amended, and K.C.C.
169 20.18.090, Ordinance 13147, Section 28, as amended, and
170 K.C.C. 20.18.120, Ordinance 12196, Section 9, as
171 amended, and K.C.C. 20.20.020, Ordinance 16950, Section
172 10, as amended, and K.C.C. 20.20.035, Ordinance 12196,
173 Section 11, as amended, and K.C.C. 20.20.040, Ordinance
174 4461, Section 2, as amended, and K.C.C. 20.22.040,
175 Ordinance 4461, Section 1, as amended, and K.C.C.
176 20.22.060, Ordinance 9785, Section 10, as amended, and
177 K.C.C. 20.22.200, Ordinance 6949, Section 5, as amended,
178 and K.C.C. 20.44.030, Ordinance 6949, Section 7, as
179 amended, and K.C.C. 20.44.050, Ordinance 6949, Section
180 12, as amended, and K.C.C. 20.44.100, Ordinance 6949,

181 Section 15, as amended, and K.C.C. 20.44.130, Ordinance
182 4828, Section 2, as amended, and K.C.C. 20.62.020,
183 Ordinance 11620, Section 12, and K.C.C. 20.62.150,
184 Ordinance 10870, Section 40, as amended, and K.C.C.
185 21A.04.190, Ordinance 10870, Section 96, as amended,
186 and K.C.C. 21A.06.280, Ordinance 10870, Section 105, as
187 amended, and K.C.C. 21A.06.325, Ordinance 10870,
188 Section 177, as amended, and K.C.C. 21A.06.685,
189 Ordinance 10870, Section 334, as amended, and K.C.C.
190 21A.08.070, Ordinance 10870, Section 340, as amended,
191 and K.C.C. 21A.12.030, Ordinance 14045, Section 38, as
192 amended, and K.C.C. 21A.14.370, Ordinance 14045,
193 Section 39, as amended, and K.C.C. 21A.14.380,
194 Ordinance 14045, Section 40, as amended, and K.C.C.
195 21A.14.390, Ordinance 15051, Section 137, as amended,
196 and K.C.C. 21A.24.045, Ordinance 15051, Section 138, as
197 amended, and K.C.C. 21A.24.051, Ordinance 15051,
198 Section 139, as amended, and K.C.C. 21A.24.055,
199 Ordinance 15051, Section 140, as amended, and K.C.C.
200 21A.24.061, Ordinance 3688, Section 801, as amended,
201 and K.C.C. 21A.25.290, Ordinance 13129, Section 2, as
202 amended, and K.C.C. 21A.27.020, Ordinance 13129,
203 Section 22, as amended, and K.C.C. 21A.27.160,

204 Ordinance 11621, Section 90, as amended, and K.C.C.
205 21A.28.154, Ordinance 11168, Section 9, as amended, and
206 K.C.C. 21A.30.066, Ordinance 13274, Section 6, as
207 amended, and K.C.C. 21A.37.040, Ordinance 14190,
208 Section 8, as amended, and K.C.C. 21A.37.060, Ordinance
209 13274, Section 7, as amended, and K.C.C. 21A.37.070,
210 Ordinance 13274, Section 8, as amended, and K.C.C.
211 21A.37.080, Ordinance 13733, Section 15, as amended,
212 and K.C.C. 21A.37.160, Ordinance 10870, Section 576, as
213 amended, and K.C.C. 21A.38.030, Ordinance 10870,
214 Section 577, as amended, and K.C.C. 21A.38.040,
215 Ordinance 10870, Section 583, as amended, and K.C.C.
216 21A.39.020, Ordinance 18626, Section 15, and K.C.C.
217 21A.42.300, Ordinance 11621, Section 113, as amended,
218 and K.C.C. 21A.43.040, Ordinance 11621, Section 114, as
219 amended, and K.C.C. 21A.43.050, Ordinance 11621,
220 Section 117, as amended, and K.C.C. 21A.43.080,
221 Ordinance 12627, Section 2, as amended, and K.C.C.
222 21A.55.020, Ordinance 13275, Section 1, as amended, and
223 K.C.C. 21A.55.050, Ordinance 14662, Section 1, as
224 amended, and K.C.C. 21A.55.060, Ordinance 16650,
225 Section 1, as amended, and K.C.C. 21A.55.101, Ordinance
226 13263, Section 3, as amended, and K.C.C. 23.02.010,

227 Ordinance 13263, Section 5, as amended, and K.C.C.
228 23.02.040, Ordinance 13263, Section 13, as amended, and
229 K.C.C. 23.02.120, Ordinance 12024, Section 4, as
230 amended, and K.C.C. 23.10.030, Ordinance 10662, Section
231 42, as amended, and K.C.C. 27.02.010, Ordinance 14238,
232 Section 32, as amended, and K.C.C. 27.02.220, Ordinance
233 13332, Section 14, as amended, and K.C.C. 27.04.003,
234 Ordinance 10662, Section 51, as amended, and K.C.C.
235 27.04.005, Ordinance 8330, Section 31, as amended, and
236 K.C.C. 27.04.010, Ordinance 10662, Section 52, as
237 amended, and K.C.C. 27.04.015, Ordinance 13332, Section
238 4, as amended, and K.C.C. 27.06.010, Ordinance 13332,
239 Section 22, as amended, and K.C.C. 27.10.070, Ordinance
240 17682, Section 47, as amended, and K.C.C. 27.10.570,
241 Ordinance 12020, Section 5, as amended, and K.C.C.
242 27A.20.030, Ordinance 12020, Section 6, as amended, and
243 K.C.C. 27A.20.040, Ordinance 12020, Section 13, as
244 amended, and K.C.C. 27A.30.020, and Ordinance 12020,
245 Section 16, as amended, and K.C.C. 27A.30.050 , adding
246 new sections to K.C.C. chapter 4A.200, recodifying K.C.C.
247 4A.200.262 and repealing Ordinance 11955, Section 11, as
248 amended, and K.C.C. 2.16.140.

249 STATEMENT OF FACTS:

- 250 1. In the fall of 2017, the county executive created the local services
251 initiative to explore new and better ways to serve the people of
252 unincorporated King County and directed the executive's staff to begin the
253 formation of a department of local services.
- 254 2. On April 16, 2018, the King County council passed Motion 15125
255 providing guidance on the establishment of a new department of local
256 services to be operational by January 1, 2019.
- 257 3. The motion, in part, directs the Executive to establish a department of local
258 services that will work in partnership with each county council district to focus on
259 coordinating, enhancing and improving municipal services provided to the
260 county's unincorporated areas.

261

262 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

263 SECTION 1. Ordinance 12075, Section 3, as amended, and K.C.C. 2.16.025 are
264 each hereby amended to read as follows:

265 A. The county executive shall manage and be fiscally accountable for the office
266 of performance, strategy and budget and the office of labor relations.

267 B. The office of performance, strategy and budget functions and responsibilities
268 shall include, but not be limited to:

- 269 1. Planning, preparing and managing, with emphasis on fiscal management and
270 control aspects, the annual operating and capital project budgets;
- 271 2. Preparing forecasts of and monitor revenues;
- 272 3. Monitoring expenditures and work programs in accordance with Section 475

273 of the King County Charter;

274 4. Developing and preparing expenditure plans and ordinances to manage the
275 implementation of the operating and capital project budgets throughout the fiscal period;

276 5. Formulating and implementing financial policies regarding revenues and
277 expenditures for the county and other applicable agencies;

278 6. Performing program analysis, and contract and performance evaluation
279 review;

280 7. Developing and transmitting to the council, concurrent with the biennial
281 proposed budget, supporting materials consistent with K.C.C. chapter 4A.100;

282 8. Performance management and accountability:

283 a. providing leadership and coordination of the performance management and
284 accountability system countywide;

285 b. overseeing the development of strategic plans and business plans for each
286 executive branch department and office;

287 c. providing technical assistance on the development of strategic plans and
288 business plans for agencies;

289 d. developing and using community-level indicators and agency performance
290 measures to monitor and evaluate the effectiveness and efficiency of county agencies;

291 e. overseeing the production of an annual performance report for the executive
292 branch;

293 f. coordinating performance review process of executive branch departments
294 and offices;

295 g. collecting and analyzing land development, population, housing, natural

296 resource enhancement, transportation and economic activity data to aid decision making
297 and to support implementation of county plans and programs, including benchmarks;

298 h. leading public engagement and working in support of county performance
299 management, budget and strategic planning; and

300 i. developing and transmitting to the council a biennial report on April 30 in
301 odd-numbered years about the benefits achieved from technology projects. The report
302 shall include information about the benefits obtained from completed projects and a
303 comparison with benefits that were projected during different stages of the project. The
304 report shall also include a description of the expected benefits from those projects not yet
305 completed. The report shall be approved by the council by motion. The report and
306 motion shall be filed in the form of a paper original and an electronic copy with the clerk
307 of the council, who shall retain the original and provide an electronic copy to all
308 councilmembers;

309 9. Strategic planning and interagency coordination:

310 a. coordinating and staffing executive initiatives across departments and
311 agencies;

312 b. facilitating interdepartmental, interagency and interbranch teams on
313 multidisciplinary issues;

314 c. negotiating interlocal agreements as designated by the executive; and

315 d. serving as the liaison to the boundary review board for King County;

316 10. Business relations and economic development:

317 a. developing proposed policies to address regional, unincorporated urban, and
318 rural economic development;

- 319 b. establishing, fostering and maintaining healthy relations with business and
320 industry;
- 321 c. implementing strategies and developing opportunities that include partnering
322 with, cities, the Port of Seattle and other economic entities on regional and subregional
323 economic development projects;
- 324 d. developing and implementing strategies to promote economic revitalization
325 and equitable development in urban unincorporated areas including the possible assembly
326 of property for the purpose of redevelopment;
- 327 e. refining and implementing strategies in the county's rural economic
328 strategies to preserve and enhance the rural economic base so that the rural area can be a
329 place to both live and work; and
- 330 f. assisting communities and businesses in creating economic opportunities,
331 promoting a diversified economy and promoting job creation with the emphasis on
332 family-wage jobs; and
- 333 11. Continuous improvement:
- 334 a. leading, coordinating and implementing a program of continuous
335 improvement, including the provision of leadership development, transformational
336 improvement and capacity building in Lean thinking; and
- 337 b. providing annual reports to the council on the implementation of the
338 continuous improvement program, including but not limited to a description of the
339 number of people and agencies that have received training, the processes changed as a
340 result of Lean implementation and the budget and other impacts of these changes.
- 341 12. Regional planning:

342 a. coordinating the county's participation in multicounty planning at the Puget
343 Sound Regional Council, including serving on the Puget Sound Regional Council's
344 regional staff committee;

345 b. coordinating countywide planning at the Growth Management Planning
346 Council consistent with the Washington state Growth Management Act, including
347 leading the Growth Management Planning Council's interjurisdictional staff team in
348 accordance with the interlocal agreement authorized by King County Motion 8495;

349 c. managing updates to the county's Comprehensive Plan in coordination with
350 the department of (~~(permitting and environmental review)~~) local services, in accordance
351 with K.C.C. Title 20;

352 d. coordinating the development of demographic and growth forecasting data
353 and information including census data, growth targets and buildable lands;

354 e. facilitating annexations and joint planning with cities, including developing
355 annexation proposals, drafting interlocal agreements, and serving as the liaison to the
356 boundary review board for King County; and

357 f. colending with the department of (~~(permitting and environmental review)~~)
358 local services an interbranch regional planning team that supports the council and
359 executive through the provision of information and data, development of policy proposals
360 and options for regional issues related to growth management, economic development
361 and transportation. Participation in the interbranch regional planning team shall include
362 executive, department and council staff as designated by the respective branches.

363 C. The office of labor relations functions and responsibilities shall include, but
364 not be limited to:

365 1. Representing county agencies in the collective bargaining process as required
366 by chapter 41.56 RCW;

367 2. Developing and maintaining databases of information relevant to the
368 collective bargaining process;

369 3. Representing county agencies in labor arbitrations, appeals, and hearings
370 including those in chapter 41.56 RCW and required by K.C.C. Title 3, in collaboration
371 with the human resources management division;

372 4. Administering labor contracts and providing consultation to county agencies
373 regarding the terms and implementation of negotiated labor agreements, in collaboration
374 with the human resources management division;

375 5. Advising the executive and council on overall county labor policies; and

376 6. Providing resources for labor relations training for county agencies, the
377 executive, the council and others, in collaboration with the human resources management
378 division.

379 D.1. The county council hereby delegates to the executive or the executive's
380 designee authority to request a hearing before the Washington state Liquor and Cannabis
381 Board and make written recommendations and objections regarding applications relating
382 to:

383 a. liquor licenses under chapter 66.20 RCW; and

384 b. licenses for marijuana producers, processors or retailers under chapter 69.50
385 RCW.

386 2. Before making a recommendation under subsection D.1. of this section, the
387 executive or the executive's designee shall solicit comments from county departments and

388 agencies, including, but not limited to, the department of (~~permitting and environmental~~
389 ~~review~~) local services, public health - Seattle & King County, the sheriff's office and the
390 prosecuting attorney's office.

391 3. For each application reviewed under subsection D.1.b. of this section, the
392 executive shall transmit to the county council a copy of the application received with the
393 applicant's name and proposed license application location, a copy of all comments
394 received under subsection D.2. of this section and the executive's recommendation to the
395 Washington state Liquor and Cannabis board.

396 E. The executive may assign or delegate budgeting, performance management
397 and accountability, economic development and strategic planning and interagency
398 coordination functions to employees in the office of the executive but shall not assign or
399 delegate those functions to any departments.

400 SECTION 2. Ordinance 14199, Section 11, as amended, and K.C.C. 2.16.035 are
401 each hereby amended to read as follows:

402 The county administrative officer shall be the director of the department of
403 executive services. The department shall include the records and licensing services
404 division, the finance and business operations division, the human resources management
405 division, the facilities management division, the fleet services division, the airport
406 division, the administrative office of risk management, the administrative office of
407 emergency management, the administrative office of the business resource center and the
408 administrative office of civil rights. In addition, the county administrative officer shall be
409 responsible for providing staff support for the board of ethics.

410 A. The duties of the records and licensing services division shall include the

411 following:

412 1. Issuing marriage, vehicle/vessel, taxicab and for-hire driver and vehicle and
413 pet licenses, collecting license fee revenues and providing licensing services for the
414 public;

415 2. Enforcing county and state laws relating to animal control;

416 3. Managing the recording, processing, filing, storing, retrieval and certification
417 of copies of all public documents filed with the division as required;

418 4. Processing all real estate tax affidavits; and

419 5. Acting as the official custodian of all county records, as required by general
420 law, except as otherwise provided by ordinance.

421 B. The duties of the finance and business operations division shall include the
422 following:

423 1. Monitoring revenue and expenditures for the county. The collection and
424 reporting of revenue and expenditure data shall provide sufficient information to the
425 executive and to the council. The division shall be ultimately responsible for maintaining
426 the county's official revenue and expenditure data;

427 2. Performing the functions of the county treasurer;

428 3. Billing and collecting real and personal property taxes, local improvement
429 district assessments and gambling taxes;

430 4. Processing transit revenue;

431 5. Receiving and investing all county and political subjurisdiction moneys;

432 6. Managing the issuance and payment of the county's debt instruments;

433 7. Managing the accounting systems and procedures;

- 434 8. Managing the fixed assets system and procedures;
- 435 9. Formulating and implementing financial policies for other than revenues and
436 expenditures for the county and other applicable agencies;
- 437 10. Administering the accounts payable and accounts receivable functions;
- 438 11. Collecting fines and monetary penalties imposed by district courts;
- 439 12. Developing and administering procedures for the procurement of and
440 awarding of contracts for tangible personal property, services, professional or technical
441 services and public work in accordance with K.C.C. chapter 2.93 and applicable federal
442 and state laws and regulations;
- 443 13. Establishing and administering procurement and contracting methods, and
444 bid and proposal processes, to obtain such procurements;
- 445 14. In consultation with the prosecuting attorney's office and office of risk
446 management, developing and overseeing the use of standard procurement and contract
447 documents for such procurements;
- 448 15. Administering contracts for goods and services that are provided to more
449 than one department;
- 450 16. Providing comment and assistance to departments on the development of
451 specifications and scopes of work, in negotiations for such procurements, and in the
452 administration of contracts;
- 453 17. Assisting departments to perform cost or price analyses for the procurement
454 of tangible personal property, services and professional or technical services, and price
455 analysis for public work procurements;
- 456 18. Developing, maintaining and revising as may be necessary from time to

457 time the county's general terms and conditions for contracts for the procurement of
458 tangible personal property, services, professional or technical services and public work;

459 19. Managing the payroll system and procedures, including processing benefits
460 transactions in the payroll system and administering the employer responsibilities for the
461 retirement and the deferred compensation plans;

462 20. Managing and developing financial policies for borrowing of funds,
463 financial systems and other financial operations for the county and other applicable
464 agencies((-));

465 21. Managing the contracting opportunities program to increase opportunities
466 for small contractors and suppliers to participate on county-funded contracts. Submit an
467 annual report as required by K.C.C. 2.97.090;

468 22. Managing the apprenticeship program to optimize the number of apprentices
469 working on county construction projects. Submit an annual report as required by K.C.C.
470 12.16.175; and

471 23. Serving as the disadvantaged business enterprise liaison officer for federal
472 Department of Transportation and other federal grant program purposes. The
473 disadvantaged business enterprise liaison officer shall have direct, independent access to
474 the executive on disadvantaged business enterprise program matters consistent with 49
475 C.F.R. Sec. 26.25. For other matters, the disadvantaged business enterprise liaison
476 officer shall report to the director of the finance and business operations division.

477 C. The duties of the human resources management division shall include the
478 following:

479 1. Developing and administering training and organizational development

480 programs, including centralized employee and supervisory training and other employee
481 development programs;

482 2. Developing proposed and administering adopted policies and procedures for:

483 a. employment, including recruitment, examination and selection;

484 b. classification and compensation; and

485 c. salary administration;

486 3. Developing proposed and administering adopted human resources policy;

487 4. Providing technical and human resources information services support;

488 5. Developing and managing insured and noninsured benefits programs,

489 including proposing policy recommendations, negotiating benefits plan designs with

490 unions, preparing legally mandated communications materials and providing employee

491 assistance and other work and family programs;

492 6. Developing and administering diversity management and employee relations

493 programs, including affirmative action plan development and administration,

494 management and supervisory diversity training and conflict resolution training;

495 7. Developing and administering workplace safety programs, including

496 inspection of work sites and dissemination of safety information to employees to promote

497 workplace safety;

498 8. Administering the county's self-funded industrial insurance/worker's

499 compensation program, as authorized by Title 51 RCW;

500 9. Advising the executive and council on overall county employee policies;

501 10. Providing labor relations training for county agencies, the executive, the

502 council and others, in collaboration with the office of labor relations;

503 11. Overseeing the county's unemployment compensation program;
504 12. Collecting and reporting to the office of management and budget on a
505 quarterly basis information on the numbers of filled and vacant full-time equivalent and
506 term-limited temporary positions and the number of emergency employees for each
507 appropriation unit; and

508 13. Providing a quarterly report to the council showing vacant positions by
509 department. The report must indicate whether a term-limited temporary employee is
510 backfilling the position, the salary and benefits associated with a position and how long
511 the position has been vacant. The report is due thirty days after the end of each calendar
512 quarter and shall be filed in the form of a paper original and an electronic copy with the
513 clerk of the council, who shall retain the original and provide an electronic copy to all
514 councilmembers, the council chief of staff and the lead staff to the budget and fiscal
515 management committee or its successor.

516 D. The duties of the facilities management division shall include the following:

- 517 1. Overseeing space planning for county agencies;
- 518 2. Administering and maintaining in good general condition the county's
519 buildings except for those managed and maintained by the department of natural
520 resources and parks and the Metro transit department as provided in K.C.C. chapter 4.56;
- 521 3. Operating security programs for county facilities except as otherwise
522 determined by the council;
- 523 4. Administering all county facility parking programs except for public
524 transportation facility parking;
- 525 5. Administering the supported employment program;

526 6. Managing all real property owned or leased by the county, except as provided
527 in K.C.C. chapter 4.56, ensuring, where applicable, that properties generate revenues
528 closely approximating fair market value;

529 7. Maintaining a current inventory of all county-owned or leased real property;

530 8. Functioning as the sole agent for the disposal of real properties deemed
531 surplus to the needs of the county;

532 9. In accordance with K.C.C. chapter 4A.100, providing support services to
533 county agencies in the acquisition of real properties, except as otherwise specified by
534 ordinance;

535 10. Issuing oversized vehicle permits, franchises and permits and easements for
536 the use of county property except franchises for cable television and telecommunications;

537 11. Overseeing the development of capital projects for all county agencies
538 except for specialized roads, solid waste, public transportation, airport, water pollution
539 abatement, surface water management projects and parks and recreation;

540 12. Being responsible for all general projects, such as office buildings or
541 warehouses, for any county department including, but not limited to, the following:

542 a. administering professional services and construction contracts;

543 b. acting as the county's representative during site master plan, design and
544 construction activities;

545 c. managing county funds and project budgets related to capital projects;

546 d. assisting county agencies in the acquisition of appropriate facility sites;

547 e. formulating guidelines for the development of operational and capital
548 project plans;

549 f. assisting user agencies in the development of capital projects and project
550 plans, as defined and provided for in K.C.C. chapter 4A.100;

551 g. formulating guidelines for the use of life cycle cost analysis and applying
552 these guidelines in all appropriate phases of the capital process;

553 h. ensuring the conformity of capital project plans with the adopted space plan
554 and agency business plans;

555 i. developing project cost estimates that are included in capital project plans,
556 site master plans, capital projects and biennial project budget requests;

557 j. providing advisory services, feasibility studies or both services and studies to
558 projects as required and for which there is budgetary authority;

559 k. coordinating with user agencies to assure user program requirements are
560 addressed through the capital development process as set forth in this chapter and in
561 K.C.C. chapter 4A.100;

562 l. providing engineering support on capital projects to user agencies as
563 requested and for which there is budgetary authority; and

564 m. providing assistance in developing the executive budget for capital projects;
565 and

566 13. Providing for the operation of a downtown winter shelter for homeless
567 persons between October 15 and April 30 each year.

568 E. The duties of the fleet services division shall include the following:

569 1. Acquiring, maintaining and managing the motor pool and equipment
570 revolving fund for fleet vehicles and equipment, the equipment rental and revolving fund,
571 and the wastewater equipment rental and revolving fund. Metro transit department

572 vehicles determined by the Metro transit department director to be intricately involved in
573 or related to providing public transportation services shall not be part of the motor pool;

574 2. Establishing rates for the rental of equipment and vehicles;

575 3. Establishing terms and charges for the sale of any material or supplies that
576 have been purchased, maintained or manufactured with money from the motor pool and
577 equipment revolving fund, the equipment rental and revolving fund and the wastewater
578 equipment rental and revolving fund;

579 4. Managing training programs, stores function and vehicle repair facilities;

580 5. Administering the county alternative fuel program and take-home assignment
581 of county vehicles policy; and

582 6. Inventorying, monitoring losses and disposing of county personal property in
583 accordance with K.C.C. chapter 4.56.

584 F. The duties of the airport division shall include managing the maintenance and
585 operations of the King County international airport, and shall include the following:

586 1. Developing and implementing airport programs under state and federal law
587 including preparing policy recommendations and service models;

588 2. Managing and maintaining the airport system infrastructure;

589 3. Managing, or securing services from other divisions, departments or entities
590 to perform, the design, engineering and construction management functions related to the
591 airport capital program including new facilities development and maintenance of existing
592 infrastructure; providing support services such as project management, environmental
593 review, permit and right-of-way acquisitions, schedule and project control functions; and

594 4. Preparing and administering airport service and supporting capital facility

595 plans and periodic updates.

596 G. The duties of the administrative office of risk management shall include the
597 management of the county's insurance and risk management programs consistent with
598 K.C.C. chapter 2.21.

599 ~~((F.))~~ H. The duties of the administrative office of emergency management shall
600 include the following:

601 1. Planning for and providing effective direction, control and coordinated
602 response to emergencies; and

603 2. Being responsible for the emergency management functions defined in
604 K.C.C. chapter 2.56.

605 ~~((G.))~~ I. The duties of the administrative office of civil rights shall include the
606 following:

607 1. Enforcing nondiscrimination ordinances as codified in K.C.C. chapters 12.17,
608 12.18, 12.20 and 12.22;

609 2. Assisting departments in complying with the federal Americans with
610 Disabilities Act of 1990, the federal Rehabilitation Act of 1973, Section 504, and other
611 legislation and rules regarding access to county programs, facilities and services for
612 people with disabilities;

613 3. Serving as the county Americans with Disabilities Act coordinator relating to
614 public access;

615 4. Providing staff support to the county civil rights commission;

616 5. Serving as the county federal Civil Rights Act Title VI coordinator; and

617 6. Coordinating county responses to federal Civil Rights Act Title VI issues and

618 investigating complaints filed under Title VI.

619 ~~((H.))~~ J. The duties of the administrative office of the business resource center
620 shall include the following:

621 1. The implementation and maintenance of those systems necessary to generate
622 a regular and predictable payroll through the finance and business operations division;

623 2. The implementation and maintenance of those systems necessary to provide
624 regular and predictable financial accounting and procedures through the finance and
625 business operations division;

626 3. The implementation and maintenance of those systems necessary to generate
627 regular and predictable county budgets, budget reports and budget management tools for
628 the county; and

629 4. The implementation and maintenance of the human resources systems of
630 record for all human resources data for county employment purposes.

631 SECTION 3. Ordinance 11955, Section 5, as amended, and K.C.C. 2.16.055 are
632 each hereby amended to read as follows:

633 A. The department of ~~((permitting and environmental review))~~ local services is
634 responsible for managing and being fiscally accountable for the permitting division and
635 the road services division. The department shall also administer the county roads
636 function as authorized in applicable sections of Titles 36 and 47 RCW and other laws,
637 regulations and ordinances as might apply. The department shall also manage the
638 community service area program. The community service area program shall develop
639 and implement programs and services to help all residents of unincorporated King
640 County be more knowledgeable of, better served by, and heard by King County

641 government agencies. The community service area program shall work with all county
642 departments and agencies whose services, programs and projects are of interest to
643 unincorporated area residents, to promote successful public engagement. .

644 B. The duties of the permitting division shall include the following:

645 1. Ensuring consistent and efficient administration of environmental, building
646 and land use codes and regulations for commercial and residential projects by means of
647 permit review and approval, construction inspections and public information;

648 2. Managing the development and implementation of unincorporated subarea
649 plans in coordination with the regional planning function in K.C.C. 2.16.025 and in
650 accordance with the King County Comprehensive Plan and state Growth Management
651 Act requirements;

652 3. Participating on the interbranch regional planning team as specified in K.C.C.
653 2.16.025;

654 4. Administering the state Environmental Policy Act and acting as lead agency,
655 including making the threshold determinations, determining the amount of environmental
656 impact and reasonable mitigation measures and coordinating with other departments and
657 divisions in the preparation of county environmental documents or in response to
658 environmental documents from other agencies;

659 5. Effective processing and timely review of land development proposals,
660 including zoning variance and reclassification, master drainage plans, variances from the
661 surface water design manual and the King County road standards, critical area,
662 subdivision, right-of-way use, urban planned development, clearing and grading,
663 shoreline, special use and conditional use applications;

664 6. Pursuing and resolving code violations, including preparing for
665 administrative or legal actions, evaluating the department's success in obtaining
666 compliance with King County rules and regulations and designing measures to improve
667 compliance;

668 7. Regulating the operation, maintenance and conduct of county-licensed
669 businesses, except taxicab and for-hire drivers and vehicles; and

670 8. Developing and implementing an inspection program to identify fire hazards
671 and require conformance with K.C.C. Title 17, reviewing building plans and applications
672 for compliance with K.C.C. Title 17 and conducting inspections, including inspections of
673 new construction, for compliance with K.C.C. Title 17.

674 ~~((B-))~~ C.1. The director of the department shall be the:

675 a. county planning director;

676 b. zoning adjuster;

677 c. responsible official for purposes of administering the state Environmental
678 Policy Act;

679 d. county building official; and

680 e. county fire marshal.

681 2. The director may delegate the functions in subsection ~~((B-))~~ C.1. of this
682 section to qualified subordinates.

683 D. The road services division is responsible for designing, constructing,
684 maintaining and operating a comprehensive system of roadways and other transportation
685 facilities and services to support a variety of transportation modes for the safe and
686 efficient movement of people and goods and delivery of services. The duties of the

687 division shall include the following:

688 1. Designing, constructing and maintaining county roads, bridges and associated

689 drainage facilities;

690 2. Designing, installing and maintaining county traffic signs, markings and

691 signals;

692 3. Designing, installing and maintaining bicycle and pedestrian facilities;

693 4. Managing intergovernmental contracts or agreements for services related to

694 road maintenance and construction and to other transportation programs supporting the

695 transportation plan;

696 5. Inspecting utilities during construction and upon completion for compliance

697 with standards and specifications; assuring that public facilities disturbed due to

698 construction are restored;

699 6. Performing detailed project development of roads capital improvement

700 projects that are consistent with the transportation element of the county's Comprehensive

701 Plan, and coordinating such programming with other county departments and divisions

702 assigned responsibilities for Comprehensive Plan implementation;

703 7. Incorporating into the roads capital improvement program those projects

704 identified in the transportation needs report, community plans, related functional plans

705 and elsewhere consistent with the county's Comprehensive Plan;

706 8. Preparing, maintaining and administering the county road standards;

707 9. Preparing and administering multiyear roads maintenance and capital

708 construction plans and periodic updates;

709 10. Administering the transportation concurrency and mitigation payment

710 programs; and

711 11.a. Performing the duties of the office of the county road engineer, which is
712 hereby established as an administrative office of the road services division. The office of
713 the county road engineer shall be an office of record, supervised by the county road
714 engineer hired in accordance with RCW 36.80.010 and reporting to the manager of the
715 road services division. The office of the county road engineer shall be located within the
716 corporate limits of the county seat.

717 b. The county road engineer shall carry out all duties assigned to the county
718 road engineer as prescribed by state statute, except as modified by the county executive
719 as authorized in subsection D.11.c. of this section.

720 c. The county executive may assign professional engineering duties of the
721 county road engineer to someone other than the county road engineer, except as
722 otherwise assigned by King County Code, and only if the individual assigned those duties
723 shall be qualified as required under RCW 36.80.020. The executive shall provide to the
724 county council and the Washington state County Road Administration Board, in writing,
725 those specific professional engineering duties not assigned to the county road engineer,
726 the name and position of each person responsible for carrying out those assigned duties,
727 the specific reporting and working relationships with the county road engineer and the
728 duration for which those duties have been assigned.

729 SECTION 4. Ordinance 13263, Section 42, as amended, and K.C.C. 2.16.097 are
730 each hereby amended to read as follows:

731 A. Receivable civil fines, civil penalties and abatement costs assessed pursuant to
732 Title 23 may be written off by the director of the department of ~~((permitting and~~

733 ~~environmental review~~) local services or the director's designee, with the concurrence of the
734 county administrative officer, under the following circumstances:

- 735 1. When the costs of the effort to collect the civil fine or penalty exceeds the
736 recoupable fines and penalties, or
737 2. When the civil fine, penalty or abatement cost is determined to be uncollectable
738 in the foreseeable future.

739 B. The director shall document the circumstances under which a decision was
740 made to write off a civil fine, penalty or abatement cost.

741 SECTION 5. Ordinance 11955, Section 11, as amended, and K.C.C. 2.16.140 are
742 each hereby repealed.

743 SECTION 6. Ordinance 12075, Section 6, and K.C.C. 2.32.130 are each hereby
744 amended to read as follows:

745 A. (~~BOARD CREATED~~) There is hereby created a King County urban arterial
746 advisory board hereafter to be known as the King County arterial council, and hereinafter
747 referred to as the advisory council.

748 B. (~~MEMBERSHIP TERMS~~) The advisory council will consist of five
749 members; the director of the department of (~~transportation~~) local services, who will serve
750 as chairman; two members to be elected officials of incorporated cities or towns of King
751 County other than the city of Seattle; and two members to be licensed engineers practicing
752 as city engineers or directors of public works of incorporated cities or towns of King
753 County, other than the city of Seattle.

754 The four members of the advisory council other than the director of the department
755 of (~~transportation~~) local services shall serve terms of three years.

756 C. (~~MEMBERS TO BE RESIDENTS.~~) Members of the advisory council shall
757 be residents of King County throughout their term and shall serve without compensation.

758 D. (~~DUTIES.~~) The advisory council will be responsible for recommending
759 allocation of proceeds of the forward thrust bonds for cities other than Seattle, as issued
760 pursuant to voter adoption of King County Bond Resolution 34569 at the special election
761 held February 13, 1968, and as authorized by ordinance of the King County council.

762 The advisory council shall, subject to contractual commitments entered into prior to
763 the date of the ordinance codified in this section, recommend and promulgate rules and
764 procedures to insure proper design procedures as they relate to alignment and geometry,
765 adequate specifications for construction, rules for purchase of right-of-way, and other rules
766 deemed advisable to the conduct of developing an integrated arterial system for the
767 residents of King County.

768 All rules and procedures established by the advisory council shall be made public as
769 currently and hereafter amended.

770 E. (~~RULES OF PROCEDURE.~~) The manager of the road services division shall
771 serve as executive secretary of the advisory council and will be responsible for all records.

772 The manager of the road services division will prepare and forward an agenda for
773 all members prior to each meeting and will prepare and distribute the minutes of each
774 meeting and include a summary of information concerning discussions of the meeting and
775 a review of previous advisory council actions pertinent to discussion subjects.

776 The advisory council may elect additional officers and shall adopt such
777 administrative procedures as are required to accomplish the purposes of this act.

778 The members of the advisory council shall constitute a quorum and a majority of

779 such quorum may secure approval of a transaction of the advisory council.

780 F. (~~FUNDING~~) For purposes of providing funds to pay the cost of staff services
781 to the advisory council in execution of its duties, the arterial council operating fund was
782 originally created by County Commissioner Resolution 35555 on June 24, 1968. The fund
783 was created from current expense funds to be reimbursed from appropriate capital
784 improvement funds for actual project cost incurred on behalf of the capital improvement
785 projects. The arterial council operating fund is hereby continued without change.

786 Withdrawal from the operating fund to pay the cost of the staff services shall be
787 made on the basis of actual costs.

788 SECTION 7. Ordinance 12075, Section 11, as amended, and K.C.C. 2.40.030 are
789 each hereby amended to read as follows:

790 A. The commission shall consist of fifteen members; the members shall serve
791 terms of three years as specified in K.C.C. chapter 2.28.

792 B. The fifteen voting members of the commission shall serve without
793 compensation and represent the diversity of the agricultural economy, various
794 agricultural operations, and the regions of the county. Membership should be
795 representative of producers of agricultural commodities and persons with demonstrated
796 knowledge, experience and interest in agricultural real estate, food and feed processing,
797 wholesale and retail marketing, produce buying, direct marketing, supply, and finance.
798 However, at least eight of the voting commission members shall be producers as defined
799 in K.C.C. 2.40.020.

800 C. The directors of the departments of natural resources and parks, (~~permitting~~
801 ~~and environmental review~~) local services, community and human services, public health,

802 and executive services, and the King County conservation district may serve as additional
803 members in an ex officio capacity.

804 SECTION 8. Ordinance 12901, Section 3, as amended, and K.C.C. 2.41.030 are
805 each hereby amended to read as follows:

806 A. The commission shall consist of thirteen voting members; the members shall
807 serve terms of three years as specified in K.C.C. chapter 2.28.

808 B. The voting members of the commission shall serve without compensation.
809 The members shall represent the diversity of rural forestry interests and the different
810 geographic regions of rural King County.

811 C. Commission membership shall include an equitable representation of the
812 following interests:

813 1. At least five members representing private rural forest landowners, with at
814 least one from each of the following ownership categories:

815 a. forest landowners with greater than five hundred acres of rural forest land in
816 King County;

817 b. forest landowners with forty to five hundred acres of rural forest land in
818 King County, and for whom income from forestry is an important component of total
819 income;

820 c. residential forest landowners with greater than twenty acres of rural forest
821 land enrolled in the Forest Land Designation (chapter 84.33 RCW) program; and

822 d. residential forest landowners with less than twenty acres of rural forest land;

823 2. Advocates of nontimber values of forest land, such as environmental
824 protection, recreation and open space;

825 3. The Washington Department of Natural Resources;

826 4. Affected Indian tribes;

827 5. Consumers or users of local forest products, such as mills, lumber

828 suppliers, craftspeople, artisans, florist suppliers or users of other alternative forest

829 products;

830 6. Academic or professional foresters, or forestry associations; and

831 7. Rural cities.

832 D. The directors of the departments of natural resources and parks, (~~permitting~~

833 ~~and environmental review~~) local services, executive services, the office of budget, a

834 representative of the King County council natural resources, parks and open space

835 committee, or its successor, a representative of the Mount Baker-Snoqualmie National

836 Forest, a representative of the Washington State University Extension and the director of

837 the King Conservation District may serve as nonvoting ex officio members of the

838 commission.

839 E. All appointees should have a working knowledge of King County forestry, a

840 strong commitment to promote forestry in the rural area, the ability to work with differing

841 viewpoints to find solutions to complex problems and a willingness to commit the time

842 necessary to attend commission meetings and activities.

843 SECTION 9. Ordinance 12075, Section 21, and K.C.C. 2.96.040 are each hereby

844 amended to read as follows:

845 A. (~~Definitions.~~) The following definitions shall apply in the interpretation of

846 this section.

847 1. "Alcohol" means a mixture containing no less than eighty-five percent

848 methanol, ethanol or other alcohols, in any combination, by volume.

849 2. "Alternative fuel" means of propulsion by other than gasoline or diesel fuel and

850 shall include:

851 a. alcohol.

852 b. dual energy.

853 c. electricity.

854 d. natural gas.

855 e. propane.

856 f. human powered.

857 3. "Director" means the director of the department of ~~((transportation))~~ executive

858 services.

859 4. "Dual Energy" means capable of being operated using an alternative fuel and

860 gasoline or diesel fuel.

861 5. "Purchased" means purchased, leased, borrowed, obtained by gift or otherwise

862 acquired.

863 B. ~~((Goals.))~~ The director shall ensure that at least fifty percent of the vehicles

864 purchased by King County in 1992 shall operate using alternative fuel. At least seventy-

865 five percent of the vehicles purchased by King County in 1993 shall operate using

866 alternative fuel.

867 C. ~~((Alternatives.))~~ In order to comply with subsection B of this section, the

868 director may purchase vehicles which are manufactured to operate on alternative fuel,

869 convert newly purchased vehicles to operate on alternative fuel, or any combination

870 thereof.

871 D. (~~Heavy equipment.~~) Heavy equipment which is intended solely for off-road
872 usage and for which the implementation of this section would be infeasible is exempt from
873 the requirements of this chapter.

874 SECTION 10. Ordinance 2165, Section 2, as amended, and K.C.C. 2.98.020 are
875 each hereby amended to read as follows:

876 For the purpose of this chapter:

877 A. "Department" means executive departments and administrative offices, the
878 sheriff's office, the department of assessments, the department of judicial administration,
879 the department of elections, county boards, commissions, committees and other
880 multimember bodies. However, "department" does not include the legislative branch and
881 all offices established under Article 2 of the King County Charter, the hearing examiner,
882 the board of appeals, the personnel board, the board of health, superior courts, district
883 courts and the prosecuting attorney's office.

884 B. "Penalty" means a punishment established by ordinance or other law imposed as
885 a consequence of failing to abide by or comply with the law, ordinance or a rule adopted
886 under ordinance or other law.

887 C.1. "Rule" means any department order, directive or regulation of general
888 applicability:

- 889 a. the violation of which subjects a person outside county employment to a
890 penalty;
- 891 b. that subjects a person outside of county employment to the payment of a fee;
- 892 c. that establishes, alters or revokes any procedure, practice or requirement
893 relating to a department hearing; or

894 d. that establishes, alters or revokes any qualifications or standards for the
895 issuance, suspension or revocation of a license to pursue any commercial activity, trade or
896 profession.

897 2. "Rule" includes the amendment or repeal of a prior rule, but does not include:

898 a. a statement concerning only the internal management of a department and not
899 affecting private rights or procedures available to the public;

900 b. a declaratory ruling issued in accordance with an ordinance; or

901 c. a traffic restriction for motor vehicles, bicyclists and pedestrians established
902 by the director of the department of ~~((transportation))~~ local services, the director of the
903 Metro transit department or their designees if an official traffic control device gives notice
904 of the restriction.

905 SECTION 11. Ordinance 14033, Section 4, as amended, and K.C.C. 2.100.030
906 are each hereby amended to read as follows:

907 A. A person may request a code interpretation by submitting a request in
908 accordance with this chapter. The director may also issue a code interpretation on the
909 director's own initiative.

910 B. A request for a code interpretation must be submitted in writing to the director
911 of the department with primary responsibility administering or implementing the
912 development regulation that is the subject of the request. If the person is uncertain as to the
913 appropriate department to which the code interpretation request should be submitted, the
914 person shall submit the request to the director of the department of ~~((permitting and
915 environmental review))~~ local services or the director's designee, who shall make the
916 determination and forward the request to the appropriate department, and notify the person

917 as to which department is responsible for responding to the request.

918 C. A code interpretation request must:

919 1. Be in writing and shall be clearly labeled “Request for Code Interpretation.”

920 Failure to satisfy this requirement relieves the director of any obligation to acknowledge or
921 otherwise process the request;

922 2. Identify the person seeking the code interpretation and provide an address to
923 which correspondence regarding the requested code interpretation should be mailed;

924 3. Identify the specific section or sections of King County's development
925 regulations for which an interpretation is requested;

926 4. Identify the parcel or site, if the code interpretation request involves a particular
927 parcel of property or site;

928 5. Identify the code enforcement action, if the code interpretation request involves
929 a code enforcement case;

930 6. Be accompanied by the fee required under K.C.C. 2.100.070; and

931 7. Be limited to a single subject, which may require interpretation of one or more
932 code sections.

933 D.1. Within fifteen business days after receiving a code interpretation request, the
934 director shall acknowledge receipt of the request. The director shall mail the
935 acknowledgment to the person submitting the request at the address provided in the
936 request. The acknowledgment shall include the following information, as applicable:

937 a. If the director determines that the code interpretation request does not contain
938 the information required under this section, the director shall identify in the
939 acknowledgment the deficiencies in the code interpretation request. In such a situation, the

940 director is under no obligation to process the code interpretation request until a code
941 interpretation request complying with this chapter is submitted;

942 b. If the director determines that the code interpretation request is ambiguous or
943 unclear, the director may request that the person making the request to clarify the request.

944 The director is under no obligation to process the code interpretation request until an
945 adequately clarified code interpretation request is submitted;

946 c. If the director determines that the code interpretation request presents
947 substantially the same issue as is pending before an adjudicatory body, such as the King
948 County hearing examiner, the King County council when acting as a quasi-judicial body,
949 any other quasi-judicial agency or any local, state or federal court, the director shall so state
950 in the acknowledgment. The director is then under no obligation to further process the
951 code interpretation request; and

952 d. If a code interpretation is requested regarding an issue that the director has
953 previously addressed through a code interpretation, the director is not obligated to issue
954 another code interpretation and shall so state in the acknowledgment required by this
955 section and shall identify the previous code interpretation.

956 2. If the director determines that the code interpretation request relates to a
957 particular parcel of property, the director shall cause notice of the code interpretation
958 request to be given to the taxpayer of record for the subject parcel.

959 3. If the code interpretation request relates to a specific development project
960 pending before the county, the director shall cause notice of the code interpretation request
961 to be given to all parties of record for that project, including the applicant.

962 4. The notice required under this section must include a copy of the code

963 interpretation request and a copy of the director's acknowledgment. Notice required under
964 this section may be by United States mail or other appropriate method of delivery.

965 SECTION 12. Ordinance 14033, Section 5, as amended, and K.C.C. 2.100.040
966 are each hereby amended to read as follows:

967 A. A person may submit written analysis and supporting documentation to assist
968 the director in analyzing a code interpretation request.

969 B. The director may conduct research or investigation as the director deems
970 necessary to resolve the issue presented in the code interpretation request and may refer the
971 request to department staff and other county staff for review and analysis.

972 C. A code interpretation must be in writing, clearly labeled "Code Interpretation,"
973 and describe the basis for the interpretation.

974 D. The director shall issue a code interpretation within sixty days after receiving
975 the code interpretation request, unless the director determines that based on the unusual
976 nature of the issue additional time is necessary to respond to the request. If the code
977 interpretation request relates to a specific development proposal that is pending before the
978 department of (~~permitting and environmental review~~) local services or relates to a code
979 enforcement action that is subject to appeal under K.C.C. chapter 23.36, the code
980 interpretation shall become final when the department of (~~development and~~
981 ~~environmental~~) local services issues its final decision on the underlying development
982 proposal for a type 1 or 2 decision, the department makes its recommendation on a type 3
983 or 4 decision or, based on the code interpretation, the department issues a notice and order,
984 citation or stop work order under K.C.C. Title 23. If the director determines that a code
985 interpretation request does not to relate to a specific development proposal that is currently

986 pending before the county or to a code enforcement action, the code interpretation is final
987 when issued by the director.

988 E. The director shall maintain a list of indexed code interpretations for public
989 inspection and post the index and code interpretations on a King County web site and
990 transmit a copy of each code interpretation to the clerk of the King County council.

991 F. The director shall mail copies of the code interpretation to the following:

992 1. The person who requested the code interpretation;

993 2. If the director determines that the code interpretation relates to a specific
994 development proposal that is pending before the county, the applicant and all other parties
995 of record for that proposal;

996 3. If the director determines the code interpretation relates to a specific parcel of
997 property, the taxpayer of record for that parcel; and

998 4. Any person who has submitted written comments regarding the director's
999 review of the code interpretation request.

1000 G. When it is final, a code interpretation remains in effect until it is rescinded in
1001 writing by the director or it is modified or reversed on appeal by the hearing examiner, the
1002 King County council or an adjudicatory body.

1003 H. A code interpretation issued by the director governs all staff review and
1004 decisions unless withdrawn or modified by the director or modified or reversed on appeal
1005 by the King County hearing examiner, King County council, or an adjudicatory body.

1006 SECTION 13. Ordinance 13623, Section 1, as amended, and K.C.C. 2A.310.050
1007 are each hereby amended to read as follows:

1008 A. The King County emergency management advisory committee is hereby

1009 established. The committee shall act in an advisory capacity to the executive, council and
1010 the office of emergency management on emergency management matters and facilitate
1011 the coordination of regional emergency planning in King County.

1012 B. The committee shall be composed of members who represent the following
1013 emergency management interests, with each interest having one member except for the
1014 Sound Cities Association, which may have three members:

- 1015 1. The Central Region Emergency Medical Services and Trauma Care Council;
- 1016 2. Each city with a population of over one hundred thousand;
- 1017 3. Electric and gas utilities;
- 1018 4. The financial community;
- 1019 5. The King County Fire Chiefs Association;
- 1020 6. The King County Fire Commissioners Association;
- 1021 7. The King County Police Chiefs Association;
- 1022 8. Local emergency planning committees;
- 1023 9. The Port of Seattle;
- 1024 10. Private business and industry;
- 1025 11. The Puget Sound Educational Service District;
- 1026 12. The King and Kitsap Counties Chapter of the American Red Cross;
- 1027 13. Water and sewer districts;
- 1028 14. The Sound Cities Association;
- 1029 15. The Washington Association of Building Officials;
- 1030 16. The King County executive or the executive's designee;
- 1031 17. The King County department of natural resources and parks;

- 1032 18. The King County department of (~~(transportation)~~) local services;
- 1033 19. The King County Metro transit department;
- 1034 20. The King County department of executive services;
- 1035 21. The Seattle-King County department of public health;
- 1036 (~~(21.)~~) 22. The Muckleshoot Tribe;
- 1037 (~~(22.)~~) 23. The Snoqualmie Tribe;
- 1038 (~~(23.)~~) 24. The King County sheriff's office;
- 1039 (~~(24.)~~) 25. The Northwest Healthcare Response Network; and
- 1040 (~~(25.)~~) 26. A faith-based organization prepared to provide emergency relief
- 1041 services to the public.

1042 C. The scope and charge of the committee is to:

- 1043 1. Advise King County on emergency management issues and facilitate
- 1044 coordination of regional emergency planning in King County;
- 1045 2. Assist King County in the development of programs and policies concerning
- 1046 emergency management; and
- 1047 3. Review and comment on proposed emergency management rules, policies or
- 1048 ordinances before the adoption of the rules, policies or ordinances.

1049 D.1. The executive shall appoint regular members and one alternate member for

1050 each regular member of the committee, subject to confirmation by the council.

1051 2. Individuals serving as regular members of the committee shall be the chair of

1052 the association or designee if an association or agency is named as a member.

1053 Individuals serving as alternate members of the committee shall be designated by the

1054 association if an association or agency is named as a member. This includes the Sound

1055 Cities Association, which shall designate the individuals to serve as its regular members
1056 and alternates.

1057 3. Individuals serving the committee from industry groups or a faith-based
1058 organization shall be recruited with the assistance of those entities.

1059 4. A regular or alternate member of the committee shall serve a term of three
1060 years or until the regular or alternate member's successor is appointed and confirmed as
1061 provided in this section. The terms of office shall be staggered consistent with K.C.C.
1062 chapter 2.28.

1063 5. Memberships are not limited as to numbers of terms, but regular and alternate
1064 members shall participate in a reappointment process every three years. Reappointment
1065 is subject to confirmation by the county council.

1066 6. A vacancy shall be filled for the remainder of the term of the vacant position
1067 in the manner described in the initial appointment.

1068 E.1. The committee shall elect a regular committee member as chair by a
1069 majority vote of committee members. The term of the chair is one year.

1070 2. The committee shall adopt appropriate bylaws, including quorum
1071 requirements.

1072 F. The office of emergency management shall provide ongoing administrative
1073 support to the committee.

1074 G. Members of the committee shall serve without compensation.

1075 SECTION 14. Ordinance 12077, Section 11, and K.C.C. 3.28.020 are each
1076 hereby amended to read as follows:

1077 The compensation provided for in (~~Section~~) K.C.C. 3.28.010 shall not exceed the

1078 average monthly charge billed by the department of (~~transportation~~) executive services
1079 for equivalent vehicles.

1080 SECTION 15. Ordinance 12077, Section 12, and K.C.C. 3.30.010 are each
1081 hereby amended to read as follows:

1082 The purpose of this chapter is to ensure the proper use of public funds with regard
1083 to the county's practice of allowing employees to commute to and from work in county
1084 owned vehicles. The intent of this chapter is to:

1085 A. Restrict the number of county owned vehicles being used by employees to
1086 commute to and from work;

1087 B. Establish criteria and policies for evaluating and authorizing take-home vehicle
1088 assignments;

1089 C. Require the fleet (~~administration~~) services division of the department of
1090 (~~transportation~~) executive services to document the number of current take-home vehicle
1091 assignments;

1092 D. Require the fleet (~~administration~~) services division of the department of
1093 (~~transportation~~) executive services to develop administrative rules for implementing the
1094 provisions of this chapter; and

1095 E. Require the fleet (~~administration~~) services division of the department of
1096 (~~transportation~~) executive services to (~~re-evaluate~~) reevaluate all take-home vehicle
1097 assignments in accordance with the policies and criteria established (~~herein~~) in this
1098 section.

1099 SECTION 16. Ordinance 12077, Section 13, as amended, and K.C.C. 3.30.040
1100 are each hereby amended to read as follows:

1101 The fleet (~~((administration))~~) services division of the department of (~~((transportation))~~)
1102 executive services shall be the executive agency in charge of implementing the provisions
1103 of this chapter. The division shall:

- 1104 A. Develop the administrative rules to implement the provisions of this chapter.
- 1105 B. Evaluate all take-home vehicle assignment requests from executive departments
1106 and administrative offices; and
- 1107 C. Approve and monitor take-home vehicle assignments requested by executive
1108 departments and administrative offices.

1109 SECTION 17. Ordinance 12077, Section 14, as amended, and K.C.C. 3.30.050
1110 are each hereby amended to read as follows:

1111 The fleet (~~((administration))~~) services division of the department of (~~((transportation))~~)
1112 executive services shall develop and maintain central records of all county take-home
1113 vehicle assignments. The records shall be maintained in one location and shall be readily
1114 available to the council and the public upon request. At a minimum, the record-keeping
1115 should contain:

- 1116 A. Vehicle assignment by department, division, position title, and employee name;
- 1117 B. Mileage including a breakdown of commuting mileage and work related
1118 mileage based on a trip log;
- 1119 C. Number and nature of emergency related calls, if the take-home vehicle is
1120 assigned based on an emergency response justification; and
- 1121 D. A calculation of savings if take-home vehicle assignment is based on an
1122 economic justification.

1123 SECTION 18. Ordinance 12077, Section 15, and K.C.C. 3.30.060 are each

1124 hereby amended to read as follows:

1125 (~~Beginning in 1994, the~~) The fleet (~~(administration)~~) services division of the
1126 department of (~~(transportation)~~) executive services shall, on a semi-annual basis, re-
1127 evaluate and update all executive department take-home vehicle assignments. By June 30
1128 and December 31 of each year, the fleet (~~(administration)~~) services division shall make
1129 available to the council and the public an updated list of take-home vehicle assignments.
1130 The updated list shall identify each take-home vehicle assignment by department, division,
1131 and position title. In addition, there should be written documentation for each take-home
1132 vehicle assignment which describes how each assignment meets the policies and criteria set
1133 forth in this chapter.

1134 SECTION 19. Ordinance 12045, Section 21, as amended, and K.C.C. 4.56.030
1135 are each hereby amended to read as follows:

1136 The fleet (~~(administration)~~) services division of the department of
1137 (~~(transportation)~~) executive services shall keep documentation of the county personal
1138 property inventory.

1139 A. The fleet (~~(administration)~~) services division shall review the department and
1140 agency inventory reports and investigate any large or unusual lost, stolen or unlocatable
1141 inventory amounts. The division shall compare current year amounts with previous years
1142 and to what is currently on hand. "Large" shall mean any dollar amount equal to, or in
1143 excess of, the current capitalization rate.

1144 B. The personal property inventory shall include all items with a capitalization
1145 rate equal to or greater than the current capitalization threshold for equipment established
1146 in the federal Office of Management and Budget Circular No. A-87, Cost Principles for

1147 State, Local, and Indian Tribal Governments. All weapons shall continue to be tracked
1148 countywide by the fleet (~~(administration)~~) services division, personal property section.
1149 Other below-threshold items that individual departments want to control may be managed
1150 at the department level in accordance with guidelines established by the fleet
1151 (~~(administration)~~) services division, personal property section.

1152 C. One employee in each department or agency shall be designated as the
1153 department's or agency's inventory contact. Property disposal in any department or
1154 agency shall be initiated by the inventory contact and approved by the department
1155 director or agency head. Documentation shall require the signatures of both the inventory
1156 contact and the department director or agency head, as applicable, on the disposition
1157 forms sent to the fleet (~~(administration)~~) services division. No transactions will be valid
1158 without both signatures.

1159 D. The employees in the fleet (~~(administration)~~) services division who are
1160 involved in the inventorying and disposing of county personal property, as designated by
1161 the manager of the fleet (~~(administration)~~) services division, and members of their
1162 immediate families shall be prevented from purchasing or otherwise participating in the
1163 purchase of surplus personal property.

1164 E. At each sale a bidder sign-up sheet shall be posted to indicate whether the
1165 bidder is employed by the county, and, if so, in which department or agency, or whether
1166 any member of their immediate family is employed by the county and, if so, in which
1167 department or agency.

1168 F. The fleet (~~(administration)~~) services division will maintain comprehensive
1169 documentation of all personal property sales, including those items specified in RCW

1170 36.32.210, as amended, and will document each deletion or change that is made to the
1171 final property sale listing.

1172 SECTION 20. Ordinance 12045, Section 20, as amended, and K.C.C. 4.56.035
1173 are each hereby amended to read as follows:

1174 County employees shall be held accountable and responsible for all of the various
1175 personal property assigned to them during the course of their employment with the
1176 county.

1177 A. Written documentation, by employee, of all changes in assigned capitalized
1178 items from the department or agency inventory reports will be recorded at the time of the
1179 occurrence and kept in each county department or agency.

1180 B. The fleet (~~(administration)~~) services division shall provide a report of losses to
1181 the county council, county administrative officer and office of risk management. The
1182 report to the county council shall be transmitted with the biennial budget.

1183 C. The fleet (~~(administration)~~) services division shall recommend to the
1184 department or agency director or manager corrective action for all capitalized items lost
1185 or misplaced due to employee negligence or misconduct.

1186 D. If the director or manager determines an employee to be negligent in the care
1187 of the property assigned to the employee or if a terminated employee fails to return
1188 personal property assigned to the employee, then the county may pursue any remedy
1189 available at law for recovery of loss of property. If a career service employee is
1190 disciplined, that employee has the right to the full protection of the county disciplinary-
1191 grievance process as established by applicable union bargaining agreements and the
1192 county code provisions and administrative guidelines for the career service.

1193 E. The fleet (~~(administration)~~) services division shall be the sole agency
1194 responsible for inventorying and disposing of county personal property.

1195 SECTION 21. Ordinance 12045, Section 3, as amended, and K.C.C. 4.56.040 are
1196 each hereby amended to read as follows:

1197 If the item or lot of surplus personal property carries a depreciated value of not
1198 less than five thousand dollars and not more than two hundred fifty thousand dollars in
1199 the current inventory, a survey committee will be convened to estimate the market value
1200 of an item of personal property, and the committee shall then advise the date, location
1201 and manner of sale that is likely to be the most advantageous to the county. The
1202 originating department, the manager of the fleet (~~(administration)~~) services division, and
1203 the director of the department of (~~(transportation)~~) executive services are to be
1204 represented on each survey committee that is convened. When the survey committee
1205 determines that an item or lot of surplus personal property carries a depreciated value of
1206 two hundred fifty thousand dollars or more, the county executive shall not dispose of said
1207 personal property without prior approval by motion of the council. The motion approved
1208 by the council shall state concisely a description of the item or lot of surplus personal
1209 property and procedures to be followed by the executive in disposing of the personal
1210 property through sale.

1211 SECTION 22. Ordinance 12045, Section 2, as amended, and K.C.C. 4.56.050 are
1212 each hereby amended to read as follows:

1213 The managers of the fleet (~~(administration)~~) services and facilities management
1214 divisions shall have the responsibilities and powers assigned to their respective divisions
1215 in K.C.C. chapter 4.56, as amended.

1216 SECTION 23. Ordinance 12045, Section 10, as amended, and K.C.C. 4.56.100

1217 are each hereby amended to read as follows:

1218 A. All sales of real and personal property shall be made to the highest responsible
1219 bidder at public auction or by sealed bid except when:

1220 1. County property is sold to a governmental agency;

1221 2. The county executive has determined an emergency to exist; or the county
1222 council, by ordinance, has determined that unique circumstances make a negotiated direct
1223 sale in the best interests of the public;

1224 3. County real property is traded for real property of similar value, or when
1225 county personal property is traded for personal property of similar value;

1226 4. The facilities management division has determined that the county will
1227 receive a greater return on real property when it is listed and sold through a residential or
1228 commercial real estate listing service;

1229 5. County personal property is traded in on the purchase of another article;

1230 6. Property has been obtained by the county through the proceeds of grants or
1231 other special purpose funding from the federal or state government, wherein a specific
1232 public purpose or purposes are set forth as a condition of use for the property, that
1233 purpose or purposes to be limited to the provision of social and health services or social
1234 and health service facilities as defined in chapter 43.83D RCW, and it is deemed to be in
1235 the best interest of the county, in each instance, upon recommendation by the county
1236 executive and approval by the county council, that in order to fulfill the condition of use,
1237 the county may sell or otherwise convey the property in some other manner consistent
1238 with the condition of use; however, the county may only convey the property to private,

1239 nonprofit corporations duly organized according to the laws of the state of Washington,
1240 which nonprofit corporations are exempt from taxation under 26 U.S.C. Sec. 501(c) as
1241 amended, and which nonprofit corporations are organized for the purpose of operating
1242 social and health service facilities as defined by chapter 43.83D RCW;

1243 7. The county property is sold for on-site development of affordable housing
1244 which provides a public benefit, provided that the developer has been selected through a
1245 request for proposals;

1246 8. It is deemed to be in the public interest to restrict the use of the project for
1247 provision of social or health services or such other public purposes as the county deems
1248 appropriate;

1249 9. The facilities management division for real property and the fleet
1250 ~~((administration))~~ services division for personal property, in consultation with the county
1251 executive and the county council, may, in the best interests of the county, donate or
1252 negotiate the sale of either county surplus personal property or real property, or both,
1253 with bona fide nonprofit organizations wherein the nonprofit organizations provide
1254 services to the poor and infirm or with other governmental agencies with whom
1255 reciprocal agreements exist. Such transactions shall be exempt from the requirements of
1256 fair market value, appraisal and public notice. Where a department has identified
1257 personal property that is appropriate for surplusing to nonprofit organizations, the
1258 department shall utilize the fleet ~~((administration))~~ services division to manage the
1259 surplusing process, and the fleet ~~((administration))~~ services division shall ensure that the
1260 personal property is in good working order, that county data and inventory tags are
1261 removed and that consistent records of donations and sales are retained. The facilities

1262 management division or fleet (~~(administration)~~) services division, as applicable, also
1263 may, in the best interest of the county, procure services to support King County in lieu of
1264 payment with nonprofit organizations who provide services that will benefit the public.
1265 Such transactions are based upon the recommendation of the facilities management
1266 division or fleet (~~(administration)~~) services division, as applicable, and the department
1267 having custodianship of the property. The facilities management division or fleet
1268 (~~(administration)~~) services division, as applicable, shall maintain a file of appropriate
1269 correspondence or such information that leads to a recommendation by the division to the
1270 county executive and the county council to undertake such transactions, and such
1271 information shall be available for public inspection at the facilities management division
1272 or fleet (~~(administration)~~) services division, as applicable. The facilities management
1273 division or fleet (~~(administration)~~) services division, as applicable, may also seek
1274 reimbursement from the benefiting organization for the administrative costs of processing
1275 the surplus property;

1276 10. The county property is a retired passenger van being made available in
1277 accordance with subsection E. of this section;

1278 11. The county property is located in a historic preservation district within the
1279 Urban Growth Area and is sold to a nonprofit corporation or governmental entity for one-
1280 site mixed use development consistent with historic preservation requirements, which
1281 includes affordable housing and which may also include market rate housing, retail or
1282 other uses, and which is selected after a competitive request for proposal process; or

1283 12.a. The county property is declared surplus to the future foreseeable needs of
1284 the county and sold to a governmental agency that will, consistent with Section 230.10.10

1285 of the King County Charter, other applicable laws, regulations and contract restrictions,
1286 such as grant funding requirements, compensate the county for the real property as well
1287 as provide public benefits. For the purposes of this subsection, “public benefits” means
1288 benefits to the public that are in addition to the public benefit that may arise from the
1289 primary intended use of the property by the purchasing governmental agency and which
1290 may include, but are not limited to, the provision of affordable housing, open space or
1291 park land, child care facilities, public art beyond what is required under applicable law, or
1292 monetary contribution toward such benefits.

1293 b. A sale shall not qualify under the exception in K.C.C. 4.56.100.A.12.a.

1294 unless:

1295 (1) before declaring the property surplus to the future foreseeable needs of the
1296 county under K.C.C. 4.56.070, because the property is neither necessary for the essential
1297 government services of any other county department nor needed by any other county
1298 department, the facilities management division must have recommended to the executive
1299 that engaging in a negotiated direct sale with that governmental agency would be in the
1300 best interests of the public; and

1301 (2) within sixty days of the facilities management division making its
1302 recommendation, the executive shall report by letter the executive's intent to engage in
1303 the direct negotiation for the conveyance of the real property. The letter shall describe
1304 the proposed terms of the sale, including, but not limited to, the primary intended use of
1305 the property proposed by the governmental agency and the public benefits expected to be
1306 provided by the governmental agency. The letter shall be filed in the form of a paper
1307 original and an electronic copy with the clerk of the council, who shall retain the original

1308 and provide an electronic copy to all councilmembers and the lead staff to the budget and
1309 fiscal management committee or its successor.

1310 c. Subsection A.12.b. of this section shall apply beginning January 1, 2018.

1311 B. The county may, if it deems such action to be for the best public interest,
1312 reject any and all bids, either written or oral, and withdraw the property from sale. The
1313 county may then renegotiate the sale of withdrawn property, providing the negotiated
1314 price is higher than the highest rejected bid.

1315 C. In any conveyance of real property that requires construction of affordable
1316 housing in development of the property, the executive shall include covenants so that:

1317 1. At least with respect to that construction, the prevailing rate of wage, as
1318 defined in RCW 39.12.010, shall be required to be paid to all worker classifications for
1319 which the state Department of Labor and Industries has established a prevailing rate of
1320 wage; and

1321 2. At least with respect to that construction, state-certified apprentices for
1322 construction shall be required to be used across the trades, including women, at-risk
1323 youth or people of color, with a fifteen percent apprentice utilization goal.

1324 D. Whenever the procedures of a grant agency having an interest in real or
1325 personal property requires disposition in a manner different from the procedures set forth
1326 in this chapter, the property shall be disposed of in accordance with the procedures
1327 required by this chapter unless the grant agency specifically requires otherwise.

1328 E. Each year, the Metro transit department shall make available retired passenger
1329 vans for exclusive use by nonprofit organizations or local governments that are able to
1330 address the mobility needs of low-income, elderly or young people or people with

1331 disabilities. Each agency selected to receive a van must enter into an agreement with
1332 King County that provides that the agency will accept the van "as is" without guarantee
1333 or warranty expressed or implied and shall transfer title as prescribed by law before use.
1334 The council shall allocate the vans by motion to nonprofit organizations or local
1335 governments based upon the following criteria:

- 1336 1. Demonstrated capacity to support ongoing van operation, including assured
1337 funding for licensing, insuring, fueling and maintaining the van;
- 1338 2. Ability to provide qualified and trained drivers;
- 1339 3. Specific plans for use of the van to transport low-income, elderly or young
1340 people or people with disabilities, and assurance that the use shall be available to those
1341 persons without regard to affiliation with any particular organization;
- 1342 4. Geographic distribution of the van allocations in order to address the mobility
1343 needs of low-income, elderly or young people or people with disabilities countywide; and
- 1344 5. Ability to support county's public transportation function by reducing single
1345 occupancy vehicle trips, pollution and traffic congestion; supplementing services
1346 provided by the county's paratransit system and increasing the mobility for the transit-
1347 dependent for whom regular transit might not always be a convenient option.

1348 SECTION 24. Ordinance 12045, Section 12, as amended, and K.C.C. 4.56.130
1349 are each hereby amended to read as follows:

1350 A. The county organizations responsible for conducting sales shall be reimbursed
1351 for advertising, postage and selling fees, if any, from the proceeds of the sale. The
1352 manager of the finance and business operations division is authorized to establish such
1353 funds and accounts necessary to deposit sale proceeds until final disposition. The balance

1354 of the proceeds shall be deposited into the proper county fund or account, as directed by
1355 the facilities management division, the fleet (~~(administration)~~) services division or the
1356 county council, as applicable.

1357 B. In no case shall the title be transferred until the purchase price has been fully
1358 paid.

1359 SECTION 25. Ordinance 12192, Section 1, as amended, and K.C.C. 4.56.195 are
1360 each hereby amended to read as follows:

1361 In addition to disposing of surplus vanpool vehicles from the metropolitan public
1362 transportation function by public auction or sealed bid as provided elsewhere in this
1363 chapter, the county may dispose of such vehicles by negotiated direct sale if the fleet
1364 (~~(administration)~~) services division determines such disposition method will likely yield
1365 higher returns to the county than the public auction or sealed bid methods.

1366 A. The county may use the services of a broker under contract to the county to
1367 conduct such negotiated direct sales. If such sale will be conducted by a broker, the broker
1368 shall be selected and a contract awarded in accordance with the negotiated procurement
1369 policies set forth in K.C.C. chapter 2.93. The provisions of the broker contract shall
1370 include the following:

- 1371 1. The broker shall provide notice to the public of the availability of the vehicles;
- 1372 2. The broker shall receive a commission as negotiated with the county and set
1373 forth in the broker contract;
- 1374 3. The term of the broker contract may be for greater than one year but shall not
1375 exceed three years; and
- 1376 4. The county reserves the right to transfer or sell vehicles outside of the broker

1377 contract to governmental, quasi-governmental and social service agencies and other parties
1378 selected by the executive or the council, as applicable, and in the event of such transfers or
1379 sales, shall owe no commission or other payments to the broker except to the extent the
1380 broker has incurred costs related to vehicles provided to the broker but subsequently
1381 withdrawn from the broker by the county.

1382 B. Drivers of vanpool vehicles, as consideration for driving the vehicles, shall
1383 receive a credit against the purchase price of vanpool vehicles. The credit for drivers shall
1384 not exceed one thousand dollars based on a credit of twenty dollars for each month as a
1385 driver. The director of the Metro transit department shall determine the credit earned by
1386 each driver and submit such determination to the manager of the fleet (~~(administration)~~)
1387 services division.

1388 SECTION 26. Ordinance 17390, Section 1, as amended, and K.C.C. 4.56.300 are
1389 each hereby amended to read as follows:

1390 A. The fleet (~~(administration)~~) services division shall annually identify
1391 countywide fleet standards for cars, trucks, sport utility vehicles and other nonrevenue
1392 vehicles. These standards shall apply to fleets managed by the Metro transit department as
1393 well as the fleet (~~(administration)~~) services, solid waste and airport divisions, and shall be
1394 developed as follows:

1395 1. The fleet managers of the Metro transit department as well as the fleet
1396 (~~(administration)~~) services, solid waste and airport divisions shall annually review the
1397 inventory of cars, trucks, sport utility vehicles and any other nonrevenue vehicles identified
1398 to be replaced in the coming year. The fleet managers shall assign a standard for each class
1399 of vehicle. If a vehicle meeting the standard is not available through an existing

1400 procurement contract, the fleet managers shall collaborate to determine the best method of
1401 procurement of the vehicle;

1402 2. To the extent practicable, the original equipment manufacturer's recommended
1403 routine maintenance schedules, as specified by the use of the vehicle, shall be adhered to
1404 for all nonrevenue county fleet vehicles. Fleet managers may, at their discretion, document
1405 and adjust the frequency of routine service intervals where a deviation from the
1406 recommended routine maintenance schedule is indicated due to factors including, but not
1407 limited to, vehicle age, mileage, service hours or operating environment;

1408 3.a. Vehicle replacement cycles shall, to the extent practicable, be consistent for
1409 each class of vehicle. The optimal mileage at which each class of vehicle should be
1410 replaced shall be established by the fleet managers using criteria such as purchase price,
1411 depreciation and maintenance costs. All county fleets will apply the same criteria to
1412 establish the optimal mileage and the maximum life cycle.

1413 b. Fleet managers shall prepare an alternative fuel technology vehicle integration
1414 plan, describing necessary and appropriate steps towards the successful integration of
1415 alternative fuel vehicles into the county fleets. Plan elements may include:

1416 (1) a description of the challenges and barriers that alternative fuel vehicles
1417 may encounter in efforts to integrate them into the county fleet;

1418 (2) a description of opportunities for such vehicles in service to county
1419 government transportation needs;

1420 (3) identification and a specific timeline for ascertainment of needed planning
1421 and analytical information in support of plan preparation, including:

1422 (a) vehicle maintenance and repair histories, and related information that will

1423 support development of appropriate vehicle life cycle replacement standards; and

1424 (b) vehicle utilization data;

1425 (4) a summary of appropriate steps needed to integrate such vehicles into the
1426 county fleet; and

1427 (5) other elements.

1428 c. The alternative fuel technology vehicle integration plan together with a
1429 motion providing for acknowledgement of the transmittal of the plan, shall be filed with the
1430 clerk of the council by March 31, 2014, who shall retain the original and provide an
1431 electronic copy to all councilmembers and the lead staff of the transportation, economy and
1432 environment committee or its successor;

1433 4. The countywide fleet standards shall be evaluated by county fleet managers
1434 biannually, to coincide with the biennial budget cycle, and updated if needed;

1435 5. The manager of the fleet (~~(administration)~~) services division shall have lead
1436 responsibility for facilitating the biannual evaluation of countywide fleet standards.

1437 B. The executive shall annually transmit an electronic copy and one paper copy of
1438 the King County fleet standards to the clerk of the council by August 31 for distribution to
1439 all councilmembers and the lead staff for the transportation, economy and environment
1440 committee, or its successor. The report shall include:

1441 1. Vehicle types for purchase for standard passenger cars, trucks and sport utility
1442 vehicles for the next calendar year;

1443 2. Standard maintenance schedules for routine safety and service work for each
1444 type of vehicle; and

1445 3. Vehicle life including both optimal mileage and maximum life cycle for

1446 vehicle replacement planning.

1447 SECTION 27. Ordinance 17527, Section 7, and K.C.C. 4A.200.100 are each

1448 hereby amended to read as follows:

1449 A. There is hereby created the airport capital fund.

1450 B. The fund shall be a first tier fund. It is an enterprise capital fund.

1451 C. The director of the department of ((~~transportation~~)) executive services shall be
1452 the manager of the fund.

1453 D. All receipts from the Federal Aviation Administration shall be deposited in the
1454 fund.

1455 E. The fund shall remain intact from year to year and is pledged to the payment
1456 of both interest and bond redemption of those bonds that were issued for the acquisition,
1457 construction or maintenance of the King County international airport.

1458 SECTION 28. Ordinance 12076, Section 12, as amended, and K.C.C.

1459 4A.200.110 are each hereby amended to read as follows:

1460 A. There is hereby created the airport operating fund.

1461 B. The fund shall be a first tier fund. It is an enterprise fund.

1462 C. The director of the department of ((~~transportation~~)) executive services shall be
1463 the manager of the fund.

1464 D. All receipts from the operation of the King County international airport shall
1465 be deposited in the airport operating fund.

1466 E. The fund shall remain intact from year to year, and is pledged to the payment
1467 of all operating expenses of the King County international airport, and for the payment of
1468 all future operations of the airport facilities.

1469 SECTION 29. Ordinance 13263, Section 33, as amended, and K.C.C.

1470 4A.200.200 are each hereby amended to read as follows:

1471 A. There is hereby created the code compliance and abatement fund.

1472 B. The fund is a first tier fund as described in this chapter. It is a special revenue
1473 fund.

1474 C. The director of the department of (~~permitting and environmental review~~)
1475 local services shall be the manager of the fund.

1476 D. All moneys collected from the assessment of civil penalties, from cleanup
1477 restitution payments to the agency, from the recovery of the costs of pursuing code
1478 compliance and abatement and from the recovery of abatement costs shall be deposited in
1479 the fund.

1480 E. The fund shall support abatement and code enforcement administrative costs,
1481 including, but not limited to, personnel costs, and shall be accounted for through either
1482 creation of a fund or other appropriate accounting mechanism in the department issuing
1483 the citation or notice and order under which the abatement occurred.

1484 F. Withdrawals from the moneys collected under this section for the purpose of
1485 funding administrative costs within the code enforcement section of the department of
1486 (~~permitting and environmental review~~) local services shall not exceed one hundred
1487 seventy-five thousand dollars in a calendar year.

1488 SECTION 30. Ordinance 18323, Section 1, and K.C.C. 4A.200.215 are each
1489 hereby amended to read as follows:

1490 A. There is hereby created the county road construction fund.

1491 B. The fund is a first tier fund. It is a capital projects fund.

1492 C. The director of the department of (~~transportation~~) local services shall be the
1493 manager of the fund.

1494 D. All receipts from transfers from the roads operating fund, bond proceeds,
1495 grants and other revenues for road division construction projects shall be deposited in the
1496 fund.

1497 SECTION 31. Ordinance 18323, Section 2, and K.C.C. 4A.200.217 are each
1498 hereby amended to read as follows:

1499 A. There is hereby created the county road major maintenance fund.

1500 B. The fund is a first tier fund. It is a capital projects fund.

1501 C. The director of the department of (~~transportation~~) local services shall be the
1502 manager of the fund.

1503 D. All receipts from transfers from the roads operating fund, bond proceeds,
1504 grants and other revenues for county road preservation and major maintenance projects
1505 with an appropriation shall be deposited in the fund.

1506 NEW SECTION. SECTION 32. There is hereby added to K.C.C. chapter
1507 4A.200 a new section to read as follows:

1508 A. There is hereby created the department of local services director's office fund.

1509 B. The fund is a first tier fund. It is a special revenue fund.

1510 C. The director of the department of local services shall be the manager of the
1511 fund.

1512 D. Receipts from charges to other funds within the department of local services,
1513 cost allocations to other county agencies and other dedicated revenue sources shall be
1514 deposited in the fund.

1515 SECTION 33. K.C.C. 4A.200.262, as amended by this ordinance, is hereby
1516 recodified as a new section in K.C.C. chapter 4A.200.

1517 SECTION 34. Ordinance 17752, Section 4, and K.C.C. 4A.200.262 are each
1518 hereby amended to read as follows:

1519 A. There is hereby created the ~~((department of))~~ permitting ~~((and environmental
1520 review))~~ division fund.

1521 B. The fund shall be a first tier fund. It is a special revenue fund.

1522 C. The director of the department of ~~((permitting and environmental review))~~
1523 local services shall be the manager of the fund.

1524 D. All receipts from federal, state and local sources, including license and permit
1525 fees administered by the ~~((department of))~~ permitting ~~((and environmental review))~~
1526 division, shall be deposited in the fund.

1527 E. The fund shall be used to support permitting ~~((and environmental review))~~
1528 division activities and related administration.

1529 SECTION 35. Ordinance 17527, Section 162, as amended, and K.C.C.
1530 4A.200.287 are each hereby amended to read as follows:

1531 A. There is hereby created an equipment rental and revolving fund.

1532 B. The fund is a first tier fund. The fund is an internal service fund.

1533 C. The director of the department of ~~((transportation))~~ executive services shall be
1534 the manager of the fund.

1535 D. All receipts from rates charged for full cost recovery for the fund's services to
1536 county agencies shall be deposited in the fund.

1537 SECTION 36. Ordinance 17527, Section 148, and K.C.C. 4A.200.440 are each

1538 hereby amended to read as follows:

1539 A. There is hereby created the mitigation payment system trust and agency fund.

1540 B. The fund shall be a first-tier fund. It is a trust and agency fund.

1541 C. The director of the department of (~~transportation~~) local services shall be the
1542 fund manager.

1543 D. All mitigation payment system fees shall be placed in appropriate deposit
1544 accounts within the fund.

1545 SECTION 37. Ordinance 17527, Section 161, and K.C.C. 4A.200.450 are each
1546 hereby amended to read as follows:

1547 A. There is hereby created a motor pool equipment rental and revolving fund.

1548 B. The fund is a first tier fund. The fund is an internal service fund.

1549 C. The director of the department of (~~transportation~~) executive services shall be
1550 the manager of the fund.

1551 D. All receipts from rates charged for full cost recovery for the fund's services to
1552 county agencies shall be deposited in the fund.

1553 SECTION 38. Ordinance 17527, Section 160, as amended, and K.C.C.
1554 4A.200.650 are each hereby amended to read as follows:

1555 A. There is hereby created a roads capital fund.

1556 B. The fund is a first tier fund. It is a capital projects fund.

1557 C. The director of the department of (~~transportation~~) local services shall be the
1558 manager of the fund.

1559 D. All receipts from transfers from the roads operating fund, bond proceeds,
1560 grants and other revenues for road(~~s~~) services division projects with an appropriation

1561 approved before ((the effective date of 2017/2018 biennial appropriations ordinance))
1562 November 28, 2016, shall be deposited in the fund.

1563 SECTION 39. Ordinance 17527, Section 157, and K.C.C. 4A.200.660 are each
1564 hereby amended to read as follows:

1565 A. There is hereby created a roads operating fund.

1566 B. The fund is a first tier fund. The fund is a special revenue fund.

1567 C. The director of the department of ((~~transportation~~)) local services shall be the
1568 manager of the fund.

1569 D. All receipts from all or part of the unincorporated property tax levy, gas tax,
1570 fees for service and other revenues shall be deposited in the fund.

1571 SECTION 40. Ordinance 12925, Sections 1 through 7, as amended, and K.C.C.
1572 4A.200.760 are each hereby amended to read as follows:

1573 A. There is hereby created the wastewater equipment rental and revolving fund.

1574 B. The fund shall be a first tier fund. It is an internal service fund.

1575 C. The director of the department of ((~~transportation~~)) executive services shall be
1576 the manager of the fund.

1577 D. All receipts from rates charged for the fund's services to the wastewater
1578 treatment division shall be deposited in the fund.

1579 E. The fund shall account for financial resources for the full cost recovery of
1580 rolling stock purchased by the water quality fund. The department of ((~~transportation~~))
1581 executive services shall establish charges for full cost recovery for the equipment
1582 accounted for by the fund and shall establish the terms and charges for sale of surplus
1583 equipment

1584 SECTION 41. Ordinance 18398, Section 8, and K.C.C. 4A.601.025 are each
1585 hereby amended to read as follows:

1586 Subject to appropriation by the county council, the following county departments
1587 and agencies are authorized to absorb the operational and business costs accepting
1588 electronic payments, including transaction processing costs, for the specified fees, fines,
1589 charges, fares or other payments listed:

1590 A. The department of executive services, records and licensing services division,
1591 for payments for animal shelter, care and control and pet licensing purposes, including all
1592 fees, donations and penalties in K.C.C. 11.04.035;

1593 B. District court for court-related fees, fines and other charges;

1594 C. The department of natural resources and parks, parks and recreation division,
1595 for park services and facilities usage provided to the public;

1596 D. The department of natural resources and parks, wastewater treatment division,
1597 for sewage capacity charges;

1598 E. The department of natural resources and parks, solid waste division, for
1599 municipal solid waste fees;

1600 F. The department of public health for public health environmental permits and
1601 community health clinic fees;

1602 G. The department of local services, permitting (~~and environmental review~~)
1603 division, for permitting and environmental review permit fees;

1604 H. The department of information technology for geographic information system
1605 course fees; and

1606 I. The Metro transit department for public transportation fares.

1607 SECTION 42. Ordinance 7025, Section 3, as amended, and K.C.C. 4A.700.1000
1608 are each hereby amended to read as follows:

1609 A. Applicants for construction permits within the King County right-of-way shall
1610 pay an inspection fee at the rate of one hundred seventy-six dollars per hour of utility
1611 inspection to the department of (~~transportation~~) local services, road services division.
1612 The fee is in addition to any other county fees and is nonrefundable.

1613 B. The fee shall be collected in accordance with administrative procedures
1614 developed by the department of (~~transportation~~) local services, road services division.

1615 SECTION 43. Ordinance 1888, Article I, Section 2, as amended, and K.C.C.
1616 6.01.010 are each hereby amended to read as follows:

1617 For the purpose of all business license ordinances the words and phrases used
1618 herein, unless the context otherwise indicates, shall have the following meanings:

1619 A. "Certificate" means any certificate or renewal of certificate issued pursuant to
1620 any business license ordinance;

1621 B. "Director" means for taxicabs and for-hire drivers and vehicles the manager of
1622 the records and licensing services division, department of executive services or designee.
1623 For all other business licenses, permits or certificates, "director" means the director of the
1624 department of (~~permitting and environmental review~~) local services or designee;

1625 C. "License" means any license or renewal of license issued pursuant to any
1626 business license ordinance;

1627 D. "Licensee" means any person to whom a license or renewal of license has been
1628 issued pursuant to any business license ordinance;

1629 E. "Permit" means any permit or renewal of permit issued pursuant to any business

1630 license ordinance;

1631 F. "Person" means any individual, partnership, firm, joint stock company,
1632 corporation, association, trust, estate or other legal entity;

1633 G. "Registrant" means any person to whom a registration or renewal of registration
1634 has been issued pursuant to any business license ordinance;

1635 H. "Registration" means any registration or renewal of registration issued pursuant
1636 to any business license ordinance.

1637 SECTION 44. Ordinance 1492, Section 23, as amended, and K.C.C. 6.24.180 are
1638 each hereby amended to read as follows:

1639 A. Every advertisement by a licensee advertising or soliciting business shall
1640 contain the company name and address as they appear in the records of the department of
1641 ~~((permitting and environmental review))~~ local services.

1642 B. Licensees, in their promotional literature and oral sales presentations to
1643 members of the public, shall not claim any relationship or affiliation with any official or
1644 semiofficial law enforcement organization. Such literature or sales presentation shall be
1645 accompanied by an accurate and clear description of the services which the licensee does in
1646 fact offer or provide.

1647 C. Solicitors performing oral sales presentations to members of the public shall not
1648 carry visible weapons.

1649 SECTION 45. Ordinance 1710, Section 5, as amended, and K.C.C. 6.27.050 are
1650 each hereby amended to read as follows:

1651 A. Each application for a right-of-way franchise shall be reviewed by the following
1652 agencies prior to submission to the King County council for hearing and decision:

- 1653 1. King County department of executive services; and
1654 2. King County department of (~~(transportation)~~) local services.

1655 B. In addition, each application for a right-of-way franchise by sewer and water
1656 districts and water distributors shall be submitted to the utilities technical review
1657 committee. Approval by that committee is required prior to any submission of the
1658 application to the council for approval. Approval shall be forthcoming if all criteria
1659 outlined in K.C.C. 6.27.060 are met.

1660 C. In accordance with RCW 36.55.040, the council shall set a time and a place for
1661 a public hearing on each franchise application which has been reviewed in accordance with
1662 subsections A and B of this section. The county shall post notice of such hearing in three
1663 public places fifteen days before the hearing and publish notice twice in some daily
1664 newspaper in the county not less than five days before the hearing.

1665 SECTION 46. Ordinance 18326, Section 7, and K.C.C. 6.70.050 are each hereby
1666 amended to read as follows:

1667 The director shall deny, suspend or revoke a license issued under this chapter if
1668 the Washington state Liquor and Cannabis Board does not issue a license to the business,
1669 or if the department of (~~(permitting and environmental review)~~) local services, permitting
1670 division, receives notice that the state license issued to the business is suspended or
1671 revoked, or was not reissued. A business owner whose application for a business license
1672 has been denied or whose license has been suspended or revoked may appeal the decision
1673 to the office of the hearing examiner in accordance with K.C.C. 6.01.150.

1674 SECTION 47. Ordinance 18326, Section 8, and K.C.C. 6.70.060 are each hereby
1675 amended to read as follows:

1676 A retail marijuana business license expires one year from the date the business
1677 license is issued by the department of (~~(permitting and environmental review)~~) local
1678 services, permitting division. To avoid a lapse in the effectiveness of a license, an
1679 application to renew a license must be submitted to the director, on a form provided by
1680 the director, at least thirty days before the expiration of the business license. A retail
1681 marijuana business license renewal expires one year from the previous license's
1682 expiration date.

1683 SECTION 48. Ordinance 11177, Section 5, as amended, and K.C.C. 6.84.030 are
1684 each hereby amended to read as follows:

1685 The operators of all existing shooting sports facilities shall apply for an operating
1686 license no later than April 9, 1994. The operator of each new shooting sports facility
1687 shall apply for an operating license at the time of application for building permits or land
1688 use permits necessary for the new facility. The application shall be made on a form
1689 prescribed by the manager of the records and licensing services division. The records
1690 and licensing services division is authorized to issue such a license after a determination
1691 that the application is accurate and complete, and includes a notarized certification by the
1692 shooting sports facility operator that the facility meets commonly accepted shooting
1693 facility safety and design practices and will be operated in a manner which protects the
1694 safety of the general public. The records and licensing services division shall base its
1695 licensing determination on the review and concurrence of the King County departments
1696 of public safety and (~~(permitting and environmental review)~~) local services or their
1697 designees. This section shall not relieve the applicant of any obligation to obtain any
1698 other required land use or building permits or approvals, except shooting sports facilities

1699 in operation before January 9, 1994, shall not be required to seek new land use or
1700 building permits solely for issuance of a license.

1701 SECTION 49. Ordinance 9163, Section 2, as amended, and K.C.C. 9.04.020 are
1702 each hereby amended to read as follows:

1703 The definitions in this section apply throughout this chapter unless the context
1704 clearly requires otherwise.

1705 A. "Adjustment" means a department-approved variation in the application of the
1706 requirements of K.C.C. 9.04.050 and the Surface Water Design Manual to a particular
1707 project in accordance with K.C.C. 9.04.050.C. "Adjustment" replaces "variance," which
1708 was used in prior editions of the Surface Water Design Manual.

1709 B. "Applicant" means a property owner or a public agency or public or private
1710 utility that owns a right-of-way or other easement or has been adjudicated the right to
1711 such an easement under RCW 8.12.090, or any person or entity designated or named in
1712 writing by the property or easement owner to be the applicant, in an application for a
1713 development proposal, permit or approval.

1714 C. "Basin" means a geographic area that contains and drains to a stream or river
1715 named and noted on common maps, such as the Cedar river, Sammamish river, Green
1716 river, Snoqualmie river, Skykomish river or White river, or a geographic area that drains to
1717 a nonflowing water body named and noted on common maps, such as Lake Washington or
1718 Puget Sound.

1719 D. "Basin plan" means a plan and all implementing regulations and procedures
1720 including, but not limited to, capital projects, public education activities and land use
1721 management adopted by ordinance for managing surface water and stormwater within the

1722 basin.

1723 E. "Best management practice" or "BMP" means any schedule of activities,
1724 prohibition of practices, maintenance procedure, or structural and/or managerial practice
1725 approved by King County that, when used singly or in combination, prevents or reduces the
1726 release of pollutants and other adverse impacts to surface water, stormwater and
1727 groundwater.

1728 F. "Closed depression" means an area greater than five thousand square feet at
1729 overflow elevation that is low-lying and that has no or such a limited surface water outlet
1730 that the area acts as a stormwater retention facility.

1731 G. "Construct or modify" means to install a new drainage pipe or ditch or make
1732 improvements to an existing drainage pipe or ditch, for purposes other than maintenance,
1733 that either serves to concentrate previously unconcentrated surface water or stormwater
1734 runoff or serves to increase, decrease or redirect the conveyance of surface water or
1735 stormwater runoff. "Construct or modify" does not include installation or maintenance of a
1736 driveway culvert installed as part of a single-family residential building permit.

1737 H. "Construction stormwater pollution prevention BMP" means a control or
1738 measure that prevents or reduces the discharge of pollutants and sediments resulting from
1739 construction activities.

1740 I. "Conveyance system" means the drainage facilities and features, both natural and
1741 constructed, that provide for the collection and transport of surface water or stormwater
1742 runoff. The natural elements of the "conveyance system" include swales and small
1743 drainage courses, streams, rivers, lakes and wetlands. The constructed elements of the
1744 "conveyance system" include gutters, ditches, pipes, catch basins, channels and most flow

1745 control and water quality facilities.

1746 J. "Department" means the department of natural resources and parks or its
1747 successor.

1748 K. "Development" means any activity that requires a permit or approval, including,
1749 but not limited to, a building permit, grading permit, shoreline substantial development
1750 permit, conditional use permit, special use permit, zoning variance or reclassification,
1751 subdivision, short subdivision, urban planned development, binding site plan, site
1752 development permit or right-of-way use permit. "Development" does not include forest
1753 management activities, as defined in K.C.C. chapter 21A.06.

1754 L. "Directed drainage review" means the drainage review for a proposed single
1755 family residential project or agricultural project that is not subject to simplified or large
1756 project drainage review.

1757 M. "Director" means the director of the department of natural resources and parks,
1758 or the authorized representatives of the director, including compliance officers and
1759 inspectors whose responsibility includes the detection and reporting of code violations.

1760 N. "Drainage" means the collection, conveyance, containment or discharge, or any
1761 combination thereof, of stormwater runoff or surface water.

1762 O. "Drainage facility" means a constructed or engineered feature that collects,
1763 conveys, stores, treats or otherwise manages stormwater runoff or surface water. "Drainage
1764 facility" includes, but is not limited to, a constructed or engineered stream, lake, wetland or
1765 closed depression, or a pipe, channel, ditch, gutter, flow control facility, flow control BMP,
1766 water quality facility, erosion and sediment control facility and any other structure and
1767 appurtenance that provides for drainage.

1768 P. "Drainage review" means an evaluation by King County staff of a proposed
1769 project's compliance with the drainage requirements in the Surface Water Design Manual.
1770 The types of drainage review include: simplified drainage review, targeted drainage
1771 review, directed drainage review, full drainage review and large project drainage review.

1772 Q. "Erosion and sediment control" means any temporary or permanent measures
1773 taken to reduce erosion, control siltation and sedimentation and ensure that sediment-laden
1774 water does not leave the site or enter into wetlands or aquatic areas.

1775 R. "Financial guarantee" means a form of financial security posted to do one or
1776 more of the following: ensure timely and proper completion of improvements; ensure
1777 compliance with the King County Code; or provide secured warranty of materials, quality
1778 of work of the improvements and design. "Financial guarantees" include assignments of
1779 funds, cash deposit, surety bonds or other forms of financial security acceptable to the
1780 director of the department of ~~((permitting and environmental review))~~ local services or the
1781 director's designee. "Performance guarantee," "maintenance guarantee" and "defect
1782 guarantee" are considered subcategories of financial guarantee.

1783 S. "Flood hazard management plan" means a plan and all implementing goals,
1784 objectives, guiding principles, policies and programs, including, but not limited to, capital
1785 projects, public outreach and education activities and enforcement programs for reduction
1786 of flood risks and prepared in accordance with RCW 86.12.200.

1787 T. "Flow control BMP" means small scale drainage facility or feature that is part of
1788 a development site strategy to use processes such as infiltration, dispersion, storage,
1789 evaporation, transpiration, forest retention and reduced impervious surface foot print to
1790 mimic predeveloped hydrology and minimize stormwater runoff. "Flow control BMPs"

1791 include the methods and designs specified in the Surface Water Design Manual. Flow
1792 control BMPs are also known as low impact development, or LID, BMPs.

1793 U. "Flow control facility" means a drainage facility designed in accordance with
1794 the drainage requirements in this chapter to mitigate the impacts of increased stormwater
1795 runoff generated by site development. A "flow control facility" is designed either to hold
1796 water for a considerable length of time and then release it by evaporation, plant
1797 transpiration or infiltration into the ground or to hold runoff for a short period of time and
1798 then release it to the conveyance system.

1799 V. "Full drainage review" means the evaluation required by K.C.C. 9.04.030 for
1800 any proposed project, unless the project is subject to simplified drainage review, directed
1801 drainage review targeted drainage review or large project drainage review, that:

- 1802 1. Would result in two thousand square feet or more of new impervious surface,
1803 replaced impervious surface or new plus replaced impervious surface; or
1804 2. Would result in seven thousand square feet or more of land disturbing activity.

1805 W. "Groundwater" means all water found in the soil and stratum beneath the land
1806 surface or beneath the bed of any surface water.

1807 X. "High-use site" means the area of a commercial, industrial or road intersection
1808 site that generates a higher than average number of vehicle turnovers or has other
1809 characteristics that generate the potential for chronic oil accumulation. "High use site"
1810 includes:

- 1811 1. The area of a commercial or industrial site subject to:
1812 a. an expected daily traffic count greater than one hundred vehicles per one
1813 thousand square feet of gross building area;

1814 b. petroleum storage or transfer in excess of one thousand five hundred gallons
1815 per year, not including routine heating oil storage or transfer at the end-user point of
1816 delivery; or

1817 c. use, storage or maintenance of a fleet of twenty-five or more diesel or jet fuel
1818 vehicles each weighing over ten tons; or

1819 2. A road intersection with average daily traffic counts of twenty-five thousand
1820 vehicles or more on the main roadway and fifteen thousand or more vehicles on any
1821 intersecting roadway, excluding pedestrian or bicycle use improvement projects.

1822 Y. "Hydraulically connected" means connected through surface flow or water
1823 features such as wetlands or lakes.

1824 Z. "Impervious surface" means a hard surface area that either prevents or retards
1825 the entry of water into the soil mantle as under natural conditions before development or
1826 that causes water to run off the surface in greater quantities or at an increased rate of flow
1827 from the flow present under natural conditions before development. Common impervious
1828 surfaces include, but are not limited to, roofs, walkways, patios, driveways, parking lots,
1829 storage areas, areas that are paved, graveled or made of packed or oiled earthen materials or
1830 other surfaces that similarly impede the natural infiltration of surface water or stormwater.
1831 For purposes of applying the impervious surface thresholds in this chapter, permeable
1832 pavement, vegetated roofs and underdrained pervious surfaces are considered "impervious
1833 surface," while an open uncovered flow control or water quality facility is not.

1834 AA. "Improvement" means a permanent, human-made, physical change to land or
1835 real property including, but not limited to, buildings, streets, driveways, sidewalks,
1836 crosswalks, parking lots, water mains, sanitary and storm sewers, drainage facilities and

1837 landscaping.

1838 BB. "Land disturbing activity" means an activity that results in a change in the
1839 existing soil cover, both vegetative and nonvegetative, or to the existing soil topography.

1840 "Land disturbing activity" includes, but is not limited to, demolition, construction, clearing,
1841 grading, filling, excavation and compaction. "Land disturbing activity" does not include
1842 tilling conducted as part of agricultural practices, landscape maintenance or gardening.

1843 CC. "Lake management plan" means a plan describing the lake management
1844 recommendations and requirements adopted by public rule for managing water quality
1845 within individual lake basins.

1846 DD. "Large project drainage review" means the evaluation required by K.C.C.
1847 9.04.030 for any proposed project that:

1848 1. Has an urban plan development land use designation in the King County
1849 Comprehensive Plan land use map;

1850 2. Would, at full buildout of the project site, result in fifty acres or more of new
1851 impervious surface within a drainage subbasin or a number of subbasins hydraulically
1852 connected across subbasin boundaries; or

1853 3. Has a project site of fifty acres or more within a critical aquifer recharge area,
1854 as defined in K.C.C. Title 21A.

1855 EE. "Licensed civil engineer" means a person registered with the State of
1856 Washington as a professional engineer in civil engineering.

1857 FF. "Maintenance" means those usual activities taken to prevent a decline, lapse
1858 or cessation in the use of currently serviceable structures, facilities, equipment or
1859 systems, if there is no expansion of the structure, facilities, equipment or system and

1860 there are no significant hydrologic impacts. "Maintenance" includes the repair or
1861 replacement of nonfunctional facilities or the replacement of existing structures with
1862 different types of structures, if the repair or replacement is required by one or more
1863 environmental permits or to meet current engineering standards and the functioning
1864 characteristics of the original facility or structure are not changed.

1865 GG. "Master drainage plan" means a comprehensive drainage control plan required
1866 for projects subject to large project drainage review and intended to prevent significant
1867 adverse impacts to surface water and groundwater, both onsite and offsite.

1868 HH. "Native vegetated surface" means a surface in which the soil conditions,
1869 ground cover and species of vegetation are like those of the original native condition for the
1870 site, as more specifically set forth in the Surface Water Design Manual.

1871 II. "Natural discharge location" means the location where runoff leaves the project
1872 site under existing site conditions as defined in the Surface Water Design Manual.

1873 JJ. "Natural hazard" means a condition in land or water, or both, that arises in
1874 whole or in part out of natural processes and that creates a threat of immediate and
1875 substantial harm. A "natural hazard" may include, but is not limited to, a beaver dam, a
1876 debris dam in a stream, severe erosion at the base of a steep slope or a stream displaced
1877 from its original channel.

1878 KK. "New impervious surface" means the creation of impervious surface or the
1879 addition of a more compacted surface such as the paving of existing dirt or gravel.

1880 LL. "New pervious surface" means the conversion of a native vegetated surface or
1881 other native surface to a nonnative pervious surface, including, but not limited to, pasture
1882 land, grassland, cultivated land, lawn, landscaping or bare soil or any alteration of existing

1883 nonnative pervious surface that results in increased stormwater runoff as defined in the
1884 Surface Water Design Manual.

1885 MM. "Pollution-generating impervious surface" means an impervious surface
1886 considered to be a significant source of pollutants in stormwater runoff. "Pollution-
1887 generating impervious surface includes those surfaces subject to vehicular use; industrial
1888 activities; or storage of erodible or leachable materials, wastes or chemicals and that
1889 receive direct rainfall or the run-on or blow-in of rainfall. A covered parking area would be
1890 included if runoff from uphill could regularly run through it or if rainfall could regularly
1891 blow in and wet the pavement surface. Metal roofs are also considered pollution-
1892 generating impervious surface unless they are treated to prevent leaching. Roofs exposed
1893 to the venting of significant amounts of dusts, mists or fumes from manufacturing,
1894 commercial or other indoor activities are also included, as are vegetated roofs exposed to
1895 pesticides, fertilizers or loss of soil.

1896 NN. "Pollution-generating pervious surface" means a nonimpervious surface
1897 considered to be a significant source of pollutants in stormwater runoff. "Pollution-
1898 generating pervious surfaces" include: surfaces subject to vehicular use, industrial
1899 activities, storage of erodible or leachable materials, wastes or chemicals, and that receive
1900 direct rainfall or the run-on or blow-in of rainfall; or surfaces subject to the use of
1901 pesticides and fertilizers to the loss of soil. "Pollution-generating pervious surface"
1902 includes, but is not limited to, the lawn and landscaped areas of a residential, commercial
1903 ((site,)) or industrial site or land use, golf course, park, sports field and county-standard
1904 grassed modular grid pavement.

1905 OO. "Project" means any proposed action to alter or develop a site that may also

1906 require drainage review.

1907 PP. "Project site" means the portion of a site and any offsite areas subject to
1908 proposed project activities, alterations and improvements including those required by this
1909 chapter.

1910 QQ. "Redevelopment project" means a project that proposes to add, replace or
1911 modify impervious surface for purposes other than a residential subdivision or maintenance
1912 on a site that:

1913 1. Is already substantially developed in a manner that is consistent with its current
1914 zoning or with a legal nonconforming use; or

1915 2. Has an existing impervious surface coverage of thirty-five percent or more.

1916 RR. "Replaced impervious surface" means an existing impervious surface
1917 proposed to be removed and reestablished as impervious surface, excluding impervious
1918 surface removed for the sole purpose of installing utilities or performing maintenance. For
1919 structures, "removed" means the removal of buildings down to the foundation. For other
1920 impervious surfaces, "removed" means the removal down to base course or bare soil. For
1921 purposes of this definition, "base course" means the layer of crushed rock that typically
1922 underlies an asphalt or concrete pavement.

1923 SS. "Salmon conservation plan" means a plan and all implementing regulations and
1924 procedures including, but not limited to, land use management adopted by ordinance,
1925 capital projects, public education activities and enforcement programs for conservation and
1926 recovery of salmon within a water resource inventory area designated by the state under
1927 WAC 173-500-040.

1928 TT. "Shared facility" means a drainage facility designed to meet one or more of the

1929 requirements of K.C.C. 9.04.050 for two or more separate projects contained within a
1930 basin. Shared facilities usually include shared financial commitments for those drainage
1931 facilities.

1932 UU. "Simplified drainage review" means the drainage review for a proposed
1933 single-family residential project or agricultural project that:

1934 1. Would result in impervious and new pervious surface insufficient to require a
1935 flow control or water quality facility as specified in K.C.C. 9.04.050 and the Surface Water
1936 Design Manual; and

1937 2. Meets the simplified drainage requirements and BMPs specified in the Surface
1938 Water Design Manual, including flow control BMPs, construction stormwater pollution
1939 prevention BMPs, and drainage plan submittal requirements.

1940 VV. "Site" means a single parcel, or either two or more contiguous parcels that are
1941 under common ownership or documented legal control or a portion of single parcel under
1942 documented legal control separate from the remaining parcel, used as a single parcel for a
1943 proposed project for purposes of applying for authority from King County to carry out a
1944 proposed project. For projects located primarily within dedicated rights-of-way, "site"
1945 includes the entire width of right-of-way subject to improvements proposed by the project.

1946 WW. "Stormwater" means the water produced during precipitation or snowmelt,
1947 which runs off, soaks into the ground or is dissipated into the atmosphere. Stormwater that
1948 runs off or soaks into the ground ultimately becomes surface water or groundwater.

1949 XX. "Stormwater compliance plan" means a plan or study and all regulations and
1950 procedures that have been adopted by the county to implement the plan or study, including,
1951 but not limited to, capital projects, public education activities and enforcement programs

1952 for managing stormwater quantity and quality discharged from the county's municipal
1953 separate storm sewer system in compliance with the National Pollutant Discharge
1954 Elimination System permit program under the Clean Water Act.

1955 YY. "Stormwater runoff" means stormwater that flows over, or just below, the
1956 surface where it fell or melted. "Stormwater runoff" contributes to and becomes surface
1957 water or groundwater.

1958 ZZ. "Subbasin" means a geographic area that:

- 1959 1. Drains to a stream or water body named and noted on common maps; and
1960 2. Is contained within the basin of the stream or water body.

1961 AAA. "Surface water" means the water that exists on land surfaces before, during,
1962 and after stormwater runoff occurs and includes, but is not limited to, the water found on
1963 ground surfaces and in drainage facilities, rivers, streams, springs, seeps, ponds, lakes,
1964 wetlands and Puget Sound. It also includes shallow groundwater.

1965 BBB. "Surface Water Design Manual" means the manual, and supporting
1966 documentation referenced or incorporated in the manual, describing surface and stormwater
1967 design and analysis requirements, procedures and guidance. The "Surface Water Design
1968 Manual" is formally adopted by rule under the procedures of K.C.C. chapter 2.98 and is
1969 available from the department of (~~permitting and environmental review~~) local services or
1970 the department of natural resources and parks, water and land resources division, or their
1971 successor agencies.

1972 CCC. "Targeted drainage review" means an abbreviated evaluation required by
1973 K.C.C. 9.04.030 for certain types of proposed projects that are not subject to full or large
1974 project drainage review. Targeted drainage review may be required for some projects in

1975 simplified drainage review.

1976 DDD. "Water quality facility" means a drainage facility designed in accordance
1977 with the drainage requirements in this chapter to mitigate the impacts of increased
1978 pollutants in stormwater runoff generated by site development. A "water quality facility"
1979 uses processes that include but are not limited to settling, filtration, adsorption and
1980 absorption to decrease pollutant concentrations and loadings in stormwater runoff.

1981 SECTION 50. Ordinance 2281, Section 5, as amended, and K.C.C. 9.04.050 are
1982 each hereby amended to read as follows:

1983 A. A proposed project required to have drainage review by K.C.C. 9.04.030 must
1984 meet each of the following core requirements, which are described in detail in the Surface
1985 Water Design Manual. Projects subject only to simplified drainage review that meet the
1986 simplified drainage requirements and BMPs specified in the Surface Water Design
1987 Manual, including flow control BMPs, construction stormwater pollution prevention
1988 BMPs and drainage plan submittal requirements are deemed to comply with the
1989 following core requirements:

1990 1. Core requirement 1: Discharge at the natural location. All stormwater runoff
1991 and surface water from a project shall be discharged at the natural location so as not to be
1992 diverted onto, or away from, downstream properties. The manner in which stormwater
1993 runoff and surface water are discharged from the project site shall not create a significant
1994 adverse impact or significantly aggravate an existing adverse impact to downhill
1995 properties or drainage facilities as specified in the discharge requirements of the Surface
1996 Water Design Manual;

1997 2. Core requirement 2: Offsite analysis. The initial application submittal for

1998 proposed projects shall include an offsite analysis report that assesses potential offsite
1999 drainage and water quality impacts associated with development of the proposed site and
2000 proposes appropriate mitigations to those impacts. This initial submittal shall include, at
2001 minimum, a Level One downstream analysis as described in the Surface Water Design
2002 Manual. If impacts are identified, the proposed projects shall meet any applicable
2003 problem-specific requirements as specified in the Surface Water Design Manual;

2004 3. Core requirement 3: Flow control facilities. Proposed projects that would
2005 result in five thousand square feet or more of new plus replaced impervious surface or
2006 three quarters of an acre or more of new pervious surface shall provide flow control
2007 facilities to control stormwater runoff generated by new impervious surface, new
2008 pervious surface, replaced impervious surface and any existing impervious surface added
2009 on or after January 8, 2001, as specified in the Surface Water Design Manual. Flow
2010 control facilities shall meet the area-specific flow control facility requirements and the
2011 flow control facility implementation requirements applicable to the project site as
2012 specified in the Surface Water Design Manual. Projects subject to area-specific flow
2013 control facility requirements shall meet one of the flow control facility performance
2014 criteria listed in a. through c. of this subsection A.3., as directed by the Surface Water
2015 Design Manual:

2016 a. Level One shall match the predeveloped site's peak discharge rates for the
2017 two-year and ten-year return periods;

2018 b. Level Two shall meet Level One criteria and also match the predeveloped
2019 site's discharge durations for the predeveloped peak discharge rates between the fifty
2020 percent of the two-year peak flow through the fifty-year peak flow; or

2021 c. Level Three shall meet Level Two criteria and also match the predeveloped
2022 site's peak discharge rate for the one hundred-year return period;

2023 4. Core requirement 4: Conveyance system. All engineered conveyance system
2024 elements for proposed projects shall be analyzed, designed and constructed to provide the
2025 minimum level of protection against overtopping, flooding, erosion and structural failure
2026 as specified by the conveyance requirements for new and existing systems and
2027 conveyance implementation requirements described in the Surface Water Design Manual;

2028 5. Core requirement 5: Construction stormwater pollution prevention. All
2029 proposed projects that will conduct construction activities onsite or offsite or will clear,
2030 grade or otherwise disturb the site shall provide stormwater pollution prevention controls,
2031 spill controls, and erosion and sediment controls-to-prevent, reduce or eliminate the
2032 discharge of pollutants including sediment to onsite or adjacent drainage facilities,
2033 adjacent properties and surface water or groundwater. Erosion and sediment controls
2034 shall be applied in accordance with K.C.C. chapter 16.82 and as specified by the
2035 temporary erosion and sediment control measures and performance criteria and
2036 implementation requirements in the King County Surface Water Design Manual;

2037 6. Core requirement 6: Maintenance and operation. Maintenance of all
2038 drainage facilities in compliance with King County maintenance standards is the
2039 responsibility of the applicant or property owner as described in the Surface Water
2040 Design Manual, except those facilities for which King County assumes maintenance and
2041 operation as described in K.C.C. 9.04.115 and 9.04.120 and the Surface Water Design
2042 Manual;

2043 7. Core requirement 7: Financial guarantees and liability. All drainage

2044 facilities constructed or modified for projects, except downspout infiltration and
2045 dispersion systems for single family residential lots, must comply with the liability
2046 requirements of K.C.C. 9.04.100 and the financial guarantee requirements of K.C.C. Title
2047 27A;

2048 8. Core requirement 8: Water quality facilities. Proposed projects that would
2049 result in five thousand square feet or more of new plus replaced pollution generating
2050 impervious surface or three quarters of an acre or more of new pollution-generating
2051 pervious surface, or that are redevelopment projects that would result in a total of five
2052 thousand square feet or more of new and replaced pollution-generating impervious surface,
2053 shall provide water quality facilities to treat polluted stormwater runoff generated by new
2054 or replaced pollution-generating impervious surface, new pollution-generating pervious
2055 surface and any existing pollution-generating impervious surface added on or after
2056 January 8, 2001, as specified in the Surface Water Design Manual. However, pervious
2057 surfaces are specifically excluded if there is a good faith agreement with the King
2058 Conservation District to implement a farm management plan for agricultural uses, and
2059 pervious areas for other uses are specifically excluded if King County department of
2060 ~~((permitting and environmental review))~~ local services, permitting division, approves a
2061 landscape management plan that controls solids, pesticides, fertilizers and other erodible
2062 or leachable materials leaving the site. Water quality facilities shall meet the area-
2063 specific water quality facility requirements and the water quality implementation
2064 requirements applicable to the project site as specified in the Surface Water Design
2065 Manual. The facilities specified by these requirements are designed to reduce pollutant
2066 loads according to the applicable annual average performance goals listed in a. through d.

2067 of this subsection A.8. for ninety-five percent of the annual average runoff volume:
2068 a. for basic water quality: remove eighty percent of the total suspended solids;
2069 b. for enhanced basic water quality: remove sixty percent dissolved zinc and
2070 thirty percent of dissolved copper;
2071 c. for sensitive lake protection: remove fifty percent of the total phosphorus;
2072 and
2073 d. for sphagnum bog protection: remove fifty percent of the total phosphorus
2074 and forty percent of the total nitrate plus nitrite. The discharge shall maintain a pH of
2075 less than 6.5 and an alkalinity of less than ten milligrams per liter.

2076 9. Core requirement 9: Flow control BMPs. Proposed projects that would
2077 result in two thousand square feet or more of new plus replaced impervious surface or
2078 seven thousand square feet or more of land disturbing activity shall provide flow control
2079 BMPs that use processes such as infiltration, dispersion, storage, evaporation,
2080 transpiration, forest retention and reduced impervious surface footprint to mimic pre-
2081 developed hydrology and minimize stormwater runoff generated by new impervious
2082 surface, new pervious surface, replaced impervious surface and any existing impervious
2083 surface added on or after January 8, 2001, as specified in the Surface Water Design
2084 Manual. Flow control BMPs shall be applied to manage stormwater runoff from the
2085 aforementioned surfaces to the maximum extent feasible using lists of flow control BMPs
2086 specific to the project location, size and impervious coverage; or as required to
2087 demonstrate that developed discharge durations from the surfaces match pre-developed
2088 durations for those surfaces for the range of predeveloped discharge rates from eight
2089 percent of the two-year peak flow to fifty percent of the two-year peak flow as specified

2090 in the Surface Water Design Manual.

2091 B. A proposed project required by K.C.C. 9.04.030 to have drainage review shall
2092 meet any of the following special requirements that apply to the site and that are
2093 described in detail in the Surface Water Design Manual. The department performing
2094 drainage review as specified in K.C.C. 9.04.070 shall verify if a proposed project is
2095 subject to and must meet any of the following special requirements.

2096 1. Special requirement 1: Other adopted area-specific requirements. If a
2097 proposed project is in a designated critical drainage area, or is in an area included in an
2098 adopted master drainage plan, basin plan, salmon conservation plan, stormwater
2099 compliance plan, flood hazard management plan, lake management plan or shared facility
2100 plan, then the proposed project shall meet the applicable drainage requirements of the
2101 critical drainage area, master drainage plan, basin plan, salmon conservation plan,
2102 stormwater compliance plan, flood hazard management plan, lake management plan or
2103 shared facility plan;

2104 2. Special requirement 2: Floodplain/floodway delineation. If a proposed
2105 project contains or is adjacent to a stream, lake, wetland or closed depression, or if other
2106 King County regulations require study of flood hazards relating to the proposed project,
2107 the one hundred year floodplain boundaries and floodway shall be determined and
2108 delineated on the site improvement plans and profiles and any final maps prepared for the
2109 proposed project. The flood hazard study shall be prepared as specified in the Surface
2110 Water Design Manual;

2111 3. Special requirement 3: Flood protection facilities. If a proposed project
2112 contains or is adjacent to a stream that has an existing flood protection facility, such as a

2113 levee, revetment or berm, or proposes to either construct a new or modify an existing
2114 flood protection facility, then the flood protection facilities shall be analyzed and
2115 designed as specified in the Surface Water Design Manual;

2116 4. Special requirement 4: Source Control. If a proposed project requires a
2117 commercial building or commercial site development permit, then water quality source
2118 controls shall be applied to prevent rainfall and runoff from coming into contact with
2119 pollutants to the maximum extent practicable. Water quality source controls shall be
2120 applied in accordance with K.C.C. chapter 9.12, the King County stormwater pollution
2121 prevention manual and the Surface Water Design Manual. All structural source controls
2122 shall be identified on the site improvement plans and profiles or final maps prepared for
2123 the proposed project; and

2124 5. Special requirement 5: Oil control. If a proposed project is any of the
2125 following, then oil control shall be applied to all runoff from the high-use portion of a site
2126 as specified in the Surface Water Design Manual:

- 2127 a. a project that creates a high-use site;
- 2128 b. a redevelopment project proposing one hundred thousand dollars or more of
2129 improvements to an existing high-use site; or
- 2130 c. a redevelopment project that results in new plus replaced pollution-
2131 generating impervious surface of five thousand square feet or more or new pollution-
2132 generating pervious surface of three quarters of an acre or more.

2133 C.1. An adjustment to the requirements contained in this section or other
2134 requirements in the Surface Water Design Manual may be proposed. The resulting
2135 development shall be subject to all of the remaining terms and conditions of this chapter

2136 and the adjustment shall:

2137 a. produce a compensating or comparable result in the public interest; and

2138 b. meet this chapter's objectives of safety, function, appearance, environmental
2139 protection and maintainability based upon sound engineering judgment.

2140 2. If complying with subsection C.1.a. of this section will deny all reasonable
2141 use of a property, the best practicable alternative shall be obtained as determined by the
2142 director of the department of ~~((permitting and environmental review))~~ local services or
2143 the director's designee according to the adjustment process defined in the Surface Water
2144 Design Manual.

2145 3. Requests for adjustments that may conflict with the requirements of any other
2146 King County division shall require review and concurrence with that division. The
2147 director shall coordinate to resolve conflicts between adjustments to the Surface Water
2148 Design Manual and requirements of others divisions.

2149 4. A request for an adjustment is a Type 1 land use decision as provided for in
2150 K.C.C. 20.20.020 and shall be processed in accordance with the procedures specified in
2151 the Surface Water Design Manual.

2152 5. The county may require monitoring of experimental designs and technology
2153 or untested applications proposed by the applicant in order to determine compliance with
2154 subsection C.1. of this section and the approved plans and conditions.

2155 6. The applicant may appeal an adjustment decision by following the appeal
2156 procedures as specified in the Surface Water Design Manual.

2157 D. The drainage review requirements in this section and in the Surface Water
2158 Design Manual may be modified or waived under the procedures in K.C.C. 21A.55.060.

2159 SECTION 51. Ordinance 2812, Section 4, as amended, and K.C.C. 9.04.060 are
2160 each hereby amended to read as follows:

2161 Development in areas where the department has determined that the existing
2162 flooding, drainage and/or erosion conditions present an imminent likelihood of harm to
2163 the welfare and safety of the surrounding community shall meet special drainage
2164 requirements set by the director until such time as the community hazard is alleviated.
2165 Such conditions may include the limitation of the volume of discharge from the subject
2166 property to predevelopment levels, preservation of wetlands or other natural drainage
2167 features or other controls necessary to protect against community hazard. Where
2168 alternate facility designs or methods will produce a compensating or comparable result in
2169 the public interest and which will meet this section's objectives of safety, function,
2170 appearance, environmental protection and maintainability, based upon sound engineering
2171 judgment, an adjustment to the special drainage requirements promulgated under this
2172 section may be proposed, provided that the resulting development shall be subject to all
2173 of the remaining terms and conditions of this chapter. Where application of this section
2174 will deny all reasonable use of a property and a facility or design that produces a
2175 compensating or comparable result cannot be obtained, then a best practicable alternative
2176 may be obtained, to be determined by the director of the department of (~~permitting and~~
2177 ~~environmental review~~) local services or the director's designee according to the
2178 adjustment process defined in the Surface Water Design Manual.

2179 SECTION 52. Ordinance 2281, Section 6, as amended, and K.C.C. 9.04.070 are
2180 each hereby amended to read as follows:

2181 A.1. All engineering plans shall be submitted to the department of (~~permitting~~

2182 ~~and environmental review~~) local services, permitting division, for drainage review in
2183 accordance with the Surface Water Design Manual except those drainage plans
2184 developed by, or under the review of, the water and land resources division of the
2185 department of natural resources and parks for either surface water or stormwater capital
2186 improvement, repair, maintenance or restoration projects or other linear government
2187 agency projects, such as roadways, railways, pipelines, utility lines and trails.

2188 2. If engineering plans are returned for any reason, they shall be returned to the
2189 applicant.

2190 3. All master drainage plans, if required, shall be submitted to the department of
2191 ~~((permitting and environmental review))~~ local services, permitting division, for drainage
2192 review in accordance with the specifications in the Surface Water Design Manual. The
2193 master drainage plan process should commence at the same time as the state
2194 Environmental Policy Act (SEPA) process.

2195 4. Drainage plans not subject to drainage review by the department of
2196 ~~((permitting and environmental review))~~ local services, permitting division, under
2197 subsection A.1. of this section shall be reviewed by the water and land resources division
2198 of the department of natural resources and parks in accordance with K.C.C. 9.04.050.
2199 Project applicability and compliance with K.C.C. 9.04.050 shall be documented in
2200 writing and available for review.

2201 B. The expiration time frames as specified in the Surface Water Design Manual
2202 shall apply to all permit and approval applications.

2203 C. All plans shall be processed in accordance with the drainage review
2204 procedures specified in the Surface Water Design Manual.

2205 D. All submittal procedures, definitions and specifications for the required
2206 contents of engineering plans are presented in the Surface Water Design Manual.

2207 SECTION 53. Ordinance 4938, Section 7, as amended, and K.C.C. 9.04.090 are
2208 each hereby amended to read as follows:

2209 A. No work related to permanent or temporary storm drainage control for a
2210 permitted development may proceed without the approval of the director of the
2211 department of ~~((permitting and environmental review))~~ local services or the director's
2212 designee.

2213 B. Erosion and sediment control measures associated with both the interim and
2214 permanent drainage systems shall be:

2215 1. Constructed in accordance with the approved plan prior to any grading or
2216 land clearing other than that associated with an approved erosion and sediment control
2217 plan; and

2218 2. Satisfactorily sequenced and maintained until all improvements, restoration,
2219 and landscaping associated with the permit and approvals for the project are completed
2220 and the potential for onsite erosion has passed.

2221 C. The applicant shall have constructed and have in operation those portions of
2222 the drainage facilities necessary to accommodate the control of surface and storm water
2223 runoff discharging from the site before the construction of any other improvements or
2224 buildings on the site, or to final recording of a plat or short plat, unless upon written
2225 request of the applicant, the development engineer authorizes recording before
2226 construction of facilities in order to minimize impacts that may result from construction
2227 of facilities during inappropriate times of the year.

2228 SECTION 54. Ordinance 2281, Section 7, as amended, and K.C.C. 9.04.100 are
2229 each hereby amended to read as follows:

2230 The applicant required to construct the drainage facility pursuant to K.C.C.
2231 chapter 9.04 shall maintain a combined single limit per occurrence liability policy in the
2232 amount established annually by the King County risk management program, which shall
2233 name King County as an additional insured and protect King County from liability
2234 relating to the construction or maintenance of the facility until construction approval or
2235 acceptance for maintenance, whichever is last. Proof of this required liability policy shall
2236 be provided to the director of ~~((permitting and environmental review))~~ the department of
2237 local services or the director's designee prior to commencing construction of any drainage
2238 facility. If this liability insurance is not kept in effect as required, King County may
2239 initiate enforcement action pursuant to K.C.C. Title 23.

2240 SECTION 55. Ordinance 12020, Section 33, as amended, and K.C.C. 9.04.105
2241 are each hereby amended to read as follows:

2242 The department of ~~((permitting and environmental review))~~ local services, ~~((f))~~ or
2243 its successor organization~~((s))~~, is authorized to require all applicants issued permits or
2244 approvals under the provisions of ~~((the))~~ this title to post financial guarantees consistent
2245 with the provisions of K.C.C. Title 27A.

2246 SECTION 56. Ordinance 4938, Section 10, as amended, and K.C.C. 9.04.120 are
2247 each hereby amended to read as follows:

2248 A. The person or persons holding title to the property and the applicant required
2249 to construct a drainage facility shall remain responsible for the facility's continual
2250 performance, operation and maintenance in accordance with the standards and

2251 requirements of the department and remain responsible for any liability as a result of
2252 these duties. This responsibility includes maintenance of a drainage facility (~~which~~)

2253 that is:

- 2254 1. Under a maintenance guarantee or defect guarantee;
- 2255 2. A private road conveyance system;
- 2256 3. Released from all required financial guarantees prior to July 7, 1980(~~(:)~~);
- 2257 4. Located within and serving only one single family residential lot;
- 2258 5. Located within and serving a multifamily or commercial site unless the
2259 facility is part of an approved shared facility plan;
- 2260 6. Located within or associated with an administrative or formal subdivision
2261 which handles runoff from an area of which less than two-thirds is designated for
2262 detached or townhouse dwelling units located on individual lots unless the facility is part
2263 of an approved shared facility plan;
- 2264 7. Previously terminated for assumption of maintenance responsibilities by the
2265 department in accordance with K.C.C. 9.04.110; or
- 2266 8. Not otherwise accepted by the county for maintenance.

2267 B. Prior to the issuance of any of the permits for any multifamily or commercial
2268 project required to have a flow control or water quality treatment facility, the applicant
2269 shall record a declaration of covenant as specified in the Surface Water Design Manual.
2270 The restrictions set forth in such covenant shall include, but not be limited to, provisions
2271 for notice to the persons holding title to the property of a King County determination that
2272 maintenance and/or repairs are necessary to the facility and a reasonable time limit in
2273 which such work is to be completed.

2274 1. In the event that the titleholders do not effect such maintenance and/or
2275 repairs, King County may perform such work upon due notice. The titleholders are
2276 required to reimburse King County for any such work. The restrictions set forth in such
2277 covenant shall be included in any instrument of conveyance of the subject property and
2278 shall be recorded with the records and licensing services division.

2279 2. The county may enforce the restrictions set forth in the declaration of
2280 covenant provided in the Surface Water Design Manual.

2281 C. Prior to the issuance of any of the permits and/or approvals for the project or
2282 the release of financial guarantees posted to guarantee satisfactory completion, the person
2283 or persons holding title to the subject property for which a drainage facility was required
2284 shall pay a fee established by the director of the department of ~~((permitting and
2285 environmental review))~~ local services or the director's designee to reasonably compensate
2286 the county for costs relating to inspection of the facility to ensure that it has been
2287 constructed according to plan and applicable specifications and standards.

2288 D. The duties specified in this section with regard to payment of inspection fees
2289 and reimbursement of maintenance costs shall be enforced against the person or persons
2290 holding title to the property for which the drainage facility was required.

2291 E. Where not specifically defined in this section, the responsibility for
2292 performance, operation and maintenance of drainage facilities and conveyance systems,
2293 both natural and constructed, shall be determined on a case-by-case basis.

2294 SECTION 57. Ordinance 4938, Section 12, as amended, and K.C.C. 9.04.140 are
2295 each hereby amended to read as follows:

2296 A.1. The director is authorized to promulgate and adopt administrative rules under

2297 the procedures specified in K.C.C. chapter 2.98, for the purpose of implementing and
2298 enforcing this chapter. Adopted administrative rules are available to the public from the
2299 department of ~~((permitting and environmental review))~~ local services, permitting division,
2300 or the department of natural resources and parks, water and land resources division. This
2301 includes, but is not limited to, the Surface Water Design Manual. Administrative rules
2302 adopted in accordance with to this section shall be posted to the websites of the department
2303 of ~~((permitting and environmental review))~~ local services, permitting division, and the
2304 department of natural resources and parks, water and land resources division, as well as any
2305 other website maintained by the executive to provide the public access to adopted public
2306 rules. The director should provide email notification to the council when an administrative
2307 rule adopted in accordance with this section has been posted to the websites. The email
2308 notification shall be sent to the clerk of the council, who shall retain the original email and
2309 provide an electronic copy to all councilmembers, the council chief of staff, the policy staff
2310 director and the lead staff for the transportation, economy and environment committee, or
2311 its successor.

2312 2. The director of the department of ~~((permitting and environmental review))~~ local
2313 services or the director's designee is authorized to develop procedures for applying those
2314 administrative rules adopted under subsection A.1. of this section and regulations during
2315 the review of permit applications for the development of land. These procedures may also
2316 be contained in the Surface Water Design Manual.

2317 B. The director is authorized to make such inspections and take all actions that may
2318 be required to enforce this chapter.

2319 C. Whenever necessary to make an inspection to enforce this chapter, monitor for

2320 proper function of drainage facilities or whenever the director has reasonable cause to
2321 believe that violations of this chapter are present or operating on a subject property or
2322 portion thereof, the director may enter the premises at all reasonable times to inspect the
2323 same or perform any duty imposed upon the director by this chapter; provided that, if the
2324 premises or portion thereof is occupied, the director shall first make a reasonable effort to
2325 locate the owner or other person having charge or control of the premises or portion thereof
2326 and seek entry.

2327 D. Proper ingress and egress shall be provided to the director to inspect, monitor or
2328 perform any duty imposed upon the director by this chapter. The director shall notify the
2329 responsible party in writing of failure to comply with this access requirement. Failing to
2330 obtain a response within seven days from the receipt of notification the director may order
2331 the work required completed or otherwise address the cause of improper access. The
2332 obligation for the payment of all costs that may be incurred or expended by the county in
2333 causing the work to be done shall thereby be imposed on the person holding title to the
2334 subject property.

2335 SECTION 58. Ordinance 7590, Section 1, as amended, and K.C.C. 9.08.010 are
2336 each hereby amended to read as follows:

2337 The following definitions shall apply in the interpretation and enforcement of this
2338 chapter:

2339 A. "Basin plan" means a plan and all implementing regulations and procedures
2340 including but not limited to capital projects, public education activities, land use
2341 management regulations adopted by ordinance for managing surface and storm water
2342 management facilities and features within individual subbasins.

2343 B. "Department" means the department of natural resources and parks or its
2344 successor agency.

2345 C. "Developed parcel" means any parcel altered from the natural state by the
2346 construction, creation or addition of impervious surfaces.

2347 D. "Director" means the director of the department of natural resources and parks
2348 or its successor agency or the director's designee.

2349 E. "Division" means the department of natural resources and parks, water and land
2350 resources division or its successor agency.

2351 F. "Effective impervious area" means the portion of actual impervious area that is
2352 connected, or has the effect of being connected as defined in the King County Surface
2353 Water Design Manual, directly to the storm water drainage system via surface flow or
2354 discrete conveyances such as pipes, gutters or ditches.

2355 G. "Flow control facility" means a drainage facility designed to mitigate the
2356 impacts of increased surface and storm water runoff generated by site development in
2357 accordance with the drainage requirements in this chapter. A flow control facility is
2358 designed either to hold water for a considerable length of time and then release it by any
2359 combination of evaporation, plant transpiration or infiltration into the ground or to hold
2360 runoff for a short period of time and then release it to the conveyance system.

2361 H. "Flow control best management practice" means a method or design for
2362 dispersing, infiltrating or otherwise reducing or preventing development-related increases
2363 in surface and storm water runoff at, or near, the sources of those increases. "Flow control
2364 best management practice" includes the methods and designs specified in the Surface
2365 Water Design Manual.

2366 I. "Lake management plan" means the plan, and supporting documents as
2367 appropriate, describing the lake management recommendations and requirements that has
2368 been formally adopted by rule under the procedures specified in K.C.C. chapter 2.98.
2369 Adopted lake management plans are available from the division and the department of
2370 ~~((permitting and environmental review))~~ local services, permitting division. A synopsis of
2371 adopted lake management plans shall be distributed to all Surface Water Design Manual
2372 subscribers as part of the manual's routine update process.

2373 J. "Drainage facility" means the system of collecting, conveying, and storing
2374 surface and storm water runoff. Drainage facilities shall include but not be limited to all
2375 surface and storm water conveyance and containment facilities including streams,
2376 pipelines, channels, ditches, swamps, lakes, wetlands, closed depressions, infiltration
2377 facilities, flow control facilities, erosion/sedimentation control facilities and other drainage
2378 structures and appurtenances, both natural and constructed.

2379 K. "Impervious surface" means either a hard surface area that either prevents or
2380 retards the entry of water into the soil mantle as it entered under natural conditions before
2381 development, or a hard surface area that causes water to run off the surface in greater
2382 quantities or at an increased rate of flow from the flow present under natural conditions
2383 before development, or both. Common impervious surfaces include, but are not limited to,
2384 roofs, walkways, patios, driveways, parking lots, storage areas, areas that are paved,
2385 graveled or made of packed or oiled earthen materials or other surfaces which similarly
2386 impede the natural infiltration of surface and storm water. Open, uncovered flow control
2387 facilities shall not be considered as impervious surfaces.

2388 L. "Land use code" means restrictions on the type of development for a specific

2389 parcel of land as identified by records maintained by the King County department of
2390 assessments as modified or supplemented by information resulting from investigation by
2391 the division. Land use codes are preliminary indicators of the extent of impervious surface
2392 and are used in the initial analysis to assign an appropriate rate category for a specific
2393 parcel.

2394 M. "Maintenance" means the act or process of cleaning, repairing or preserving a
2395 system, unit, facility, structure or piece of equipment.

2396 N. "Natural surface water drainage system" means such landscape features as
2397 rivers, streams, lakes and wetlands. This system circulates water in a complex hydrological
2398 cycle.

2399 O. "National Pollutant Discharge Elimination System permit" means a permit
2400 issued by the Washington state Department of Ecology for discharges to waters of the
2401 United States under the Clean Water Act.

2402 P. "Open space" means any parcel, property or portion thereof classified for current
2403 use taxation under K.C.C. chapter 20.36 and chapter 84.34 RCW, or for which the
2404 development rights have been sold to King County under K.C.C. chapter 26.04. This
2405 definition includes lands that have been classified as open space, agricultural or timber
2406 lands under criteria contained in K.C.C. chapter 20.36 and chapter 84.34 RCW.

2407 Q. "Parcel" means the smallest separately segregated unit or plot of land having an
2408 identified owner, boundaries and surface area that is documented for property tax purposes
2409 and given a tax lot number by the King County assessor.

2410 R. "Person" means any individual, firm, company, association, corporation or
2411 governmental agency.

2412 S. "Program" means the surface water management program as created and
2413 established in this chapter.

2414 T. "Rate category" means the classification in this chapter given to a parcel in the
2415 service area based upon the type of land use on the parcel and the percentage of impervious
2416 surface area contained on the parcel.

2417 U. "Residence" means a building or structure or portion thereof, designed for and
2418 used to provide a place of abode for human beings. "Residence" includes "residential" or
2419 "residential unit" as referring to the type of or intended use of a building or structure.

2420 V. "Residential parcel" means any parcel that contains no more than three
2421 residences or three residential units within a single structure and is used primarily for
2422 residential purposes.

2423 W. "Service area" means unincorporated King County.

2424 X. "Storm water plan" means a King County ordinance specifying the storm water
2425 control facilities that will be funded by a bond issue.

2426 Y. "Subbasin" means a drainage area that drains to a water course or water body
2427 named and noted on common maps and that is contained within a basin as defined in
2428 K.C.C. 9.04.020.

2429 Z. "Surface and storm water management services" means the services provided by
2430 the surface water management program, including but not limited to basin planning,
2431 facilities maintenance, regulation, financial administration, public involvement, drainage
2432 investigation and enforcement, aquatic resource restoration, surface and storm water quality
2433 and environmental monitoring, natural surface water drainage system planning,
2434 intergovernmental relations and facility design and construction.

2435 AA. "Surface water management fee protocols" means the surface water
2436 management fee standards and procedures that have been formally adopted by rule under
2437 the procedures specified in K.C.C. chapter 2.98. The surface water management fee
2438 protocols are available from the department of natural resources and parks, water and land
2439 resources division, or its successor agency.

2440 BB. "Surface and storm water" means water originating from rainfall and other
2441 precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes
2442 and wetlands as well as shallow ground water.

2443 CC. "Surface and storm water management system" means constructed drainage
2444 facilities and any natural surface water drainage features that do any combination of
2445 collection, storing, controlling, treating or conveying surface and storm water.

2446 DD. "Surface Water Design Manual" means the manual, and supporting
2447 documentation referenced or incorporated in the manual, describing surface and storm
2448 water design and analysis requirements, procedures and guidance that has been formally
2449 and most recently adopted by rule under the procedures in K.C.C. chapter 2.98. The
2450 Surface Water Design Manual is available from the department of ~~((permitting and
2451 environmental review))~~ local services, permitting division, or the department of natural
2452 resources and parks, water and land resources division, or its successor agency.

2453 EE. "Undeveloped parcel" means any parcel that has not been altered from its
2454 natural state by the construction, creation or addition of impervious surface.

2455 FF. "Water quality treatment facility" means a drainage facility designed to reduce
2456 pollutants once they are already contained in surface and storm water runoff. "Water
2457 quality treatment facility" means the structural component of best management practices.

2458 When used singly or in combination, a water quality treatment facility reduces the potential
2459 for contamination of either surface or ground waters, or both.

2460 SECTION 59. Ordinance 7590, Section 7, as amended, and K.C.C. 9.08.060 are
2461 each hereby amended to read as follows:

2462 A. It is the finding of the county that the majority of the basins in the service area
2463 are shared with incorporated cities and towns. In order to achieve a comprehensive
2464 approach to surface and storm water management the county and incorporated jurisdictions
2465 within a specific basin shall coordinate surface and storm water, management services. In
2466 addition, the program may contract for services with interested municipalities or special
2467 districts including but not limited to sewer and water districts, school districts, port districts
2468 or other governmental agencies.

2469 B. It is the finding of the county that many of the difficulties found in the
2470 management of surface and storm water problems are contributed to by the general lack of
2471 public knowledge about the relationship between human actions and surface and storm
2472 water management. In order to achieve a comprehensive approach to surface and storm
2473 water management the county should provide general information to the public about land
2474 use and human activities that impact surface and storm water management. Pursuant to
2475 RCW 36.89.085, it is the finding of the county that public school districts can provide
2476 significant benefits to the county regarding surface and storm water management through
2477 educational programs and community activities related to protection and enhancement of
2478 the surface and storm water management system. These programs and activities can
2479 provide students with an understanding of human activities and land use practices that
2480 create surface and storm water problems and involve students by learning from first hand

2481 exposure, the difficulties of resolving surface and storm water management problems after
2482 they occur.

2483 C. It is the finding of the county that technical assistance and community education
2484 have been shown to be a cost-effective means of improving the management of the impacts
2485 of surface and storm water runoff. Technical assistance and community education
2486 regarding stewardship enables King County, its residents and businesses to comply with
2487 federal, state and local mandates and enables the county to protect its quality of life and its
2488 natural resources. The promotion of stewardship is an integral part of a comprehensive
2489 surface and storm water management program.

2490 D. It is the finding of the county that developed parcels contribute to an increase in
2491 surface and storm water runoff to the surface and storm water management system. This
2492 increase in surface and storm water runoff results in the need to establish rates and charges
2493 to finance the county's activities in surface and storm water management. Developed
2494 parcels shall be subject to the rates and charges of the surface water management program
2495 based on their contribution to increased runoff. The factors to be used to determine the
2496 degree of increased surface and storm water runoff to the surface and storm water
2497 management system from a particular parcel shall be the percentage of impervious surface
2498 coverage on the parcel, the total acreage of the parcel and any mitigating factors as
2499 determined by King County.

2500 E. It is the finding of the county that undeveloped parcels do not contribute as
2501 much as developed parcels to an increase in surface and storm water runoff into the surface
2502 and storm water management system. Undeveloped properties shall be exempt from the
2503 rates and charges of the surface water management program.

2504 F. It is the finding of the county that maintained drainage facilities mitigate the
2505 increased runoff contribution of developed parcels by providing on-site drainage control.
2506 Parcels served by flow control facilities that were required for development of the parcel
2507 pursuant to K.C.C. chapter 9.04 and approved by King County or can be demonstrated as
2508 required in K.C.C. 9.08.080 by the property owner to provide flow control of surface and
2509 storm water to the standards in K.C.C. chapter 9.04 shall receive a discount as provided
2510 in the rates and charges of the surface water management program, if the facility is
2511 maintained at the parcel owner's expense to the standard established by the department.

2512 G. It is the finding of the county that improvements to the quality of storm water
2513 runoff can decrease the impact of that runoff on the environment. Parcels served by
2514 water quality treatment facilities that were required for development of the parcel
2515 pursuant to K.C.C. chapter 9.04 and approved by King County or that can be
2516 demonstrated as required in K.C.C. 9.08.080 by the property owner to provide treatment
2517 of surface and storm water to the standards in K.C.C. chapter 9.04 shall receive a
2518 discount as provided in the rates and charges of the surface water management program,
2519 if the facility is maintained at the parcel owner's expense to the standard established by
2520 the department.

2521 H. It is the finding of the county that parcels with at least sixty-five percent of
2522 their land in forest, no more than twenty percent in impervious surface, and dispersed
2523 runoff from the impervious surface through the forested land resulting in an effective
2524 impervious area of ten percent or less for the entire parcel, do not contribute as much to
2525 an increase in surface and storm water runoff as properties with less forest that do not
2526 disperse. These properties shall be eligible to receive a discount as provided in the rates

2527 and charges of the surface water management program if the runoff from the impervious
2528 surface is dispersed in accordance with the standards established by the department.

2529 I. It is the finding of the county that parcels that make use of their pervious surface
2530 area to absorb storm water runoff from the impervious surfaces do not contribute as much
2531 to an increase in surface and storm water runoff as properties that do not use their pervious
2532 area to absorb runoff. These properties shall be eligible to receive a discount as provided in
2533 the rates and charges of the surface water management program if the runoff from the
2534 impervious surface is dispersed in accordance with the standards established by the
2535 department.

2536 J. It is a finding of the county that open space properties provide a benefit to the
2537 surface and storm water management system by the retention of property in an
2538 undeveloped state. Open space properties shall receive a discount from the rates and
2539 charges to encourage the retention of property as open space.

2540 K. It is a finding of the county that current scientific studies demonstrate that
2541 conservation and maintenance of forestland and open space contribute to the proper
2542 management of surface water quality and quantity. The scientific analysis performed in
2543 connection with the Cedar river, Issaquah creek and Bear creek basin plans have
2544 demonstrated that forests intercept and evaporate more rainfall, provide more soil storage,
2545 retain and trap more sediments and purify contaminated water better than any other land
2546 use. Conservation and maintenance of public forests, the provision of technical assistance
2547 and encouragement to private landowners to retain forests are effective ways to prevent
2548 disruption of natural hydrology. Open Space lands, to the extent that they retain their
2549 natural condition and do not contain impervious surface, also perform an important surface

2550 water function by not detracting from the functioning of natural hydrology systems.
2551 Conservation and maintenance of publicly owned open space and forestland is often more
2552 cost-effective than building and maintain artificial or engineered surface and storm water
2553 management facilities. Additional financial resources are required to conserve and
2554 maintain those natural resource lands that serve important surface and storm water
2555 management functions.

2556 L. It is a finding of the county that the majority of the parcels in the service area are
2557 residential. The variance between residential parcels in impervious surface coverage is
2558 found to be minor and to reflect only minor differences in increased runoff contributions.
2559 The administrative cost of calculating the service charge individually for each residential
2560 parcel and maintaining accurate information would be very high. A flat charge for
2561 residential parcels is less costly to administer than calculating a separate charge for each
2562 parcel and is equitable because of the similarities in impervious surface coverage between
2563 residential parcels. Therefore, residential parcels shall be charged a flat charge based upon
2564 an average amount of impervious surface.

2565 M. It is a finding of the county that very lightly developed nonresidential parcels
2566 that have an impervious surface coverage of ten percent or less of the total parcel acreage
2567 are characterized by a very low intensity of development and generally a large number of
2568 acres. A greater number of acres of undeveloped land associated with an impervious
2569 surface results in significantly less impact to the surface and storm water management
2570 system. Many of the very lightly developed properties are recreational, agricultural and
2571 timber lands identified in the King County Comprehensive Plan and should be encouraged
2572 to retain their low intensity of development. These parcels shall be charged a flat rate to

2573 encourage the retention of large areas of very lightly developed land.

2574 N. It is the finding of the county that lightly to very heavily developed
2575 nonresidential parcels that have an impervious surface coverage of more than ten percent
2576 have a substantial impact on the surface and storm water management system. The impact
2577 of these parcels on the surface and storm water management system increases with the size
2578 of the parcels. Therefore, lightly to very heavily developed properties shall be charged a
2579 rate determined by the percent of impervious surface coverage multiplied by the parcel
2580 acreage.

2581 O. It is a finding of the county that county and state roads contribute a significant
2582 amount of increased runoff to the surface and storm water management system, which
2583 contributes to the need for basin planning, drainage facilities and other related services.
2584 However, both the county roads and state highway programs provide substantial annual
2585 programs for the construction and maintenance of drainage facilities, and the roads systems
2586 and their associated drainage facilities serve as an integral part of the surface and storm
2587 water management system. The rate charged county roads and state highways shall reflect
2588 the benefit that county roads and state highway facilities provide to the surface and storm
2589 water management system. County and state road drainage systems unlike the drainage
2590 systems on other properties are continually being upgraded to increase both conveyance
2591 capacity and control. It is envisioned that the roads program will work cooperatively with
2592 the surface water management program to improve regional surface and storm water
2593 management services as new information is available from basin plans and other sources.
2594 The percentage of impervious surface coverage for county roads and state highways shall
2595 be calculated by dividing average width of roadway and shoulder by the average width of

2596 the right of way. The service charge shall be calculated in accordance with RCW
2597 90.03.525.

2598 P. It is the finding of the county that comprehensive management of surface and
2599 storm water runoff must include anticipation of future growth and development in the
2600 design and improvement of the surface and storm water management system. Service
2601 charge revenue needs shall be based upon the present and future requirements of the
2602 surface and storm water management system, and these needs shall be considered when
2603 determining the rates and charges of the program.

2604 Q. It is the finding of the county that basin plans are essential to establishing a
2605 comprehensive approach to a capital improvement program, maintenance of facilities and
2606 regulation of new developments. A plan should analyze the measures needed to control
2607 surface and storm water runoff that results from existing and anticipated development
2608 within the basin. The measures investigated to control runoff should include land use
2609 regulation such as setback requirements or community plan revisions that revise land use
2610 densities as well as the use of drainage facilities. A plan also should recommend the
2611 quantity and water quality runoff control measures required to further the purposes set forth
2612 in K.C.C. 9.08.040, and community goals. The institutional requirements and regulations,
2613 including but not limited to land use management, funding needs, and incentives for
2614 preserving the natural surface water drainage system should be identified in the plan. The
2615 proposed ordinances and regulations necessary to implement the plan shall be transmitted
2616 to the council simultaneously with the plan.

2617 R. It is a finding of the county that the federal government has increased
2618 requirements concerning surface water quantity and control. The federal Clean Water Act,

2619 implemented through municipal storm water NPDES permits, mandates a wide variety of
2620 local programs to manage surface water and improve water quality. Compliance will
2621 increasingly be measured by the effectiveness of King County's surface water and water
2622 quality programs. The NPDES permit impacts operations in the ~~((roads,))~~ solid waste,
2623 ~~((and))~~ parks and airport divisions, ~~((the airport and))~~ the department of ~~((permitting and~~
2624 ~~environmental review))~~ local services and Metro transit department, and most activities in
2625 the water and land resources division.

2626 S. It is a finding of the county that Chinook salmon were listed as a threatened
2627 species in March 1999, and bull trout were listed as a threatened species in November
2628 1999, under the federal Endangered Species Act. These listings focus the need for higher
2629 standards in managing surface water including new, expanded and more intensive
2630 programs to control the quantity of runoff as well as its quality. Programs responding to
2631 these imperatives have included the design, permitting and construction of facilities,
2632 facility retrofitting and maintenance, habitat acquisition and restoration, monitoring,
2633 regulation development and coordination with other agencies on transboundary issues.

2634 T. It is the finding of the county that areas with development related surface and
2635 storm water problems require comprehensive management of surface and storm water.

2636 U. It is the finding of the county that additional surface and storm water runoff
2637 problems may be caused by new land use development if not properly mitigated both
2638 through protection of natural systems and through constructed improvements. The Surface
2639 Water Design Manual and K.C.C Titles 9, 16, 20 and 21A have been adopted by King
2640 County to mitigate the impact of land use development. Further mitigation of these
2641 impacts is based on expertise that continues to evolve as new information on our natural

2642 systems is obtained and new techniques are discovered. The surface water management
2643 program, through reconnaissance studies, basin plans, and other special studies, will
2644 continuously provide valuable information on the existing problems and areas of the
2645 natural drainage system that need special protection. The county is researching and
2646 developing methods to protect the natural drainage system through zoning, buffering and
2647 setbacks to alleviate existing problems. Setback and buffering measures allow natural
2648 preservation of wetlands and stream corridors to occur, alleviate erosion and water
2649 pollution and provide a safe environment for the small mammals and fish that inhabit
2650 sensitive areas. Based upon the findings in this subsection, and as information and
2651 methods become available, the executive, as appropriate shall draft and submit to the
2652 council, regulations and development standards to allow protection of the surface and storm
2653 water management system including natural drainage systems.

2654 V. It is the finding of the county that the unique stormwater needs of the
2655 unincorporated rural area of the county require that the county's surface water management
2656 program established under chapter 36.89 RCW develop a rural drainage program. The
2657 intent of this rural drainage program is to provide a means through which existing and
2658 emerging surface water problems in the rural areas can be addressed in a manner that
2659 preserves both rural resources and rural activities including agriculture and forestry. Rural
2660 drainage services provided by the division shall support a rural level of development and
2661 not facilitate urbanization. This rural drainage program shall result in a program consistent
2662 with Countywide Planning Policies and King County Comprehensive Plan policies.

2663 W. The program will maintain long term fiscal viability and fund solvency for all
2664 of its related funds. All required capital and operating expenditures will be covered by

2665 service charges and other revenues generated or garnered by the program. The program
2666 will pay all current operating expenses from current revenues and will maintain an
2667 operating reserve to minimize service impacts due to revenue or expenditure variances
2668 from plan during a fiscal year. This reserve will be calculated based on the historic
2669 variability of revenue and expenditures. The program will adopt a strategic financial
2670 planning approach that recognizes the dynamic nature of the program's fiscal operating
2671 environment. Long-term projections will be updated in the program's adopted strategic
2672 plan. One-time revenues will be dedicated to one-time-only expenditures and will not be
2673 used to support ongoing requirements. The program's approach to financial reporting and
2674 disclosure will be comprehensive, open and accessible.

2675 X. The program shall prepare an annual, multiyear capital improvement program
2676 that encompasses all of the program's activities related to the acquisition, construction,
2677 replacement, or renovation of capital facilities or equipment. All proposed new facilities
2678 will be subject to a consistent and rigorous needs analysis. The program's capital facilities
2679 will be planned and financed to ensure that the benefits of the facilities and the costs for
2680 them are balanced over time.

2681 Y. The program will manage its debt to ensure continued high credit quality,
2682 access to credit markets, and financial flexibility. All of the program's debt management
2683 activities will be conducted to maintain at least the current credit ratings assigned to the
2684 county's debt by the major credit rating agencies and to maintain an adequate debt service
2685 coverage ratio. Long-term debt will not be used to support operating expenses. The
2686 program will develop and maintain a central system for all debt-related records that will
2687 include all official statements, bid documents, ordinances indentures, leases, etc., for all of

2688 the program's debt and will accurately account for all interested earnings in debt-related
2689 funds. These records will be designed to ensure that the program is in compliance with all
2690 debt covenants and with state and federal laws.

2691 SECTION 60. Ordinance 10636, Section 6, as amended, and K.C.C. 9.12.045 are
2692 each hereby amended to read as follows:

2693 A. The director is authorized to implement this chapter. The director is authorized
2694 to promulgate and adopt administrative rules and regulations under the procedures
2695 specified in K.C.C. chapter 2.98 for the purpose of implementing and enforcing this
2696 chapter. The director shall coordinate the implementation and enforcement of this chapter
2697 with other departments of King County government. Administrative rules adopted in
2698 accordance with this section shall be posted to the websites of the department of
2699 ~~((permitting and environmental review))~~ local services, permitting division, and the
2700 department of natural resources and parks, water and land resources division, or their
2701 successor agencies, as well as any other website maintained by the executive to provide the
2702 public access to adopted public rules. The director should provide email notification to the
2703 council when an administrative rule adopted in accordance with this section has been
2704 posted to the websites. The email notification shall be sent to the clerk of the council, who
2705 shall retain the original email and provide an electronic copy to all councilmembers, the
2706 council chief of staff, the policy staff director and the lead staff for the transportation,
2707 economy and environment committee, or its successor.

2708 B. Whenever necessary to make an inspection to enforce any provision of this
2709 chapter, to monitor for proper implementation of BMPs or whenever the director has
2710 reasonable cause to believe that violations of this chapter are occurring, the director may

2711 enter the premises at all reasonable times to inspect or perform any duty imposed by this
2712 chapter; but if the premises are occupied, the director shall first make a reasonable effort to
2713 locate the owner or other person in control of any building, structure, property or portion
2714 thereof and seek entry. Unless entry is consented to by the owner or other person in control
2715 of any building, structure, property or portion thereof, or conditions are believed to exist
2716 which create a threat of immediate and substantial harm, the director, before entry, shall
2717 obtain a search warrant as authorized by the laws of the state of Washington. The director
2718 should provide email notification to the council in a timely manner after entering a property
2719 without permission. The email notification shall be sent to the clerk of the council, who
2720 shall retain the original email and provide an electronic copy to all councilmembers, the
2721 council chief of staff, the policy staff director and the lead staff for the transportation,
2722 economy and environment committee, or its successor.

2723 SECTION 61. Ordinance 14214, Section 6, as amended, and K.C.C. 9.14.050 are
2724 each hereby amended to read as follows:

2725 A. The department of natural resources and parks shall be the lead agency for King
2726 County's groundwater protection program and shall be responsible for the following
2727 activities:

- 2728 1. Oversee implementation of King County's groundwater protection program;
- 2729 2. Provide staff support to any groundwater protection committee appointed by
2730 King County and respond to the committees in a timely manner regarding the adoption of
2731 committee recommendations;
- 2732 3. Identify sources and methods of funding regional groundwater protection
2733 services and seek funding for these services;

2734 4. Develop any combination of interlocal agreements, memorandums of
2735 understanding and operating agreements with cities, special purpose districts, sewer and
2736 water utilities and associations, and water purveyors for implementation of groundwater
2737 management plans and regional groundwater protection services in King County. These
2738 agreements shall include provisions addressing the scope, governance, structure, funding
2739 and transition to implementation of certified groundwater management plans and regional
2740 groundwater protection services in King County;

2741 5. Consult with the Washington state Department of Ecology about the feasibility
2742 of integrating the goals and implementation of certified groundwater management plans,
2743 where possible, with adopted watershed plans to avoid creating redundant work programs;

2744 6. Coordinate with the department of (~~permitting and environmental review~~)
2745 local services, permitting division, for any review required pursuant to K.C.C. Title 21A
2746 regarding land use, water use, environmentally sensitive areas and special district overlays,
2747 or the exercise of other authorities, that relate to groundwater protection;

2748 7. Coordinate with the Seattle-King County department of public health for work
2749 performed pursuant to the King County Board of Health Code Title 10, Solid Waste
2750 Handling, Title 11, Hazardous Chemicals, Title 12, Water, Title R12, Water and Title 13,
2751 On-site Sewage, or the exercise of other authorities, that relate to groundwater protection;

2752 8. Coordinate with the office of regional policy and planning for work performed
2753 pursuant to K.C.C. Title 20, Planning, or the exercise of other authorities, that relate to
2754 groundwater protection;

2755 9. Coordinate internally within the department of natural resources for work
2756 performed under K.C.C. Title 9, Surface Water Management, K.C.C. chapter 20.70,

2757 Critical Aquifer Recharge Areas and K.C.C. Title 28, Water Pollution Abatement and
2758 Wastewater Treatment, or the exercise of other authorities, that relate to groundwater
2759 protection;

2760 10. In consultation with the department of (~~permitting and environmental~~
2761 ~~review~~) local services, permitting division, the Seattle-King County department of public
2762 health, and divisions within the department of natural resources, develop an integrated
2763 annual work plan that incorporates each of these agencies work programs relative to
2764 groundwater protection and that delineates the groundwater protection services provided by
2765 King County. A draft annual work plan shall be submitted to any groundwater protection
2766 committee appointed by King County for their review and recommendations. The
2767 department of natural resources shall distribute the final annual work plan to the King
2768 County council, any groundwater protection committee appointed by King County, cities,
2769 special purpose districts, sewer and water utilities and associations, water purveyors and
2770 other entities that are implementing activities recommended in certified groundwater
2771 management plans;

2772 11. Develop a three-year work plan that identifies long-term needs for
2773 groundwater protection, in consultation with any groundwater protection committee
2774 appointed by King County, cities, special purpose districts, sewer and water utilities and
2775 associations, and water purveyors. The work plan should include an examination by the
2776 Seattle-King County department of public health of the effectiveness of the current
2777 compliance methodology for violations of regulations governing operation, maintenance
2778 and repair of groundwater facilities by public water systems or individuals, and an
2779 examination of alternative compliance methodologies that provide for a hierarchy of

2780 responses to such violations (e.g., education, site visit, notification, fines, civil penalty,
2781 operating restrictions). The work plan shall include an examination of existing county fees
2782 or charges for groundwater testing that could reduce any current testing disincentives
2783 caused by unaffordability of those fees or charges. The department of natural resources
2784 shall distribute the three-year work plan to the King County council, any groundwater
2785 protection committee appointed by King County, cities, special purpose districts, sewer and
2786 water utilities and associations, water purveyors and other entities that have a role in the
2787 three-year work plan; and

2788 12. Provide an annual written report on the groundwater protection program. This
2789 report shall include, but not be limited to, information from the prior calendar year on
2790 groundwater protection services provided by King County, expenditures for the
2791 groundwater protection program and recommendations from any groundwater protection
2792 committee appointed by King County. By March 31 of each year the report shall be
2793 submitted to any groundwater protection committee appointed by King County.

2794 B. The King County auditor shall review whether or not groundwater protection
2795 services are being provided by King County and provide to the King County council by
2796 July 2003 an inventory of groundwater protection services that are provided and are not
2797 provided by King County.

2798 C. The regional water quality committee is requested to make recommendations to
2799 the King County council between April and September 2003 on the efficacy of the
2800 groundwater protection program in King County, including but not limited to the following
2801 areas: public outreach, education and stewardship; data management; coordination of
2802 groundwater protection activities with all interested entities, users and individuals; regional

2803 involvement in the groundwater protection program; development of agreements and
2804 funding for regional groundwater protection services, and the role of the department of
2805 natural resources in providing groundwater protection services.

2806 SECTION 62. Ordinance 12767, Section 2, and K.C.C. 12.44.830 are each
2807 hereby amended to read as follows:

2808 A. It is unlawful to use or operate any internal combustion engine, including
2809 remote-controlled, gasoline-powered model boats, on Lake Twelve, defined as all the
2810 water of Lake Twelve lying within Section 12, Township 21, Range 6 as well as Section
2811 7, Township 21, Range 7; provided, that nothing in this section shall be construed to
2812 prevent any public official or construction company from performing their authorized
2813 duties.

2814 B. The department of (~~transportation~~) local services shall have the
2815 responsibility of posting and maintaining appropriate signs.

2816 SECTION 63. Ordinance 13202, Section 1, and K.C.C. 12.44.840 are each
2817 hereby amended to read as follows:

2818 A. It is unlawful to use or operate any internal combustion engine, including
2819 remote-controlled, gasoline-powered model boats, on Lake Langlois, defined as all the
2820 water of Lake Langlois lying within Sections 22 and 23, Township 25, Range 7;
2821 provided, that nothing in this section shall be construed to prevent any public official or
2822 construction company from performing their authorized duties. The department of
2823 (~~transportation~~) local services shall have the responsibility of posting and maintaining
2824 appropriate signs.

2825 B. Consistent with K.C.C. 12.44.070, no watercraft equipped with motor

2826 propulsion other than internal combustion shall be operated on Lake Langlois at a speed
2827 in excess of eight miles per hour.

2828 SECTION 64. Ordinance 14240, Section 1, and K.C.C. 12.44.850 are each
2829 hereby amended to read as follows:

2830 A. It is unlawful to use or operate any internal combustion engine on Lake Alice,
2831 defined as all the water of Lake Alice lying within Section 27, Township 24N, Range 7E
2832 provided, that nothing in this section shall be construed to prevent any public official or
2833 construction company from performing their authorized duties.

2834 B. The department of (~~transportation~~) local services shall have the
2835 responsibility of posting and maintaining appropriate signs.

2836 SECTION 65. Ordinance 4257, Section 6, as amended, and K.C.C. 12.46.050 are
2837 each hereby amended to read as follows:

2838 Any owner or captain who desires to anchor or moor the owner's or captain's
2839 vessel, watercraft or obstruction and who is not temporarily at anchor or moored in
2840 compliance with K.C.C. 12.46.060, shall apply for and obtain from the director a
2841 conditional permit prior to anchoring or mooring such craft. Issuance of such permit
2842 shall be subject to compliance with the following conditions, as determined by the
2843 director:

2844 A. Less than thirty days duration:

2845 1. The moorage or anchorage shall be compatible with the general public use of
2846 the requested area and with the existing land use and land use planning in the vicinity;

2847 2. The moorage or anchorage shall not deprive or materially interfere with the
2848 reasonable water access of properties adjacent to or in the vicinity of the requested water

2849 area, nor shall the moorage or anchorage encroach on or over privately owned property
2850 without the consent of the property owner;

2851 3. No public food sales or retail sales of any other kind, charged or donated
2852 admission, holding of animals or fowl, or storage of toxic chemicals or petroleum
2853 products, except for propulsion of the craft, shall be permitted without first having
2854 obtained all legally required inspections and permits, approvals or licenses from the
2855 public agencies with jurisdiction, including, but not limited, to the Seattle-King County
2856 department of public health, the King County departments of public safety, natural
2857 resources and parks, (~~permitting and environmental review~~) local services and
2858 executive services, and the appropriate fire district;

2859 4. Moorage or anchorage for purpose of residential use shall not be permitted;

2860 5. The applicant shall provide to the director and maintain during the period of
2861 the permit a bond, cash deposit or sight irrevocable letter of credit from a reputable
2862 lending institution approved by the director in an amount specified by the director, but
2863 not to exceed five hundred thousand dollars, sufficient to cover the potential cost of
2864 removal of the watercraft, vessel or obstruction in the event of sinking; and in the event
2865 of adjacent publicly owned structures, the cost of repair thereof in event of collision;

2866 6. The applicant shall provide to the director written proof from the auditor or
2867 comptroller of the vessel's or watercraft's home port or principal place of business or use
2868 showing that all current taxes and assessments are paid; and

2869 7. The applicant shall execute and deliver to the director upon a form supplied
2870 by the director an agreement in writing and acknowledged by the applicant to hold and
2871 save harmless the County of King from any and all claims, actions or damages of every

2872 kind and description which may accrue to, or be suffered by, any persons by reason of or
2873 related to the use and occupation of the waters by the permit holder;

2874 B. Thirty days or greater duration:

2875 1. All conditions necessary for a permit of less than thirty days' duration must
2876 be met, except that the bond, cash deposit or sight irrevocable letter of credit from a
2877 reputable lending institution approved by the director shall not exceed one million
2878 dollars;

2879 2. The applicant shall provide to the director a certificate of seaworthiness from
2880 a marine surveyor who is certified by the National Association of Marine Surveyors or
2881 from a person certified by a similar professional organization acceptable to the director,
2882 except this condition shall not apply to obstructions; and

2883 3. Maximum duration shall be three hundred sixty-five days, subject to renewal
2884 in accordance with K.C.C. 12.46.090; and

2885 C. Discretionary conditions: In addition to the mandatory conditions specified
2886 above, the director may, within the director's reasonable discretion, require that any one
2887 or combination of the following conditions be met:

2888 1. That the applicant, prior to issuance of the permit, provide and maintain in
2889 full force and effect while the permit is in force, public liability insurance in an amount
2890 specified by the director sufficient to cover potential claims for bodily injury, death or
2891 disability and for property damage, which may arise from or be related to the applicant's
2892 use of the waters, naming the County of King as an additional insured;

2893 2. That the vessel, watercraft or obstruction connect its plumbing system to the
2894 nearest available county sanitary sewers;

2895 3. That the vessel, watercraft or obstruction permit the moorage of vessels or
2896 watercraft alongside and access thereto;

2897 4. That the vessel, watercraft or obstruction be removed as soon as privately
2898 owned or controlled moorage space becomes available; or

2899 5. Any other condition reasonably related to protecting the public safety, health
2900 or welfare.

2901 SECTION 66. Ordinance 4257, Section 8, as amended, and K.C.C. 12.46.080 are
2902 each hereby amended to read as follows:

2903 A. Any person may apply for an anchoring and mooring permit by submitting to
2904 the director a written application stating the owner's and captain's name, address and
2905 telephone number; the type, description and size of the vessel, watercraft or obstruction;
2906 the reason for the application; the area of proposed anchorage or moorage, readily
2907 identifiable on a current chart or map; a description of the means by which the vessel,
2908 watercraft or obstruction will be anchored or moored; and the length of time, including
2909 inclusive dates, for which the permit is desired.

2910 B. The director may process the application in conjunction with review of an
2911 application for a United States Army Corps of Engineers permit, if such a permit is
2912 required.

2913 C. The application shall be referred to the permitting division of the department
2914 of ~~((permitting and environmental review))~~ local services for comment and
2915 recommendation thereon.

2916 D. In the event that the director determines that granting the permit might deprive
2917 or materially interfere with reasonable water access of privately or publicly owned

2918 properties, the director shall notify the property owners or public agencies, or both, in
2919 writing and give them a reasonable time to comment on the application.

2920 E. The director is authorized to impose on the applicant reasonable fees designed
2921 to reimburse the county for processing of the application and administration of the permit
2922 system, including any notice or publication required under this chapter. Fees shall be set
2923 by a schedule promulgated by the director through appropriate rules and regulations.

2924 Where anchorage is exclusively for the public benefit, such as the Sea Scouts, Maritime
2925 Schooling Vessels or scientific research, the fees may be reduced or waived for a period
2926 not to exceed six months.

2927 SECTION 67. Ordinance 10154, Section 4, as amended, and K.C.C. 12.82.040
2928 are each hereby amended to read as follows:

2929 The clerk of the council shall send notice of adoption of each ordinance approving
2930 a map pursuant to K.C.C. 12.82.020 or K.C.C. 12.82.030 of this chapter to the clerks of
2931 the district and superior courts, the office of the prosecuting attorney, the department of
2932 ~~((transportation))~~ local services, the department of public safety, the department of
2933 natural resources and parks, the police department of each jurisdiction within which each
2934 mapped school or park is located and the records and licensing services division as the
2935 custodian of official county records.

2936 SECTION 68. Ordinance 10393, Section 1, as amended, and K.C.C. 12.82.070
2937 are each hereby amended to read as follows:

2938 The boundaries of drug-free zones surrounding the following schools as listed in
2939 Exhibits A - F located within the Catholic Archdiocese are hereby adopted for:

2940 A. John F. Kennedy Memorial High School;

2941 B. St. Francis of Assisi Elementary School;

2942 C. St. Bernadette Elementary School;

2943 D. Eastside Catholic High School;

2944 E. St. Luke School; and

2945 F. Holy Family School.

2946 The maps produced by the county engineer of the location and boundaries of the drug-
2947 free zones surrounding these schools within the Catholic Archdiocese, as supported by
2948 Archdiocese endorsement, have been filed with the clerk of the council and are on file
2949 with the King County department of (~~transportation~~) local services, road services
2950 division and the King County department of executive services, records and licensing
2951 services division.

2952 SECTION 69. Ordinance 10508, Section 1, as amended, and K.C.C. 12.82.080
2953 are each hereby amended to read as follows:

2954 The boundaries of drug-free zones surrounding the following schools as listed in
2955 Exhibits A - H located within the Federal Way School District are hereby adopted:

2956 A. Camelot Elementary School;

2957 B. Lake Dolloff Elementary and Kilo Junior High Schools;

2958 C. Lakeland Elementary School;

2959 D. North Lake Elementary School;

2960 E. Rainier View Elementary School;

2961 F. Valhalla Elementary School;

2962 G. Woodmont Elementary School; and

2963 H. Thomas Jefferson High School.

2964 The maps produced by the county engineer of the location and boundaries of the drug-
2965 free zones surrounding these schools within the Federal Way School District, as
2966 supported by the Federal Way School District, are on file with the department of
2967 ~~((transportation))~~ local services, road services division and the department of executive
2968 services, records and licensing services division.

2969 SECTION 70. Ordinance 10509, Section 1, as amended, and K.C.C. 12.82.090
2970 are each hereby amended to read as follows:

2971 The boundaries of drug-free zones surrounding the following schools as listed in
2972 Exhibits A - N-2 located within the Lake Washington School District are hereby adopted:

- 2973 A. Louisa May Alcott Elementary School;
- 2974 B-1 and B-2. Emily Dickinson Elementary and Evergreen Junior High Schools;
- 2975 C. Robert Frost Elementary School;
- 2976 D. Christa McAuliffe Elementary School;
- 2977 E. Margaret Mead Elementary School;
- 2978 F. John Muir Elementary School;
- 2979 G. Carl Sandburg Elementary School;
- 2980 H-1 and H-2. Samantha Smith Elementary School;
- 2981 I. Henry David Thoreau Elementary School;
- 2982 J-1 and J-2. Laura Ingalls Wilder Elementary School;
- 2983 K. Finn Hill Junior High School;
- 2984 L-1, L-2 and L-3. Inglewood Junior High School;
- 2985 M. Kamiakin Junior High School; and
- 2986 N-1 and N-2. Site 86.

2987 The maps produced by the county engineer of the location and boundaries of the drug-
2988 free zones surrounding these schools within the Lake Washington School District, as
2989 supported by the Lake Washington School District, are on file with the department of
2990 ~~((transportation))~~ local services, road services division and the department of executive
2991 services, records and licensing services division.

2992 SECTION 71. Ordinance 10689, Section 1, as amended, and K.C.C. 12.82.100
2993 are each hereby amended to read as follows:

2994 The boundaries of drug-free zones surrounding the following schools as listed in
2995 Exhibits A - Y located within the Kent School District No. 415 are hereby adopted:

- 2996 A. Carriage Elementary School;
- 2997 B. Cedar Valley Hill Elementary;
- 2998 C. Covington Elementary School;
- 2999 D. Crestwood Elementary School;
- 3000 E. Fairwood Elementary School;
- 3001 F. Grass Lake Elementary School;
- 3002 G. Horizon Elementary School;
- 3003 H. Jenkins Creek Elementary School;
- 3004 I. Lake Youngs Elementary School;
- 3005 J. Martin Sortun Elementary School;
- 3006 K. Meridian Elementary School;
- 3007 L. Panther Lake Elementary School;
- 3008 M. Park Orchard Elementary School;
- 3009 N. Pine Tree Elementary School;

- 3010 O. Ridgewood Elementary School;
- 3011 P. Soos Creek Elementary School;
- 3012 Q. Springbrook Elementary School;
- 3013 R. Sunrise Elementary School;
- 3014 S. Administration Center;
- 3015 T. Mattson Junior High School;
- 3016 U. Meeker Junior High School;
- 3017 V. Meridian Junior High School;
- 3018 W. Junior High Site No. 6;
- 3019 X. Kentridge Senior High School; and
- 3020 Y. Kentwood Senior High School.

3021 The maps produced by the county engineer of the location and boundaries of the drug-
3022 free zones surrounding these schools within the Kent School District No. 415, as
3023 supported by Kent School District No. 415, are on file with the department of
3024 ~~((transportation))~~ local services, road services division and the department of executive
3025 services, records and licensing services division.

3026 SECTION 72. Ordinance 10690, Section 1, as amended, and K.C.C. 12.82.110
3027 are each hereby amended to read as follows:

3028 The boundaries of drug-free zones surrounding the following schools as listed in
3029 Exhibits A - M located within the Renton School District No. 403 are hereby adopted:

- 3030 A. Benson Hill Elementary School;
- 3031 B. Campbell Hill Elementary School;
- 3032 C. Cascade Elementary School;

- 3033 D. Hazelwood Elementary School;
- 3034 E. Lakeridge Elementary School;
- 3035 F. Maplewood Heights Elementary School;
- 3036 G. Renton Park Elementary School;
- 3037 H. Sierra Heights Elementary School;
- 3038 I. A. W. Dimmitt Middle School;
- 3039 J. Lindbergh High School;
- 3040 K. Renton Alternative School;
- 3041 L. John A. Thompson School; and
- 3042 M. Bryn Mawr Elementary School.

3043 The maps produced by the county engineer of the location and boundaries of the drug-
3044 free zones surrounding these schools within the Renton School District No. 403, as
3045 supported by Renton School District No. 403, are on file with the department of
3046 ~~((transportation))~~ local services, road services division and the department of executive
3047 services, records and licensing services division.

3048 SECTION 73. Ordinance 10723, Section 1, as amended, and K.C.C. 12.82.120
3049 are each hereby amended to read as follows:

3050 The boundaries of drug-free zones surrounding the following schools as listed in
3051 Exhibits A - K located within the Issaquah School District No. 411 are hereby adopted:

- 3052 A. Apollo Elementary School;
- 3053 B. Briarwood Elementary School;
- 3054 C. Cougar Ridge Elementary School;
- 3055 D. Challenger Elementary School;

- 3056 E. Discovery Elementary School;
- 3057 F. Maple Hills Elementary School;
- 3058 G. Sunny Hills Elementary School;
- 3059 H. Sunset Elementary School;
- 3060 I. Maywood Middle School;
- 3061 J. Pine Lake Middle School; and
- 3062 K. Liberty Senior High School.

3063 The maps produced by the county engineer of the location and boundaries of the drug-
3064 free zones surrounding these schools within the Issaquah School District No. 411, as
3065 supported by the Issaquah School District No. 411, are on file with the department of
3066 ~~((transportation))~~ local services, road services division and the department of executive
3067 services, records and licensing services division.

3068 SECTION 74. Ordinance 10724, Section 1, as amended, and K.C.C. 12.82.130
3069 are each hereby amended to read as follows:

3070 The boundaries of drug-free zones surrounding the following schools as listed in
3071 Exhibits A - F located within the Snoqualmie Valley School District No. 410 are hereby
3072 adopted:

- 3073 A. Fall City Elementary School;
- 3074 B. North Bend Elementary School;
- 3075 C. Opstad Elementary School;
- 3076 D. Chief Kanim Middle School;
- 3077 E. Snoqualmie Elementary School, Snoqualmie Middle School and Mt. Si
3078 Athletic Fields; and

3079 F. Mt. Si. Senior High School.

3080 The maps produced by the county engineer of the location and boundaries of the drug-
3081 free zones surrounding these schools within the Snoqualmie Valley School District No.
3082 410, as supported by the Snoqualmie Valley School District No. 410, are on file with the
3083 department of (~~transportation~~) local services, road services division and the department
3084 of executive services, records and licensing services division.

3085 SECTION 75. Ordinance 10793, Section 1, as amended, and K.C.C. 12.82.140
3086 are each hereby amended to read as follows:

3087 The boundaries of drug-free zones surrounding the school as listed in Exhibit "A"
3088 located within the Enumclaw School District No. 216 are hereby adopted:

3089 A. Westwood Elementary School.

3090 The maps produced by the county engineer of the location and boundaries of the drug-
3091 free zones surrounding this school within the Enumclaw School District 216, as
3092 supported by the Enumclaw School District 216, are on file with the department of
3093 (~~transportation~~) local services, road services division and the department of executive
3094 services, records and licensing services division.

3095 SECTION 76. Ordinance 11006, Section 1, as amended, and K.C.C. 12.82.150
3096 are each hereby amended to read as follows:

3097 The boundaries of drug-free zones surrounding the following schools as listed in
3098 Exhibits "A" through "Q" located within the Shoreline School District are hereby
3099 adopted:

3100 A. Briarcrest Elementary School and Shorecrest High School;

3101 B. Brookside Elementary School;

- 3102 C. Cedarbrook Elementary School;
- 3103 D. Echo Lake Elementary School;
- 3104 E. Highland Terrace Elementary School;
- 3105 F. Park Elementary School;
- 3106 G. Meridian Park Elementary School;
- 3107 H. North City Elementary School;
- 3108 I. Parkwood Elementary School;
- 3109 J. Ridgecrest Elementary School;
- 3110 K. Sunset Elementary School;
- 3111 L. Syre Elementary School;
- 3112 M. Einstein Middle School;
- 3113 N. Kellogg Middle School;
- 3114 O. Shorewood High School;
- 3115 P. Shoreline Center; and
- 3116 Q. Aldercrest Annex.

3117 The maps produced by the county engineer of the location and boundaries of the drug-
3118 free zones surrounding these schools within the Shoreline School District, as supported
3119 by the Shoreline School District, are on file with the department of (~~transportation~~)
3120 local services, road services division and the department of executive services, records
3121 and licensing services division.

3122 SECTION 77. Ordinance 11040, Section 1, as amended, and K.C.C. 12.82.160
3123 are each hereby amended to read as follows:

3124 The boundaries of drug-free zones surrounding the following schools as listed in

3125 Exhibits "A" through "G" located within the Tahoma School District No. 409 are hereby
3126 adopted:

- 3127 A. Cedar River Elementary School and Shadow Lake Elementary School;
- 3128 B. Glacier Park Elementary School;
- 3129 C. Lake Wilderness Elementary School;
- 3130 D. Rock Creek Elementary School and Central Services Center;
- 3131 E. Maple Valley High School and Maintenance and Transportation Center;
- 3132 F. Tahoma Junior High School; and
- 3133 G. Tahoma Senior High School.

3134 The maps produced by the county engineer of the location and boundaries of the drug-
3135 free zones surrounding these schools within the Tahoma School District No. 409, as
3136 supported by the Tahoma School District No. 409, are on file with the department of
3137 ~~((transportation))~~ local services, road services division and the department of executive
3138 services, records and licensing services division.

3139 SECTION 78. Ordinance 11080, Section 1, as amended, and K.C.C. 12.82.180
3140 are each hereby amended to read as follows:

3141 The boundaries of drug-free zones surrounding the following schools as listed in
3142 Exhibits "A" through "E" located within the Riverview School District No. 407 are
3143 hereby adopted:

- 3144 A. Carnation Elementary School;
- 3145 B. Cherry Valley Elementary School;
- 3146 C. Stillwater Elementary School;
- 3147 D. Tolt Middle School; and

3148 E. Cedarcrest High School.

3149 The maps produced by the county engineer of the location and boundaries of the drug-
3150 free zones surrounding these schools within the Riverview School District No. 407, as
3151 supported by the Riverview School District, are on file with the department of
3152 ~~((transportation))~~ local services, road services division and the department of executive
3153 services, records and licensing services division.

3154 SECTION 79. Ordinance 11991, Section 1, as amended, and K.C.C. 12.82.200
3155 are each hereby amended to read as follows:

3156 The boundaries of a drug-free zone surrounding the Snoqualmie Valley Christian
3157 School as shown in Exhibit "A" is hereby adopted.

3158 The map produced by the county engineer of the location and boundaries of the
3159 drug-free zone surrounding this school, as supported by the board of directors of the
3160 Snoqualmie Valley Christian School, is on file with the department of ~~((transportation))~~
3161 local services, road services division and the King County department of executive
3162 services, records and licensing services division.

3163 SECTION 80. Ordinance 3139, Section 2 (part), as amended, and K.C.C.
3164 12.86.030 are each hereby amended to read as follows:

3165 The definitions in this section apply throughout this chapter unless the context
3166 clearly requires otherwise.

3167 A. "Commercial agriculture" means the production of livestock or agricultural
3168 commodities on lands defined as "farm and agricultural land" by RCW 84.34.020 and the
3169 offering of the livestock and agricultural commodities for sale.

3170 B. "Construction" means any site preparation, grading, building, demolition,

3171 substantial repair, alteration or similar action.

3172 C. "dB(A)" means the sound level measured in decibels, using the "A" weighting
3173 network.

3174 D. "Director" means the director of the department of ~~((permitting and~~
3175 ~~environmental review))~~ local services or the director's designee.

3176 E. "District" means the land use zones to which this chapter is applied. For the
3177 purposes of this chapter:

3178 1. "Commercial district" includes zones designated in the King County zoning
3179 code as O, NB, CB and RB;

3180 2. "Industrial district" includes zones designated in the King County zoning
3181 code as I and M and special uses;

3182 3. "Residential district" includes zones designated in the King County zoning
3183 code as UR and R-1 through R-48; and

3184 4. "Rural district" includes zones designated in the King County zoning code as
3185 A and RA.

3186 F. "Equipment" means any stationary or portable device or any part thereof
3187 capable of generating sound.

3188 G. "Impulsive sound" means sound having the following qualities: the peak of
3189 the sound level is less than one second and short compared to the occurrence rate; the
3190 onset is abrupt; the decay rapid; and the peak value exceeds the ambient level by more
3191 than ten dB(A).

3192 H. "Leq" means the equivalent sound level, that is the constant sound level in a
3193 given time that conveys the same sound energy as the actual time-varying, A-weighted

3194 sound.

3195 I. "Motorcycle" means any motor vehicle having a saddle for the use of the rider

3196 and designed to travel on not more than three wheels in contact with the ground.

3197 However, farm tractors and vehicles powered by engines of less than five horsepower are

3198 not included as "motorcycles."

3199 J. "Motor vehicle" means a vehicle that is self-propelled, used primarily for

3200 transporting persons or property upon public highways and required to be licensed under

3201 RCW 46.16A.030. Aircraft, watercraft and vehicles used exclusively on stationary rails

3202 or tracks are not "motor vehicles."

3203 K. "Motor vehicle racing event" means a competition between motor vehicles or

3204 off-highway vehicles, or both, conducted under a permit issued by a governmental

3205 authority having jurisdiction or, if such a permit is not required, under the auspices of a

3206 recognized sanctioning body.

3207 L. "Muffler" means a device consisting of a series of chambers or other

3208 mechanical designs for the purpose of receiving exhaust gas from an internal combustion

3209 engine, or for the purpose of introducing water to the flow of the exhaust gas, and that is

3210 effective in reducing sound resulting therefrom.

3211 M. "Noise" means the intensity, duration and character of sounds from any and

3212 all sources.

3213 N. "Off-highway vehicle" means a self-propelled motor-driven vehicle neither

3214 used primarily for transporting persons or property upon public highways nor required to

3215 be licensed under RCW 46.16A.030. "Off-highway vehicle" does not include a vehicle

3216 that is designed and used primarily for grading, paving, earthmoving and other

3217 construction work, that is not designed or used primarily for the transportation of persons
3218 or property on a public highway and that is only incidentally operated or moved over the
3219 highway.

3220 O. "Person" means any individual, firm, association, partnership, corporation or
3221 any other entity, public or private.

3222 P. "Public highway" means the entire width between the boundary lines of every
3223 way publicly maintained by the Washington state Department of Transportation or any
3224 county or city when any part thereof is generally open to the use of the public for
3225 purposes of vehicular travel as a matter of right.

3226 Q. "Real property" means an interest or aggregate of rights in land that is
3227 guaranteed and protected by law. "Real property" includes a leasehold interest.

3228 R. "Receiving property" means real property within which sound originating
3229 from outside the property is received.

3230 S. "Sheriff" means the sheriff or the sheriff's authorized representative.

3231 T. "Sound level" means the weighted sound pressure level measured by the use
3232 of a metering characteristic and weighted as specified in American National Standards
3233 Institute Specifications, Section 1.4-1983.

3234 U. "Sound level meter" means a device or combination of devices which
3235 measures sound pressure levels and conforms to Type 1, Type 2 or Type 3 standards as
3236 specified in the American National Standards Institute Specification S1.4-1983. An
3237 impulse sound level meter shall be a peak or impulse, unweighted sound level meter
3238 which is capable of measuring impulse sound in conformance with the Type 1 or Type 2
3239 specifications of ANSI S1.4-1983.

3240 V. "Watercraft" means any contrivance, including aircraft taxiing, but excluding
3241 aircraft in the act of actual landing or takeoff, used or capable of being used as a means of
3242 transportation or recreation on water, powered by an internal or external combustion
3243 engine.

3244 W. "Weekday" means any day Monday through Friday that is not a legal holiday.

3245 X. "Weekend" means Saturday, Sunday or any legal holiday.

3246 SECTION 81. Ordinance 1709, Section 6, as amended, and K.C.C. 13.24.080 are
3247 each hereby amended to read as follows:

3248 A utilities technical review committee is created consisting of the following
3249 representatives:

3250 A. Two representatives from the department of natural resources and parks, one
3251 to be appointed by the department's director and one to be the director or the director's
3252 designee;

3253 B. The director of the department of ~~((transportation))~~ local services or the
3254 director's designee;

3255 C. The director of the Metro transit department or the director's designee;

3256 D. The director of the roads services division of the department of local services
3257 or the director's designee;

3258 E. The director of the ~~((department of))~~ permitting ~~((and environmental review))~~
3259 division of the department of local services or the director's designee;

3260 ~~((E-))~~ F. The director of the Seattle-King County department of public health or
3261 the director's designee;

3262 ~~((F-))~~ G. The director of the facilities management division of the department of

3263 executive services or the director's designee;

3264 ~~((G.))~~ H. One representative from the King County council staff; and

3265 ~~((H.))~~ I. The county demographer.

3266 SECTION 82. Ordinance 11616, Section 12, as amended, and K.C.C. 13.24.136

3267 are each hereby amended to read as follows:

3268 All new development within the Urban Growth Area shall be served by an
3269 adequate public or private sewage disposal system, including both collection and
3270 treatment facilities, as required by K.C.C. 21A.28.030. On-site sewage treatment and
3271 disposal systems shall be permitted in the Urban Growth Area only for single-family
3272 residences or for short subdivisions only on an interim basis and only as follows:

3273 A. For existing individual lots, the director of the department of ~~((permitting and
3274 environmental review))~~ local services or the director's designee may authorize individual
3275 on-site sewage treatment and disposal systems given the following findings:

3276 1. Application of the requirement of K.C.C. 13.24.035 that all development in
3277 the urban growth area be served by public sewers, would deny all reasonable use of an
3278 individual lot;

3279 2. The applicant has submitted a certificate of sewer availability from the most
3280 logical sewer utility accompanied by a letter that demonstrates to the satisfaction of the
3281 director that the requirement to receive public sewer service from the utility is
3282 unreasonable or infeasible at the time of construction; and

3283 3. The applicant has provided a certificate of future connection from the
3284 appropriate utility that certifies that an irrevocable agreement has been entered into with
3285 the utility providing that the property shall be connected to public sewers upon

3286 availability of such sewers and that the property owner shall pay all costs of connection
3287 to the sewer. This certificate shall stipulate that the applicant and the applicant's
3288 successor's and interest agree to participate in and not protest the formation of a utility
3289 local improvement district or local improvement district or utility project that is designed
3290 to provide public sewer services to the property. This certificate shall be recorded in the
3291 real property records of King County and shall be a permanent condition on the property
3292 running with the land until such time as the costs for connection are fully paid to the
3293 utility;

3294 B. For short subdivisions, if:

3295 1. The utilities and technical review committee determines that sewer service is
3296 not available in a timely and reasonable manner for property located within the urban
3297 growth area. In making its determination, the utilities technical review committee shall
3298 follow the procedures applicable to its determinations on whether water service is
3299 available from an existing purveyor in a timely and reasonable manner. However, in lieu
3300 of the process provided for in 13.24.090.B.3.b.(4), any appeal of the determination by the
3301 utilities technical review committee regarding the availability of timely and reasonable
3302 sewer service shall be consolidated with and is subject to the same appeal process as the
3303 underlying short plat application;

3304 2. These on-site systems shall be managed by one of the following entities, in
3305 order of preference:

3306 a. ~~((F))~~the sewer utility whose service area encompasses the proposed short
3307 subdivision; or

3308 b. ~~((F))~~the provider most likely to serve the area; or

3309 c. an Onsite Sewage System Maintainer certified by the Seattle-King County
3310 department of health;

3311 3. The approved short subdivision indicates how additional lots to satisfy the
3312 minimum density requirements of K.C.C. Title 21A will be located on the subject
3313 property if sewers become available in the future;

3314 4. There is no further subdivision or short subdivision of lots created under this
3315 section unless the additional lots are served by public sewers; and

3316 5. The applicant has provided a certificate of future connection as required by
3317 subsection A.3. of this section.

3318 C. The applicant has received approval for an on-site sewage treatment and
3319 disposal system design from the department of public health-Seattle and King County in
3320 accordance with the rules and regulations of the King County board of health, BOH Title
3321 13.

3322 SECTION 83. Ordinance 11616, Section 14, as amended, and K.C.C. 13.24.140
3323 are each hereby amended to read as follows:

3324 A. All new development in the Urban Growth Area shall be served by:

3325 1. An adequate public or private water supply system, as required by K.C.C.
3326 21A.28.040; and

3327 2. The appropriate existing Group A water purveyor, unless service cannot be
3328 provided in a timely and reasonable manner as provided in RCW 43.20.260 and
3329 70.116.060 or with reasonable economy and efficiency as provided in RCW 19.27.097.

3330 B. Alternative water service shall be permitted on an interim basis, only as
3331 follows:

3332 1. For individual lots, the director of the department of ~~((permitting and~~
3333 ~~environmental review))~~ local services or the director's designee may authorize interim
3334 water service from an existing Group B public water purveyor or the development of an
3335 individual well after making the following findings;

3336 a. The applicant has submitted a certificate of water availability from the
3337 appropriate Group A or Group B water purveyor accompanied by a letter from the same
3338 purveyor that demonstrates to the satisfaction of the director that the requirement to
3339 receive water service from the purveyor is unreasonable or infeasible at the time of
3340 construction, which means service cannot be provided in a timely and reasonable manner
3341 in accordance with RCW 43.20.260 and 70.116.060(3)(b) or with reasonable economy
3342 and efficiency as provided in RCW 19.27.097;

3343 b. For connections to a Group B water purveyor, the applicant has received a
3344 water availability certificate from an existing Group B public water purveyor or has
3345 received pre-application approval for connection to a private well from the Seattle-King
3346 County department of public health in accordance with the rules and regulations of Title
3347 12 of the Seattle-King County board of health;

3348 c. For development of a new individual well, the applicant is unable to receive
3349 water service in a timely and reasonable manner or with reasonable economy and
3350 efficiency from any public water system;

3351 d. The applicant has provided a certificate of future connection from the
3352 appropriate Group A water purveyor that certifies that an irrevocable agreement has been
3353 entered into with the purveyor providing that the property shall be connected to the
3354 purveyor's water system upon availability of such water service and that the property

3355 owner shall pay all costs of connection. This certificate shall stipulate that the applicant
3356 and the applicant's grantees agree to participate in and not protest the formation of a
3357 utility local improvement district (ULID) or local improvement district (LID) or utility
3358 purveyor project that is designed to provide public water services to the property and
3359 agree to decommission any well that is abandoned in the process of connection to a
3360 Group A water system in conformance with applicable state law. This certificate shall be
3361 recorded in the real property records of King County and shall be a permanent condition
3362 on the property running with the land until such time as the costs for connection are fully
3363 paid to the purveyor; and

3364 e. Application of the standards of this title would otherwise preclude
3365 reasonable use of the property.

3366 2. For subdivisions and short subdivisions, interim water service from a new or
3367 existing public water system may be approved as follows:

3368 a. The applicant has received approval for the creation of a new public system
3369 in accordance with the applicable coordinated water system plan or individual water
3370 system plan reviewed by the county and approved by the state, if any, or the applicant has
3371 received a water availability certificate from an existing public water system; and

3372 b. The director of the department of ~~((permitting and environmental review))~~
3373 local services or the director's designee makes the following findings:

3374 (1) The applicant has provided a certificate of future connection from the
3375 appropriate Group A water purveyor that certifies that an irrevocable agreement has been
3376 entered into with the purveyor providing that the property shall be connected to the
3377 purveyor's water system upon availability of such water service and that the property

3378 owner shall pay all costs of connection. This certificate shall stipulate that the applicant
3379 and the applicant's grantees agree to participate in and not protest the formation of a
3380 utility local improvement district (ULID) or local improvement district (LID) or utility
3381 purveyor project that is designed to provide public water services to the property and
3382 agree to decommission any well that is abandoned in the process of connection to a
3383 Group A water system in conformance with applicable state law. This certificate shall be
3384 recorded in the real property records of King County and shall be a permanent condition
3385 on the property running with the land until such time as the costs for connection are fully
3386 paid to the purveyor;

3387 (2) The applicant provides a statement from the Group A public water system
3388 designated to assume the new public water system, or within whose service area the new
3389 system is proposed to be constructed, that it will provide satellite management of the
3390 system or that it has entered into an agreement or contract with a satellite management
3391 agency certified by the state Department of Health to provide water service until it can
3392 provide direct service, as required by RCW 70.119A.060; and

3393 (3) Any new public water system will be built to the design standards of the
3394 appropriate Group A water purveyor to which it will be eventually connected.

3395 C. Either existing wells or Group B water systems, or both, may serve the lots
3396 that the systems are ultimately designed to serve and shall be managed in compliance
3397 with applicable health regulations.

3398 SECTION 84. Ordinance 9839, Sections 1-4, as amended, and K.C.C. 13.28.035
3399 are each hereby amended to read as follows:

3400 A. The Vashon Coordinated Water System Plan is ratified in accordance with the

3401 regulations of the Washington State Department of Health found in WAC 248-56. The
3402 King County council finds the Vashon Coordinated Water System Plan is consistent with
3403 the county's adopted land use plans and policies, as set forth in chapter 70.116 RCW and
3404 K.C.C. chapter 13.24 and recommends its approval by the Washington state Department
3405 of Health with the following conditions:

3406 1. A principal requirement and objective of the Vashon Coordinated Water
3407 System Plan is the establishment of service areas to assist the water utilities in providing
3408 an effective process for the planning and development of a water system. The Vashon
3409 Coordinated Water System Plan defines a service area as a geographical area assigned to
3410 a water purveyor for the purpose of providing both current and future public water
3411 service consistent with local land use plans. The geographic boundaries are defined by
3412 agreements among adjacent utilities and are recorded on a set of maps on file with the
3413 permitting division of the department of (~~permitting and environmental review~~) local
3414 services, the Seattle/King County department of public health, and the department of
3415 executive services. Water service provided within a designated service area is to be
3416 consistent with county land use plans and policies and existing county review procedures
3417 regarding water utility comprehensive plans, a water utility's service area and a planning
3418 area. An existing service area is a geographic area within which service to customers is
3419 available as specifically defined on a map in a utility's comprehensive plan which is
3420 approved by King County as consistent with its land use policies.

3421 A planning area is the remaining geographic area identified on the service area
3422 maps contained in the Vashon Coordinated Water System Plan which is a logical area for
3423 expansion of the system. Extension of service into the planning area requires King

3424 County approval as part of the utility's comprehensive plan to make certain that the
3425 proposed utility service is consistent with land use plans and policies.

3426 2. Vashon Island purveyors recognize the county's land use policies and will not
3427 use water service as a vehicle to supersede the land use policies and zoning on Vashon
3428 Island. The purveyors may perform satellite management of all class 2, 3 and 4 water
3429 systems within their service areas as provided for by the Vashon Coordinated Water
3430 System Plan.

3431 3. An application has been submitted to the United States Environmental
3432 Protection Agency to declare Vashon/Maury Island water supply as a sole source aquifer.
3433 For this reason, a water conservation program is an integral element of the Vashon
3434 Coordinated Water System Plan. All purveyors shall develop a conservation element as
3435 part of their individual water comprehensive plans. The conservation programs to reduce
3436 water consumption as outlined in the Vashon Coordinated Water System Plan shall be in
3437 place and operating by 1996 and will be reviewed by the Washington state Department of
3438 Health with assistance from the Water Utility Coordinating Committee. King County
3439 will monitor and review the effectiveness of purveyor conservation plans in conjunction
3440 with the approval of their water comprehensive plans. 1991 will be the base year used to
3441 establish the average annual per capita water consumption figure for measurement
3442 purposes, adjusted for any weather abnormalities or previous reduction as a result of an
3443 existing conservation program. All water utilities shall achieve a four percent minimum
3444 total reduction in water use from the 1991 average annual per capita consumption figure
3445 by 1996.

3446 A minimum total reduction in average per capita water consumption of six

3447 percent from the 1991 base figure is the stated goal for the entire Vashon/Maury Island
3448 Critical Water Supply Service Area by the year 2000.

3449 B. The Vashon Coordinated Water System Plan identified an unresolved service
3450 area dispute between Westside Water Association and Island Spring Water Company.
3451 King County recommends to the Washington state Department of Health that the area in
3452 question be assigned as part of the designated water service area of Westside Water
3453 Association.

3454 C. King County approvals of water service areas through water comprehensive
3455 plans or developer extensions will be based upon consistency with V-59 and V-60 of the
3456 Vashon Community Plan and F-111, F-305, F-309, and F-310 of the King County
3457 Comprehensive Plan, in effect on March 14, 1991.

3458 D. K.C.C. 17.08.020E exempting new or replacement water mains from fire flow
3459 requirements as long as the main will serve exempt uses only shall be utilized in sizing
3460 water mains. Consistent with K.C.C. 17.08.030 A.4 and A.5, if fire protection measures
3461 are warranted for buildings over two thousand five hundred square feet, sprinkler
3462 systems, on-site water storage facilities or other measures shall be proven infeasible
3463 before requiring fire flow to the site.

3464 SECTION 85. Ordinance 9462, Sections 1-3, as amended, and K.C.C. 13.28.055
3465 are each hereby amended to read as follows:

3466 A. The East King County Coordinated Water System Plan is ratified in
3467 accordance with the regulations of the Washington state Department of Health found in
3468 chapter 248-56 WAC. The King County council finds the East King County Coordinated
3469 Water System Plan is consistent with the county's adopted land use plans and policies, as

3470 called for in chapter 70.116 RCW and K.C.C. chapter 13.24 and recommends its approval
3471 by the Washington state Department of Health with the following conditions:

3472 1. A principle requirement and objective of the East King County Coordinated
3473 Water System Plan is the establishment of service areas to assist the water utilities in
3474 providing an effective process for the planning and development of a water system. The
3475 East King County Coordinated Water System Plan defines a service area as a
3476 geographical area assigned to a water purveyor for the purpose of providing both current
3477 and future public water service consistent with local land use plans. The geographic
3478 boundaries are defined by agreements among adjacent utilities and are recorded on a set
3479 of maps on file with the permitting division of the department of ((permitting and
3480 environmental review)) local services, the Seattle-King County health department and the
3481 department of executive services. Water service provided within a designated service
3482 area is to be consistent with local land use plans. In order to be consistent with county
3483 land use plans and policies and existing county review procedures regarding water utility
3484 comprehensive plans, a water utility's service area boundary in the context of the East
3485 King County Coordinated Water System Plan is understood to consist of an existing
3486 service area and a planning area. An existing service area is a geographic area within
3487 which service to customers is available as specifically defined on a map in a utility's
3488 comprehensive plan which is approved by King County as consistent with its land use
3489 policies.

3490 A planning area is the remaining geographic area identified on the service area
3491 maps contained in the East King County Coordinated Water System Plan which is a
3492 logical area for expansion of the system. Extension of service into the planning area

3493 requires King County approval as part of the utility's comprehensive plan to make certain
3494 that the proposed utility service is consistent with land use plans and policies.

3495 2. East King County purveyors recognize the county's land use policies and will
3496 not use water service as a vehicle to supersede the land use policies and zoning within
3497 unincorporated King County.

3498 The purveyors may perform satellite management of all class 2, 3 and 4 water
3499 systems within their service areas as provided for by the East King County Coordinated
3500 Water System Plan.

3501 3. A water conservation program is an integral element of the East King County
3502 Coordinated Water System Plan. All purveyors shall develop a conservation element as
3503 part of their individual water comprehensive plans. The conservation program to reduce
3504 water consumption as outlined in the East King County Coordinated Water System Plan
3505 shall be in place and operating by 1995 and will be reviewed at that time for its
3506 effectiveness by the Washington state Department of Health with assistance from the
3507 Water Utility Coordinating Committee. King County will monitor and review the
3508 effectiveness of purveyor conservation plans in conjunction with the approval of their
3509 water comprehensive plans.

3510 1990 will be the base year used to establish the average annual per capita water
3511 consumption figure for measurement purposes, adjusted for any weather abnormalities or
3512 previous reduction as a result of an existing conservation program.

3513 All utilities of five hundred or fewer customers shall achieve a four percent
3514 minimum total reduction in water use from the 1990 average annual per capita
3515 consumption figure by 1995.

3516 Utilities with five hundred to ten thousand customers and those utilities with
3517 greater than ten thousand customers shall achieve a six and five-tenths percent reduction
3518 per capita consumption figure by 1995.

3519 A minimum total reduction in average per capita water consumption of eight
3520 percent from the 1990 base figure is the stated goal for the entire East King County
3521 Critical Water Supply Service Area by the year 2000.

3522 B. With respect to the unresolved service area between the city of Redmond and
3523 Union Hill Water Association, King County recommends to the Washington state
3524 Department of Health that the area in question be assigned as a part of the city of
3525 Redmond's designated water service area with the following provisions:

3526 1. The city of Redmond shall establish an implementation schedule to finalize
3527 water service arrangements to this area in a timely and reasonable manner and the area
3528 shall be addressed in its Comprehensive Water Plan updated by the end of 1990. If this is
3529 not accomplished, reconsideration will be given to another service provider for the area.

3530 2. The city of Redmond shall endorse land use and zoning as provided in the
3531 Bear Creek Community Plan and Area Zoning and shall not use water service to
3532 supersede King County land use authority. Failure to comply will cause King County to
3533 withdraw its approval of this portion of the coordinated water system plan and to
3534 decertify that particular service area for consistency with county land use plans and
3535 policies. Washington state Department of Health will be notified of this action and the
3536 consequences.

3537 3. King County supports the city of Redmond and the Woodinville Sewer and
3538 Water District in the effort to reexamine the existing interlocal agreement between them

3539 regarding provision of water service in this area and to consider changes based on
3540 property ownership lines.

3541 C. The Seattle-King County department of public health requests that the
3542 following changes to the plan be forwarded to the Washington state Department of
3543 Health for consideration during the final Washington state Department of Health
3544 approval process:

3545 SECTION XI, Part 4 of the East King County Coordinated Water System Plan
3546 follows:

3547 a. 4A, first paragraph, insert before the last sentence:

3548 "SKCHD maintains a database for data related to ground water systems."

3549 Replace the last sentence with: "However, there is currently no unified program for
3550 developing a common utility planning database for storage and use of all utility planning
3551 information."

3552 b. Change the first sentence of the third paragraph to read: "A database will
3553 also be maintained by the SKCHD for groundwater systems and related regulatory
3554 information using information provided by USGSS, EPA, Ecology, and utilities."

3555 SECTION 86. Ordinance 18754, Section 7, and K.C.C. 14.01.xxx are each
3556 hereby amended to read as follows;

3557 "Director" means the director of the road services division of the department of
3558 (~~transportation~~) local services or its successor, unless otherwise specified.

3559 SECTION 87. Ordinance 18754, Section 26, and K.C.C. 14.xx.xxx are each
3560 hereby amended to read as follows;

3561 The traffic engineer shall maintain a list of all county roads with a designation of

3562 maximum speed limits. The department of (~~(transportation)~~) local services shall publish
3563 this list on the King County department of (~~(transportation)~~) local services, road services
3564 division website.

3565 SECTION 88. Ordinance 18420, Section 15, and K.C.C. 14.01.140 are each
3566 hereby amended to read as follows:

3567 "Development application" means the request made to the department of
3568 (~~(permitting and environmental review)~~) local services, permitting division, or its
3569 successor agency, for approval of a development.

3570 SECTION 89. Ordinance 18420, Section 16, and K.C.C. 14.01.150 are each
3571 hereby amended to read as follows:

3572 "Developmental approval" means an order, permit or other official action of the
3573 department of (~~(permitting and environmental review)~~) local services, permitting
3574 division, or its successor agency, granting or granting with conditions an application for
3575 development.

3576 SECTION 90. Ordinance 18420, Section 17, and K.C.C. 14.01.160 are each
3577 hereby amended to read as follows:

3578 "Development engineer" means the department of (~~(permitting and environmental~~
3579 ~~review)~~) local services employee responsible for the conditioning, review, inspection and
3580 approval of right-of-way use permits and road and drainage improvements constructed as
3581 part of development permits administered by the (~~(department of)~~) permitting (~~(and~~
3582 ~~environmental review)~~) division. The development engineer or the development
3583 engineer's designee shall be a professional civil engineer registered and licensed under
3584 the laws of the state of Washington.

3585 SECTION 91. Ordinance 18420, Section 25, and K.C.C. 14.01.240 are each
3586 hereby amended to read as follows:

3587 "Reviewing agency" means the department of (~~(permitting and environmental~~
3588 ~~review)) local services, permitting division, or its successor agency responsible for
3589 reviewing subdivisions and other developments within its jurisdiction.~~

3590 SECTION 92. Ordinance 12020, Section 34, as amended, and K.C.C. 14.02.020
3591 are each hereby amended to read as follows:

3592 The department of (~~(permitting and environmental review)) local services, ((~~or~~)
3593 its successor organization(~~(?)~~), is authorized to require all applicants issued permits or
3594 approvals under the provisions of the title to post financial guarantees consistent with the
3595 provisions of K.C.C. Title 27A.~~

3596 SECTION 93. Ordinance 665, Section 1, as amended, and K.C.C. 14.04.010 are
3597 each hereby amended to read as follows:

3598 A. King County operates and maintains an extensive road system.

3599 B. The department of (~~(transportation)) local services maintains a road system
3600 database that identifies the roads for which King County is responsible. The department
3601 of (~~(transportation)) local services shall provide road index maps of the official county
3602 road system on the road services division's website annually following the county road
3603 administration board's annual validation of the data.~~~~

3604 SECTION 94. Ordinance 11426, Section 1, as amended, and K.C.C. 14.16.010
3605 are each hereby amended to read as follows:

3606 A. The council has determined when in order to prevent serious damage or
3607 destruction to a county road or bridge caused by rain, snow, climatic or other conditions,

3608 the county road engineer may limit weights of vehicles and prohibit or limit classes or
3609 types of vehicles on county roads or bridges, in accordance with RCW 46.44.080.

3610 B. It is unlawful for any person to operate a vehicle on any county road or bridge
3611 when the vehicle has a gross weight that is greater than the posted maximum weight for
3612 that county road or bridge or the type or class of vehicle has been limited or prohibited
3613 from operating on the county road or bridge, unless the driver is in possession of a
3614 limited special permit issued by the county road engineer for the safe use of the county
3615 road or bridge.

3616 C. Notice of limiting weights of vehicles or prohibiting or limiting classes or
3617 types of vehicles on a county road or bridge shall be:

3618 1. Published on King County department of (~~transportation~~) local services
3619 website; and

3620 2. Posted on signs at each end of the county road or bridge. All signs shall be
3621 erected and maintained in accordance with RCW 36.86.040, 46.61.450 and 47.36.030.

3622 D. The road services division shall report to the council its Annual Bridge Report
3623 required by WAC 136-20-060 that establishes the maximum gross weights for vehicles
3624 operating on a county bridge and any prohibition or limitation of certain classes or types
3625 of vehicles operating on a county bridge.

3626 E. Annually the road services division shall report to the council all county roads
3627 that limit or prohibit classes or types of vehicles or limit the weight of vehicles that may
3628 operate on them.

3629 F. The reports required by this section shall be in the form of a paper original and
3630 an electronic copy with the clerk of the council, who shall retain the original and provide

3631 an electronic copy to all councilmembers, the policy staff director and the lead staff for
3632 the transportation, environment and economy committee, or its successor.

3633 G. The county road engineer may, in cases of emergency or a limitation or
3634 prohibition lasting less than twelve hours, temporarily limit weights of vehicles and
3635 prohibit or limit classes or types of vehicles operating on county roads or bridges by
3636 posting notices at each end of the closed portion and at all intersecting state highways and
3637 county roads and county roads and city streets.

3638 SECTION 95. Ordinance 5701, Section 18, as amended, and K.C.C. 14.16.170
3639 are each hereby amended to read as follows:

3640 A. The director of the department of (~~transportation~~) local services and the
3641 county sheriff are authorized to enforce the provisions of this chapter and any rules and
3642 regulations promulgated thereunder.

3643 B. Any violation of this chapter is a traffic infraction and subject to a penalty of
3644 two hundred fifty dollars.

3645 SECTION 96. Ordinance 336 (part), as amended, and K.C.C. 14.20.020 are each
3646 hereby amended to read as follows:

3647 The department of (~~transportation~~) local services shall comply with the Soil
3648 Conservation Service Standards, Specifications and Contracting Procedures when
3649 working in conjunction with the federal government on a project requiring compliance.

3650 SECTION 97. Ordinance 4895, Section 1, as amended, and K.C.C. 14.28.010 are
3651 each hereby amended to read as follows:

3652 The following definitions apply throughout this chapter unless the context clearly
3653 requires otherwise:

3654 A. (~~APPLICANT~~) "Applicant" means a property owner or a public agency or
3655 public or private utility which owns a right-of-way or other easement or has been
3656 adjudicated the right to such an easement pursuant to RCW 8.12.090, or any person or
3657 entity designated or named in writing by the property or easement owner to be the
3658 applicant, in an application for a development proposal, permit or approval.

3659 B. (~~DEPARTMENT~~) "Department" means the department of (~~permitting and~~
3660 ~~environmental review~~) local services.

3661 C. (~~DEVELOPMENT APPROVAL~~) "Development approval" means the
3662 granting of a building permit, mobile home on-site permit, short subdivision or other
3663 county land use approval or approvals.

3664 D. (~~DEVELOPMENT ENGINEER~~) "Development engineer" means the
3665 department employee authorized to oversee the review, conditioning, inspection and
3666 acceptance of right-of-way use permits, road and drainage projects constructed pursuant
3667 to permits administered by the division. The development engineer or designee shall be a
3668 professional civil engineer registered and licensed under the laws of the (~~S~~)state of
3669 Washington.

3670 E. "Division" means the permitting division of the department of local services.

3671 F. (~~RIGHT-OF-WAY USE PERMIT~~) 1. "Right-of-way use permit: limited"
3672 means a permit authorizing the use of the county right-of-way for a designated purpose
3673 and for a period of time limited to one year or less.

3674 2. "Right-of-way use permit: extended" means a permit authorizing the use of
3675 the county right-of-way for a designated purpose and for a period of time exceeding one
3676 year in duration.

3677 SECTION 98. Ordinance 4895, Section 6, as amended, and K.C.C. 14.28.060 are
3678 each hereby amended to read as follows:

3679 A. Upon filing of a complete application and payment of fee, the division may
3680 issue a permit authorizing the use of the county right-of-way for a designated use and for
3681 a period exceeding one year in duration.

3682 B. The applicant may be required to construct a road to specific standards which
3683 may include full compliance with adopted King County road standards, and may be
3684 required to post financial guarantees consistent with the provisions of Ordinance 12020
3685 for construction, restoration and maintenance. Construction work and all restoration
3686 work required by the permit shall be completed within one year of the permit's issuance.
3687 In addition, the division may set conditions to assure compliance of the permit with other
3688 adopted plans, county policies((;)) and regulations.

3689 C. The department of ((~~transportation~~)) local services shall place and maintain a
3690 permanent sign(((s))) or signs denoting the end of the county-maintained road.

3691 D. The applicant shall have sole responsibility for the safe construction, operation
3692 and maintenance of any improvements to the county right-of-way pursuant to the permit,
3693 until such time as the improvements are officially accepted for maintenance by King
3694 County.

3695 E. The permit applicant may be required to record a covenant running with the
3696 land and for the benefit of King County, which contains:

3697 1. A legal description of the lot or parcel to be served by the right-of-way use
3698 permits, limited or extended;

3699 2. A statement indicating that access to such parcel is across an unmaintained

3700 county right-of-way, that the county is not responsible for maintenance of the right-of-
3701 way and that responsibility for maintenance of the road rests jointly and equitably upon
3702 all permit holders;

3703 3. A statement that the owner or owners of the parcel will not oppose
3704 participation in a county road improvement district, if formation of such a district is
3705 deemed necessary by King County;

3706 4. A prohibition against subdividing such parcel without obtaining either plat or
3707 short plat approval therefor, or if exempt from platting, a right-of-way use permit for the
3708 additional lots being created;

3709 5. A statement that the right-of-way use permit covenant is binding on the
3710 successors and assigns of the owner or owners; and

3711 6. The acknowledged signature or signatures of the owner or owners of such
3712 parcel.

3713 SECTION 99. Ordinance 4895, Section 11, as amended, and K.C.C. 14.28.090
3714 are each hereby amended to read as follows:

3715 The director of the department of (~~transportation and the director of the~~
3716 ~~department of permitting and environmental review are~~) local services is authorized to
3717 enforce the provisions of this chapter, and any rules and regulations promulgated
3718 thereunder pursuant to the enforcement and penalty provisions of K.C.C. Title 23.

3719 SECTION 100. Ordinance 6254, Section 2, as amended, and K.C.C. 14.30.020
3720 are each hereby amended to read as follows:

3721 A. Special use permits shall be required for any use of county property except
3722 uses regulated pursuant to K.C.C. chapter 14.44 relating to utility permits and K.C.C.

3723 chapter 14.28 relating to county road system rights-of-way use permits.

3724 B. Upon receipt of an application for a special use permit upon county property,
3725 the real estate services section of the facilities management division shall determine
3726 whether the proposed use is upon county-owned property.

3727 C. The real estate services section shall forward the application to all county
3728 custodial departments for review.

3729 D. The custodial departments shall review the application and forward its
3730 recommendation whether the permit shall be issued by the real estate services section. If
3731 a custodial department recommends denial, the real estate services section shall deny the
3732 permit.

3733 E. If there is no custodial department with jurisdiction over the county property,
3734 the real estate services section shall evaluate the feasibility of the proposed use, its impact
3735 on other uses of the county property and its impact on public health and safety. Based on
3736 this evaluation, the real estate services section shall determine whether the permit should
3737 be issued.

3738 F. In all cases, the real estate services section shall forward the application to the
3739 ~~((department of))~~ permitting ~~((and environmental review))~~ division of the department of
3740 local services for recommendations on critical area issues and the real estate services
3741 section shall be responsible for assuring that any application meets the requirements of
3742 K.C.C. chapter 21A.24 and the administrative rules promulgated thereunder before the
3743 permit is issued.

3744 G. If the special use permit is for an event that the manager of the real estate
3745 services section believes may generate substantial noise, then the real estate services

3746 section shall also forward the application to the sheriff for informational purposes.

3747 SECTION 101. Ordinance 7025, Section 5, as amended, and K.C.C. 14.30.025

3748 are each hereby amended to read as follows:

3749 The permit applicant is required to pay an inspection fee at the rate of forty
3750 dollars per hour to the department of (~~(transportation,)~~) local services for inspections
3751 necessary to establish compliance with the terms and conditions of each special use
3752 permit. The fees are in addition to any other county fees and are nonrefundable. The
3753 fees shall be collected in accordance with administrative procedures developed by the
3754 department of (~~(transportation)~~) local services.

3755 SECTION 102. Ordinance 11187, Section 1, as amended, and K.C.C. 14.42.010

3756 are each hereby amended to read as follows:

3757 A. King County Road Standards, 2016, incorporated as Attachment A to
3758 Ordinance 18420, are hereby approved and adopted as the King County standards for
3759 road design and construction.

3760 B. Consistent with the council's direction and intent in adopting the road
3761 standards, the department of (~~(transportation)~~) local services is hereby authorized to
3762 develop public rules and make minor changes to the text and drawings in order to better
3763 implement the road standards and as needed to stay current with changing design and
3764 construction technology and methods.

3765 SECTION 103. Ordinance 8047, Section 4, as amended, and K.C.C. 14.42.030

3766 are each hereby amended to read as follows:

3767 A. The road standards approved and adopted under K.C.C.14.42.010 apply
3768 prospectively to all newly constructed or modified road and right-of-way facilities, both

3769 public and private, within King County. The road standards apply to modifications of
3770 roadway features or existing facilities that are within the scope of reconstructions,
3771 required off-site road improvements for land developments or capital improvement
3772 projects when so required by King County or to the extent they are expressly referred to
3773 in project plans and specifications. The road standards are not intended to apply to
3774 resurfacing, restoration and rehabilitation projects as those terms are defined in the
3775 Washington state Department of Transportation Local Agency Guidelines Manual, as
3776 amended. The county road engineer may consider the road standards as optional goals
3777 for the design and construction of resurfacing, restoration and rehabilitation projects.

3778 B. The road standards shall apply to every utility pole and other utility structure
3779 within the King County right of way.

3780 C. Construction shall be performed in accordance with the road standards and
3781 with due regard to public safety.

3782 D. Where feasible, flow control best maintenance practices shall be applied as
3783 required in the Surface Water Design Manual.

3784 E. The director of the department of ~~((transportation))~~ local services is authorized
3785 to enforce the provision of this chapter and any rules and regulations under this chapter in
3786 accordance with the enforcement and penalty provisions of K.C.C. Title 23.

3787 SECTION 104. Ordinance 1711, Section 2, as amended, and K.C.C. 14.44.020
3788 are each hereby amended to read as follows:

3789 A. All construction work performed by franchised utilities, telephone and
3790 telegraph companies and within King County right-of-way shall require a right-of-way
3791 construction permit to be issued by the real estate services section of the facilities

3792 management division, except that construction work undertaken by King County or under
3793 contract to King County or requested by King County due to new construction shall be
3794 exempted from this requirement. Construction work shall include but not be limited to
3795 the construction and maintenance of waterlines, gas pipes, sewer lines, petroleum
3796 pipelines, telephone, telegraph and electric lines, cable TV and petroleum products and
3797 any other such public and private utilities.

3798 B. The department of (~~transportation~~) local services and all other county
3799 departments during the construction of capital improvement projects shall install vacant
3800 conduit reserved for the future installation of fiber optic cable in accordance with the
3801 county's I-Net and Wide Area Network Plans; all capital improvement projects not
3802 requiring trenching or modification to the subgrade, such as overlays and shoulder
3803 widening, shall be exempted from this requirement.

3804 SECTION 105. Ordinance 1711, Section 5, as amended, and K.C.C. 14.44.050
3805 are each hereby amended to read as follows:

3806 A. The department of executive services shall coordinate the review by all
3807 departments of right-of-way construction permit applications and shall determine whether
3808 the proposed construction is consistent with the applicant's right-of-way franchise from
3809 the county.

3810 B. The department of (~~transportation~~) local services shall review and evaluate
3811 applications in respect to the hazard and risk of the proposed construction, location of the
3812 proposed construction in relation to other utilities in the right-of-way and the adequacy of
3813 the engineering and design of the proposed construction.

3814 C. The department of natural resources and parks shall review and evaluate all

3815 applications for right-of-way construction permits for sewer and water main extensions to
3816 determine whether the proposed construction is consistent with the sewer or water
3817 comprehensive plan approved by the county council pursuant to K.C.C. chapter 13.24. If
3818 the facility is not consistent with an approved comprehensive plan, then the construction
3819 permit shall not be issued. Applications for those water utilities with Group A
3820 nonexpanding public water systems that are not required to prepare comprehensive plans
3821 for approval by the county council pursuant to K.C.C. 13.24.010 shall be approved if all
3822 other conditions of this chapter are met.

3823 SECTION 106. Ordinance 11790, Section 1, as amended, and K.C.C. 14.44.055
3824 are each hereby amended to read as follows:

3825 A. Before January 1, 2018, the facilities management division may issue right-of-
3826 way construction permits to unfranchised utilities. Thereafter, the facilities management
3827 division may issue right-of-way construction permits to unfranchised utilities only under
3828 the following circumstances:

3829 1. When the Seattle-King County department of public health has certified in
3830 writing to the facilities management division that the proposed work is necessary to
3831 address a specifically identified public health hazard;

3832 2. When the road services division of the department of ~~((transportation))~~ local
3833 services has certified in writing to the facilities management division that the proposed
3834 work is necessary to address specifically identified actual or imminent damage to county
3835 right-of-way or to address specifically identified hazards to users of county right-of-way;
3836 or

3837 3. If the unfranchised utility is involved in good-faith negotiation with the

3838 county that is likely to result in a franchise that will be submitted to the council for
3839 approval and the executive has certified that status in writing. The certification shall be
3840 in a letter that shall be filed with the clerk of the council in the form of a paper original
3841 and an electronic copy with the clerk of the council, who shall retain the original and
3842 provide an electronic copy to all councilmembers.

3843 B. No right-of-way construction permit for sewer or water facility construction
3844 shall be issued unless the facilities management division receives a determination from
3845 the chair of the utilities technical review committee that the proposed work is consistent
3846 with the King County Comprehensive Plan codified in K.C.C. Title 20 and with K.C.C.
3847 13.24.132, 13.24.134, 13.24.138 and 13.24.140.

3848 C. The permit applicant shall be required to meet all conditions of this chapter,
3849 except K.C.C. 14.44.050.A. and C.

3850 SECTION 107. Ordinance 1711, Section 7, as amended, and K.C.C. 14.44.070
3851 are each hereby amended to read as follows:

3852 A. The applicant, at the time of submitting an application for a right-of-way
3853 construction permit, shall notify all other public and private utility entities known to be
3854 using or proposing to use the same right-of-way of the applicant's proposed construction
3855 and the proposed timing of such construction. Any such an entity notified may, within
3856 seven days of such notification, request a delay in the commencement of such proposed
3857 construction for the purpose of coordinating other right-of-way construction with that
3858 proposed by the applicant.

3859 B. The real estate services section shall also coordinate the approval of right-of-
3860 way construction permits with county street improvements and maintenance and may

3861 delay the commencement date for the applicant's right-of-way construction for ninety
3862 days or less, except in the case of emergencies, if it finds that such delay will reduce the
3863 inconvenience to county road users from construction activities, if it finds that such delay
3864 will not create undue economic hardship on the applicant, or if it finds that such delay
3865 will allow the county to install conduit for future installation of fiber optic cable.

3866 C. The real estate services section shall inform the department of
3867 ~~((transportation))~~ local services of all right-of-way construction permits issued.

3868 D. The real estate services section shall forward copies of all right-of-way
3869 construction permit applications for projects one thousand feet or longer to the
3870 department of information and administrative services. The division of information
3871 technology services will determine within fifteen working days whether the installation
3872 of conduit may be needed for the future installation of fiber optic cable to connect county
3873 or other public facilities.

3874 SECTION 108. Ordinance 1711, Section 8, as amended, and K.C.C. 14.44.080
3875 are each hereby amended to read as follows:

3876 Prior to final approval of all right-of-way construction permits, the department of
3877 ~~((transportation))~~ local services shall determine the amount of the performance guarantee
3878 necessary to assure compliance with the approved construction plans, applicable state and
3879 local health and sanitation regulations, county standards for water mains and fire hydrants
3880 and to assure proper restoration of the road and the health and safety of the users of the
3881 road. The applicant shall submit the financial guarantee consistent with the provisions of
3882 K.C.C. Title 27A.

3883 SECTION 109. Ordinance 1711, Section 9, as amended, and K.C.C. 14.44.090

3884 are each hereby amended to read as follows:

3885 The right-of-way construction permit granted shall be in a form approved by and
3886 be made subject to all reasonable and necessary terms and conditions imposed by the
3887 department of ~~((transportation))~~ local services.

3888 SECTION 110. Ordinance 1711, Section 10, as amended, and K.C.C. 14.44.100
3889 are each hereby amended to read as follows:

3890 The permittee is required to give oral or written notice of the date construction
3891 will begin to the following agencies: department of ~~((transportation))~~ local services for
3892 all right-of-way construction; Seattle-King County department of public health for
3893 construction of waterworks (except for domestic service connections); and King County
3894 fire marshal for waterworks. Failure to give such notice is grounds for the revocation or
3895 suspension of the construction permit.

3896 SECTION 111. Ordinance 1711 (part), as amended, and K.C.C. 14.44.110 are
3897 each hereby amended to read as follows:

3898 The director of the department of ~~((transportation))~~ local services and the director
3899 of the Seattle-King County department of public health are authorized to enforce the
3900 provisions of this chapter, the ordinances codified in it, and any rules and regulations
3901 adopted hereunder pursuant to the enforcement and penalty provisions of K.C.C. Title 23.

3902 SECTION 112. Ordinance 13734, Section 9, as amended, and K.C.C. 14.45.070
3903 are each hereby amended to read as follows:

3904 The real estate services section~~((,))~~ and the roads services and permitting divisions
3905 of the department of ~~((transportation and the department of permitting and environmental
3906 review))~~ local services shall coordinate review and inspection of the application for a

3907 right-of-way use agreement and, to the extent required, any zoning approvals, building
3908 permits and environmental review under the state Environmental Policy Act, as follows:

3909 A. The real estate services section shall coordinate the review by all departments
3910 of right-of-way use agreement applications.

3911 B. The roads services division shall review and evaluate applications with respect
3912 to the hazard and risk of the proposed construction and location of the proposed
3913 construction in relation to other utilities in the right-of-way.

3914 C. The ~~((department of))~~ permitting ~~((and environmental review))~~ division shall
3915 review and evaluate all applications to determine consistency with respect to the
3916 standards and requirements of K.C.C. chapter 21A.26 and Ordinance 13734. The
3917 ~~((department))~~ division shall also be the lead agency for purposes of any environmental
3918 review required under K.C.C. chapter 20.44.

3919 SECTION 113. Ordinance 4099, Section 9, as amended, and K.C.C. 14.46.090
3920 are each hereby amended to read as follows:

3921 A. The real estate services section shall coordinate the review by all departments
3922 of permit applications.

3923 B. The department responsible for the management of the property to be affected
3924 shall review and evaluate applications with respect to the hazard and risk of the proposed
3925 construction or use; location of the proposed construction or use in relation to other
3926 facilities using the property; the adequacy of the engineering and design of the proposed
3927 construction or use; and applicable federal, state, county and local laws and regulations.

3928 C. The Seattle-King County department of public health shall review and
3929 evaluate applications for the construction of waterworks, except for domestic service

3930 connections, to determine consistency with state and local health and sanitation
3931 regulations.

3932 D. The King County fire marshal shall review and evaluate applications for the
3933 construction of waterworks to determine consistency with county standards for water
3934 mains and fire hydrants.

3935 E. All applications for the construction of sewer or water facilities must be
3936 certified by the department of (~~permitting and environmental review~~) local services,
3937 permitting division, as consistent with a sewer or water comprehensive plan approved by
3938 the county council pursuant to K.C.C. chapter 13.24.

3939 F. In any case, the real estate services section shall forward the application to the
3940 department for recommendations on critical area issues and the real estate services
3941 section shall be responsible for assuring that any application meets the requirements of
3942 K.C.C. chapter 21A.24 and the administrative rules promulgated thereunder before the
3943 permit is issued.

3944 SECTION 114. Ordinance 3027, Section 4, as amended, and K.C.C. 14.52.040
3945 are each hereby amended to read as follows:

3946 A. A person shall not place trees, shrubbery, structures or other objects in
3947 planting strips located within the right of way of any county road, unless authorized by a
3948 variance issued by the county road engineer.

3949 B. A person owning property abutting county road right of way shall not allow
3950 trees, shrubbery, structures or other objects on the owner's property to retard the ability of
3951 the driving public to have adequate visibility of pedestrians, other vehicles using, entering
3952 or exiting the county road or block the visibility of county road signs and signals.

3953 C. If the county road engineer finds that the property abutting a county road is
3954 not being properly maintained as required in subsection B. of this section, a notice shall
3955 be sent to the property owner as provided in K.C.C. 14.52.020, specifying a reasonable
3956 time within which the maintenance shall be accomplished.

3957 D. If the owner fails to carry out the maintenance within the period in the notice,
3958 the department of (~~transportation~~) local services shall seek all remedies, including, but
3959 not limited to, legal relief in equity or law.

3960 SECTION 115. Ordinance 3027, Section 7, as amended, and K.C.C. 14.52.070
3961 are each hereby amended to read as follows:

3962 A resident whose property is substantially higher or lower in elevation than the
3963 road and who does not have road access from one or more sides of the resident's property
3964 may apply for an exemption from K.C.C. 14.52.040. Exemptions may be granted by the
3965 county road engineer based upon standards that shall be established by the department of
3966 (~~transportation~~) local services.

3967 SECTION 116. Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030
3968 are each hereby amended to read as follows:

3969 The department of (~~transportation~~) local services shall:

3970 A. Implement the nonmotorized transportation program;

3971 B. Provide support to any ad hoc nonmotorized transportation advisory
3972 committee; and

3973 C. Work with other jurisdictions and nongovernmental organizations to identify,
3974 develop and promote programs that encourage the use of nonmotorized modes of
3975 transportation.

3976 SECTION 117. Ordinance 14050, Section 10, as amended, and K.C.C. 14.70.230
3977 are each hereby amended to read as follows:

3978 A. The department of local services shall perform a concurrency analysis and test
3979 for each travel shed to determine whether areas within the travel sheds are concurrent.
3980 The test for each area shall be based on the level of service analysis results for the entire
3981 travel shed. Areas shall be deemed concurrent if eighty-five percent of the arterials
3982 within their travel shed meet level of service standards.

3983 B. The department shall determine a travel shed map that reflects the urban and
3984 rural nature of the county and transmit the travel shed map to the county council along
3985 with the concurrency test results map that shows the passing and failing sheds, for
3986 adoption by ordinance. The department shall make a determination of concurrency
3987 according to the status indicated on the adopted concurrency test results map for the area
3988 in which the proposed development is located.

3989 SECTION 118. Ordinance 14050, Section 11, as amended, and K.C.C. 14.70.240
3990 are each hereby amended to read as follows:

3991 A. The department of (~~(permitting and environmental review)~~) local services,
3992 permitting division, shall accept applications for a development approval only for
3993 development in areas that pass the concurrency test as shown on the concurrency test
3994 results map in effect at the time of application, except as provided in K.C.C. 14.70.285.

3995 B. The concurrency test results map is valid for the development permit
3996 application period and subsequently for the same time as the development approval.

3997 SECTION 119. Ordinance 14050, Section 13, as amended, and K.C.C. 14.70.260
3998 are each hereby amended to read as follows:

3999 A. Any issues relating to the adequacy of the concurrency analysis and test or to
4000 the accuracy of the concurrency test results map shall be raised to the council during
4001 council consideration of the concurrency test results map as provided in K.C.C.
4002 14.70.270.

4003 B. There is no administrative appeal of the department of ~~((permitting and
4004 environmental review's))~~ local services's final decision of concurrency denial or approval
4005 based on the concurrency test results map.

4006 SECTION 120. Ordinance 15030, Section 9, as amended, and K.C.C. 14.70.285
4007 are each hereby amended to read as follows:

4008 The following minor developments and public and educational facilities are
4009 subject to the concurrency test using level of service standard F:

4010 A. Short subdivisions within the Urban Growth Area;

4011 B. Any multifamily residential structure or structures totaling eight dwelling units
4012 or less within the Urban Growth Area;

4013 C. Any new public senior high school within the Urban Growth Area and any
4014 modification to an existing public senior high school regardless of location, including any
4015 renovation, expansion, modernization or reconstruction of existing facilities and the
4016 addition of relocatable facilities, only if the school prepares and implements a
4017 transportation demand management plan. New public high schools outside the Urban
4018 Growth Area must meet the Rural Area standard level of service B in the provisions of
4019 this chapter. This high school transportation demand management plan shall be
4020 submitted to and approved by the director of the department of ~~((transportation))~~ local
4021 services or the director's designee before the issuance of the building permit. The high

4022 school demand management plan shall pertain to the entire school and shall specify
4023 measures to be implemented to reduce single-occupant vehicle travel by students, faculty
4024 and staff. The plan shall further specify how the school district and department of
4025 ~~((transportation))~~ local services will cooperate in monitoring the implementation of such
4026 measures and make adjustments as needed to achieve reduction goals. A high school
4027 may voluntarily choose to prepare and implement a transportation demand management
4028 plan for any expansion of an existing public high school facility that would not generate
4029 new trips during the peak period;

4030 D. Parks, as defined in K.C.C. 21A.06.835;

4031 E. Public agency or utility office, as defined in K.C.C. 21A.06.930, in the Urban
4032 Growth Area;

4033 F. Public agency or utility yard, as defined in K.C.C. 21A.06.935, in the Urban
4034 Growth Area;

4035 G. Building permits for single-family structures;

4036 H. The construction of a structure for a nonresidential use generating no more
4037 than twelve peak-period trips;

4038 I. Any development that will not increase the traffic volumes in the peak period;

4039 J. Any public elementary, middle or junior high school facilities, including new
4040 facilities and any renovation, expansion, modernization or reconstruction of existing
4041 facilities and the addition of relocatable facilities;

4042 K. Private elementary, middle or junior high schools. To qualify for the travel
4043 time level of service F standard, a school must prepare and implement a transportation
4044 demand management plan submitted to and approved by the director of the department of of

4045 local services or the director's designee before the issuance of the building permit. The
4046 school demand management plan shall pertain to the entire school and shall specify
4047 measures to be implemented to reduce single occupant vehicle travel by students, faculty
4048 and staff. The plan shall further specify how the school and department of
4049 ~~((transportation))~~ local services will cooperate in monitoring the implementation of such
4050 measures and make adjustments as needed to achieve reduction goals; and

4051 L. Within Rural Area travel sheds that fall below the adopted level of service
4052 standards, short subdivisions, if for each lot that is created, up to four lots, one rural
4053 transferable development right under K.C.C. chapter 21A.37 is purchased from the same
4054 travel shed. However, where the short subdivision is creating only two lots, the property
4055 has been owned by the applicant for five or more years and the property has not been
4056 subdivided in the last five years, then no purchase of a transfer of development right shall
4057 be required to satisfy the transportation concurrency requirement.

4058 SECTION 121. Ordinance 11617, Section 61, as amended, and K.C.C. 14.80.040
4059 are each hereby amended to read as follows:

4060 A. Based on the identification of intersection standards being exceeded using
4061 analytical techniques and information acceptable to the director of the department of
4062 ~~((transportation))~~ local services, the owner of a proposed development shall be required
4063 to provide improvements that bring the intersection into compliance with intersection
4064 standards, or that return the intersection to its preproject condition, as may be required by
4065 the director. Approval to construct the proposed development shall not be granted until
4066 the owner has agreed to build or pay fair and equitable costs to build the improvements
4067 required by the director within the time schedule set by the director.

4068 B. At the discretion of the director, and based on technical information regarding
4069 traffic conditions and expected traffic impacts, the county may require that the owner of a
4070 proposed development pay the full costs of required intersection standards improvements
4071 required under this title.

4072 C. Administrative fees shall not be charged for intersection standards review, but
4073 the owner of a proposed development is responsible for the costs of any traffic study
4074 needed to determine traffic impacts and mitigation measures at intersections, as
4075 determined by the road services division.

4076 SECTION 122. Ordinance 11617, Section 63, as amended, and K.C.C. 14.80.060
4077 are each hereby amended to read as follows:

4078 The procedures in this chapter do not limit the authority of King County to deny
4079 or to approve with conditions the following:

4080 A. Any zone reclassification request, based on its expected traffic impacts;

4081 B. Any proposed development or zone reclassification if the department of
4082 ~~((transportation))~~ local services determines that a hazard to safety would result from its
4083 direct traffic impacts without roadway or intersection improvements, regardless of level
4084 of service standards; or

4085 C. Any proposed development reviewed under the authority of the Washington
4086 state Environmental Policy Act.

4087 SECTION 123. Ordinance 13019, Section 1 (part), as amended, and K.C.C.
4088 14.85.010 are each hereby amended to read as follows:

4089 A. There is hereby established a fee relating to the regional vector waste disposal
4090 plan. Effective January 1, 1998, all non-road services division entities using county-

4091 operated liquid and solid vactor waste disposal facilities shall pay the fee in this section
4092 and K.C.C. 4A.700.880.

4093 B. The fee shall be collected by the department of (~~transportation~~) local
4094 services, road services division, which shall establish a procedure for collecting and
4095 depositing the fee in the road services division operating fund in accordance with RCW
4096 43.09.220.

4097 SECTION 124. Ordinance 12560, Section 55, as amended, and K.C.C. 16.02.170
4098 are each hereby amended to read as follows:

4099 Section 102 of the International Building Code is supplemented with the
4100 following:

4101 **Moved buildings and temporary buildings (IBC 102.7.2).**

4102 1. Buildings or structures moved into or within the jurisdiction shall comply with
4103 the provisions for new buildings or structures of the International Building Code, chapter
4104 51-50 WAC, the International Residential Code for One- and Two-Family Dwellings,
4105 chapter 51-51 WAC, the International Mechanical Code, chapter 51-52 WAC, the
4106 International Fire Code, chapter 51-54A WAC, the Uniform Plumbing Code and
4107 Standards, chapter 51-56 WAC, the International Energy Conservation Code,
4108 Commercial, chapter 51-11C WAC and the International Energy Conservation Code,
4109 Residential, chapter 51-11R WAC.

4110 **EXCEPTION:** Group R3 buildings or structures are not required to comply if:

- 4111 1. The original occupancy classification is not changed, and
4112 2. The original building is not substantially remodeled or rehabilitated. For the
4113 purposes of this section a building shall be considered to be substantially remodeled

4114 when the costs of remodeling exceed 60 percent of the value of the building exclusive of
4115 the costs relating to preparation, construction, demolition or renovation of foundations.

4116 No person shall move within or into the unincorporated areas of King County, or
4117 cause to be moved, any building or structure without first obtaining, in addition to the
4118 building permit, a relocation investigation permit from the building official. The purpose
4119 of this relocation investigation permit is to determine prior to relocation the deficiencies
4120 in the building. Before a structure is relocated to a proposed site, a building permit shall
4121 be obtained.

4122 2. The building official shall not approve for moving nor issue a building permit
4123 for a building or structure which constitutes a public nuisance or endangers the public
4124 health, safety, or general welfare, and in the building official's opinion it is physically
4125 impractical to restore such building or structure to make it comply with this code.

4126 3. A fee shall be charged for relocation investigations and site inspection
4127 services. A building permit fee shall also be charged for all structures which are
4128 approved for relocation. Fees for permits and services provided under this section shall
4129 be paid to the department of (~~development and environmental services~~) local services as
4130 set forth in K.C.C. Title 27, Building and Constructions Fees. As a condition of securing
4131 the building permit, the owner of the building or structure shall deposit cash or its
4132 equivalent with the building official, or in an approved irrevocable escrow, in an amount
4133 up to \$5000.00.

4134 4. Relocation investigation fees do not apply to structures having acceptable
4135 current inspections, such as factory built units.

4136 4.1 If the building official denies a building permit for the relocation of a

4137 structure, the applicant may request, within 10 days of the date of mailing or other
4138 issuance of the denial notice, that building official refer the building permit application to
4139 the building code advisory board. The advisory board shall review the application and
4140 make a recommendation to the building official, who may reconsider the denial in light
4141 of the advisory board's recommendation.

4142 SECTION 125. Ordinance 3647, Section 3, as amended, and K.C.C. 16.03.040
4143 are each hereby amended to read as follows:

4144 Whenever the following words appear in the code, they are to be changed as
4145 follows:

4146 A. Building official or code official to director, department of (~~permitting and~~
4147 ~~environmental review~~) local services or the director's designee;

4148 B. Name of jurisdiction to unincorporated King County;

4149 C. The department of building and safety to King County department of
4150 (~~permitting and environmental review~~) local services, permitting division;

4151 D. Design flood elevation to base flood elevation;

4152 E. Mobile home to manufactured home.

4153 SECTION 126. Ordinance 14914, Section 104, as amended, and K.C.C.

4154 16.03.120 are each hereby amended to read as follows:

4155 Department: the King County department of (~~permitting and environmental~~
4156 ~~review~~) local services or successor agency.

4157 SECTION 127. Ordinance 14914, Section 105, as amended, and K.C.C.

4158 16.03.130 are each hereby amended to read as follows:

4159 Director: the director of the department of (~~permitting and environmental~~

4160 review)) local services, or successor agency, or the person designated by the director to
4161 act. "Director" includes "building official" and "code official."

4162 SECTION 128. Ordinance 8766, Section 10, as amended, and K.C.C. 16.08.060
4163 are each hereby amended to read as follows:

4164 A.1. Notwithstanding K.C.C. 16.08.010 and 16.08.020, the council reserves the
4165 option of changing street names or changing numbered streets to named streets.

4166 2. An application to the council for street renaming shall contain the signatures of
4167 the majority of persons having ownership in properties addressed on the street to be
4168 renamed.

4169 3. The council shall mail notice of a proposed name change to all property owners
4170 whose addresses would be changed at least twenty days before council action. A change of
4171 street name shall be accomplished by the adoption of an ordinance.

4172 B. The council shall consider technical input from the department, locational and
4173 development characteristics relative to the street, and the impact of the change on existing
4174 businesses and residences, as well as on emergency vehicle responsiveness, in determining
4175 whether the change should be made. Only entire street lengths or distinct major portions of
4176 streets shall be separately renamed by the county. For purposes of this chapter, "distinct
4177 major portions" shall mean a separate portion of a street identifiable by either a directional
4178 shift of a least forty-five degrees or an interrupted interval of at least one quarter mile.

4179 C.1. An honorary street designation is a secondary name for a street or a portion of
4180 a street that does not replace the legal name of the street. The honorary street designation
4181 shall be denoted by signage that augments but does not replace signage for the legal street
4182 name required for emergency service access. If a street or a portion of a street, except

4183 intersecting streets, has been designated with an honorary street name, no other honorary
4184 name shall be given to the street or section of a street. The signs shall meet the standard
4185 street sign criteria for size and shape with a brown background and white lettering, and
4186 shall be placed underneath signs designating the legal street name.

4187 2. The council may make an honorary designation of a street or portion of a street
4188 by the adoption of an ordinance. Honorary street name designation shall be limited to
4189 individuals, organizations, entities and events of local significance to the county as
4190 determined by the county council. Except as otherwise provided in subsection C.6. of this
4191 section, the actual costs of manufacturing, designing and installation of signage or any
4192 replacement signs due to damage, theft or vandalism shall be paid to the road services
4193 division by the applicant requesting the honorary designation before the signage is
4194 manufactured and installed.

4195 3. Except as otherwise provided in subsection C.5. of this section, an application
4196 to the council for honorary street renaming shall contain a list of all persons having
4197 ownership in properties addressed on the street, or portions thereof, to be given the
4198 honorary designation and the signatures of the majority of those persons indicating
4199 acquiescence in the honorary street designation. The application shall include a statement
4200 recognizing that costs defined in subsection C.2. of this section shall be borne by the
4201 applicant and noting that the legal name of the street will not change.

4202 4. The council shall mail notice of a proposed honorary name designation to all
4203 property owners on the street, or portion thereof, to be given the honorary designation at
4204 least twenty days before council action.

4205 5. The council, by motion, may propose an honorary name designation. By that

4229 [DEPARTMENT ADDRESS]

4230 **NOTICE IS HEREBY GIVEN THAT THIS BUILDING**

4231 **MUST NOT BE OCCUPIED**

4232 **UNTIL INSPECTION AND APPROVAL**

4233 For Further Information: By: _____

4234 Inspector/Officer

4235 Telephone: _____ Date: _____

4236 **WARNING!** The removal, mutilation, destruction or concealment of this notice is
4237 a misdemeanor.

4238 SECTION 130. Ordinance 12560, Section 136, as amended, and K.C.C.

4239 16.14.230 are each hereby amended to read as follows:

4240 Section 108.4.1 of the International Property Maintenance Code is not adopted
4241 and the following substituted:

4242 **Placarding of unsafe structures, premises and equipment (IPMC 108.4.1).** In
4243 addition to being served as provided in K.C.C. Title 23, a notice to vacate or abate as
4244 nuisance may be posted at or upon each exit of the building or upon the premises where
4245 the exits exist in substantially the following form:

4246 KING COUNTY DEPARTMENT OF (~~PERMITTING AND ENVIRONMENTAL~~
4247 ~~REVIEW~~) LOCAL SERVICES

4248 [DEPARTMENT ADDRESS]

4249 **NOTICE**

4250 **DO NOT ENTER**

4251 These premises have been found to be unsafe.

4252 This notice is to remain on the premises until
4253 the violations have been corrected.

4254 For further information: By: _____
4255 Inspector/Officer

4256 Telephone: 296-_____ Date: _____

4257 **WARNING!** The removal, mutilation, destruction or concealment of this notice
4258 is a misdemeanor.

4259 SECTION 131. Ordinance 1488, Section 5, as amended, and K.C.C. 16.82.020
4260 are each hereby amended to read as follows:

4261 Certain words and phrases used in this chapter, unless otherwise clearly indicated
4262 by their context, mean as follows:

4263 A. "Applicant" means a property owner or a public agency or public or private
4264 utility that owns a right-of-way or other easement or has been adjudicated the right to such
4265 an easement in accordance with RCW 8.12.090, or any person or entity designated or
4266 named in writing by the property or easement owner to be the applicant, in an application
4267 for a development proposal, permit or approval.

4268 B. "Bench" means a relatively level step excavated or constructed on the face of a
4269 graded slope surface for drainage and maintenance purposes.

4270 C. "Civil engineer" means an engineer who is licensed as a professional engineer
4271 in the branch of civil engineering by the state of Washington.

4272 D. "Clearing" means the cutting, killing, grubbing or removing of vegetation or
4273 other organic material by physical, mechanical, chemical or any other similar means.

4274 E. "Compaction" means the densification of a fill by mechanical means.

4275 F. "Cutting" means the severing of the main trunk or stem of woody vegetation at
4276 any point.

4277 G. "Department" means the department of (~~permitting and environmental review~~)
4278 local services.

4279 H. "Director" means the director of the department of (~~permitting and~~
4280 ~~environmental review~~) local services or the director's designee.

4281 I. "Earth material" means any rock, natural soil or any combination thereof.

4282 J. "Erosion" means the wearing away of the ground surface as the result of the
4283 movement of wind, water or ice.

4284 K. "Excavation" means the removal of earth material.

4285 L. "Fill" means a deposit of earth material or recycled or reprocessed waste
4286 material consisting primarily of organic or earthen materials, or any combination thereof,
4287 placed by mechanical means.

4288 M. "Geotechnical engineer" means an engineer who is licensed as a professional
4289 engineer by the state of Washington and who has at least four years of relevant professional
4290 employment.

4291 N. "Grade" means the elevation of the ground surface.

4292 1. "Existing grade" means the grade before grading.

4293 2. "Finish grade" means the final grade of the site that conforms to the approved
4294 plan as required in K.C.C. 16.82.060.

4295 3. "Rough grade" means the stage at which the grade approximately conforms to
4296 the approved plan as required in K.C.C. 16.82.060.

4297 O. "Grading" means any excavating, filling or land-disturbing activity, or

4298 combination thereof.

4299 P. "Grading and clearing permit" means the permit required by this chapter for
4300 grading and clearing activities, including temporary permits.

4301 Q. "Land disturbing activity: means an activity that results in a change in the
4302 existing soil cover, both vegetative and nonvegetative, or to the existing soil topography.

4303 R. "Reclamation" means the final grading and restoration of a site to establish the
4304 vegetative cover, soil surface water and groundwater conditions appropriate to
4305 accommodate and sustain all permitted uses of the proposed zone appropriate for the site.

4306 S. "Shorelines" means those lands defined as shorelines in the state Shorelines
4307 Management Act of 1971.

4308 T. "Site" means a single lot or parcel of land two or more contiguous lots that are
4309 under common ownership or documented legal control, used as a single parcel for a
4310 development proposal in order to calculate compliance with the standards and regulations
4311 of this chapter. For purposes of this definition:

4312 1. "Documented legal control" includes fee simple or leasehold rights, or an
4313 easement, or any combination thereof, that allows uses associated with the overall
4314 development proposal; and

4315 2. Lots that are separated only by a public road right-of-way shall be considered
4316 to be contiguous.

4317 U. "Slope" means inclined ground surface, the inclination of which is expressed as
4318 a ratio of horizontal distance to vertical distance.

4319 V. "Structural engineer" means an engineer who is licensed as a professional
4320 engineer in the branch of structural engineering by the state of Washington.

4321 W. "Structure" means that which is built or constructed, an edifice or building of
4322 any kind or any piece of work artificially built up or composed of parts jointed together in
4323 some definite manner.

4324 X. "Tree" means a large woody perennial plant usually with a single main stem or
4325 trunk and generally over twelve feet tall at maturity.

4326 Y. "Understory" means the vegetation layer of a forest that includes shrubs, herbs,
4327 grasses and grass-like plants, but excludes native trees.

4328 Z. "Vegetation" means any organic plant life growing at, below or above the soil
4329 surface.

4330 SECTION 132. Ordinance 15053, Section 3, as amended, and K.C.C. 16.82.051
4331 are each hereby amended to read as follows:

4332 A. For the purposes of this section, the definitions in K.C.C. chapter 21A.06
4333 apply to the activities described in this section.

4334 B. The following activities are excepted from the requirement of obtaining a
4335 clearing or grading permit before undertaking forest practices or clearing or grading
4336 activities, as long as those activities conducted in critical areas are in compliance with the
4337 standards in this chapter and in K.C.C. chapter 21A.24. In cases where an activity may
4338 be included in more than one activity category, the most-specific description of the
4339 activity shall govern whether a permit is required. For activities involving more than one
4340 critical area, compliance with the conditions applicable to each critical area is required.
4341 Clearing and grading permits are required when a cell in this table is empty and for
4342 activities not listed on the table. Activities not requiring a clearing and grading permit
4343 may require other permits, including, but not limited to, a floodplain development permit.

Ordinance

means the													
Numbered condition													
in subsection C.													
applies.													
"Wildlife area													
and network" column													
applies to both Wildlife													
Habitat Conservation													
Area and Wildlife													
Habitat Network													
ACTIVITY													
Grading and Clearing													
Grading	NP 1, 2	NP 1, 2	NP 1, 2				NP 1, 2	NP 1, 2		NP 1, 2			
Clearing	NP 3 NP 24	NP 3	NP 3	NP 3			NP 3	NP 3		NP 3	NP 4 NP 23	NP 4 NP 23	
Covering of garbage	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5
Emergency tree removal	NP	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6
Hazard tree removal	NP 25	NP 25	NP 25	NP 25			NP 25	NP 25		NP 25			
Removal of noxious weeds	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Removal of invasive vegetation	NP 7	NP 7	NP 7	NP 7	NP 7		NP 7	NP 7		NP 7	NP 8	NP 8	NP 8
Forest management activity	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9
Emergency action	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10
Roads													
Grading within the roadway	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11			NP 11
Clearing within the roadway	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

Ordinance

		12	12	12	12	12	12	12	12	12	12	12	12
Maintenance of driveway or private access road	NP 13												
Maintenance of bridge or culvert	NP 13, 14, 15												
Construction of farm field access drive	NP 16												
Maintenance of farm field access drive	NP 17												
Utilities													
Construction or maintenance of utility corridors or facility within the right-of-way	NP 18	NP 19	NP 18	NP 19	NP 19	NP 19							
Construction or maintenance of utility corridors or facility outside of the right-of-way	NP 1, 2, 3		NP 1, 2, 3					NP 1, 2, 3	NP 1, 2, 3		NP 1, 2, 3		
Maintenance of existing surface water conveyance system	NP 11												
Maintenance of existing surface water flow control and surface water quality treatment facility	NP 11												
Maintenance or repair of flood protection facility	NP 20												
Maintenance or repair of existing instream structure	NP	NP 11	NP 11	NP									
Recreation areas													
Maintenance of outdoor public park facility, trail or	NP 13												

Ordinance

publicly improved recreation area													
Habitat and science projects													
Habitat restoration or enhancement project	NP	NP 21	NP 21	NP 21	NP 21	NP 21	NP 21	NP 21	NP 21	NP	NP 21	NP 21	NP 21
Drilling and testing for critical areas report	NP 1, 2	NP 1, 2	NP 1, 2	NP 22	NP 22	NP 22	NP 1, 2	NP 1, 2	NP 22	NP 1, 2	NP 22	NP 22	NP 22
Agriculture													
Horticulture activity including tilling, discing, planting, seeding, harvesting, preparing soil, rotating crops and related activity	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Grazing livestock	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Construction and maintenance of livestock manure storage facility	NP 16	NP 16	NP 16	NP 16	NP 16		NP 16	NP 16		NP 16	NP 16	NP 16	
Maintenance or replacement of agricultural drainage	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15
Maintenance of agricultural waterway	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26
Maintenance of farm pond, fish pond, livestock watering pond	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15
Other													
Excavation of cemetery grave in established and approved cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Maintenance of cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

grave		13	13		13	13			13		13	13	13
Maintenance of lawn, landscaping and gardening for personal consumption	NP												
		13	13		13	13			13		13	13	13
Maintenance of golf course	NP												
	13	13	13	13	13	13			13	13	13	13	13

4344 C. The following conditions apply:

4345 1. Excavation less than five feet in vertical depth, or fill less than three feet in
 4346 vertical depth that, cumulatively over time, does not involve more than one hundred
 4347 cubic yards on a single site.

4348 2. Grading that produces less than two thousand square feet of new impervious
 4349 surface on a single site added after January 1, 2005, or that produces less than two
 4350 thousand square feet of replaced impervious surface or less than two thousand square feet
 4351 of new plus replaced impervious surface after October 30, 2008. For purposes of this
 4352 subsection C.2., "new impervious surface" and "replaced impervious surface" are defined
 4353 in K.C.C. 9.04.020.

4354 3. Cumulative clearing of less than seven thousand square feet including, but
 4355 not limited to, collection of firewood and removal of vegetation for fire safety. This
 4356 exception shall not apply to development proposals:

4357 a. regulated as a Class IV forest practice under chapter 76.09 RCW;

4358 b. in a critical drainage areas established by administrative rules;

4359 c. subject to clearing limits included in property-specific development
 4360 standards and special district overlays under K.C.C. chapter 21A.38; or

4361 d. subject to urban growth area significant tree retention standards under
 4362 K.C.C. 16.82.156 and 21A.38.230.

4363 4. Cutting firewood for personal use in accordance with a forest management
4364 plan or rural stewardship plan approved under K.C.C. Title 21A. For the purpose of this
4365 condition, personal use shall not include the sale or other commercial use of the firewood.

4366 5. Limited to material at any solid waste facility operated by King County.

4367 6. Allowed to prevent imminent danger to persons or structures.

4368 7. Cumulative clearing of less than seven thousand square feet annually or
4369 conducted in accordance with an approved farm management plan, forest management
4370 plan or rural stewardship plan.

4371 8. Cumulative clearing of less than seven thousand square feet and either:

4372 a. conducted in accordance with a farm management plan, forest management
4373 plan or a rural stewardship plan; or

4374 b. limited to removal with hand labor.

4375 9. When conducted as a Class I, II, III or IV-S forest practice as defined in
4376 chapter 76.09 RCW and Title 222 WAC.

4377 10. If done in compliance with K.C.C. 16.82.065.

4378 11. Only when conducted by or at the direction of a government agency in
4379 accordance with the regional road maintenance guidelines and K.C.C. 9.04.050, creates
4380 less than two thousand square feet of new impervious surface on a single site added after
4381 January 1, 2005, and is not within or does not directly discharge to an aquatic area or
4382 wetland. For purposes of this subsection C.11., "new impervious surface" is defined in
4383 K.C.C. 9.04.020.

4384 12. Limited to clearing conducted by or at the direction of a government agency
4385 or by a private utility that does not involve:

- 4386 a. slope stabilization or vegetation removal on slopes; or
- 4387 b. ditches that are used by salmonids.
- 4388 13. In conjunction with normal and routine maintenance activities, if:
- 4389 a. there is no alteration of a ditch or aquatic area that is used by salmonids:
- 4390 b. the structure, condition or site maintained was constructed or created in
- 4391 accordance with law; and
- 4392 c. the maintenance does not expand the roadway, lawn, landscaping, ditch,
- 4393 culvert or other improved area being maintained.
- 4394 14. If a culvert is used by salmonids or conveys water used by salmonids and
- 4395 there is no adopted farm management plan, the maintenance is limited to removal of
- 4396 sediment and debris from the culvert and its inlet, invert and outlet and the stabilization
- 4397 of the area within three feet of the culvert where the maintenance disturbed or damaged
- 4398 the bank or bed and does not involve the excavation of a new sediment trap adjacent to
- 4399 the inlet.
- 4400 15. If used by salmonids, only in compliance with an adopted farm plan in
- 4401 accordance with K.C.C. Title 21A and only if the maintenance activity is inspected by:
- 4402 a. The King Conservation District;
- 4403 b. King County department of natural resources and parks;
- 4404 c. King County department of (~~permitting and environmental review~~) local
- 4405 services, permitting division; or
- 4406 d. Washington state Department of Fish and Wildlife.
- 4407 16. Only if consistent with an adopted farm plan in accordance with K.C.C.
- 4408 Title 21A.

- 4409 17. Only if consistent with a farm plan.
- 4410 18. In accordance with a franchise permit.
- 4411 19. Only within the roadway in accordance with a franchise permit.
- 4412 20. When:
- 4413 a. conducted by a public agency;
- 4414 b. the height of the facility is not increased;
- 4415 c. the linear length of the facility is not increased;
- 4416 d. the footprint of the facility is not expanded waterward;
- 4417 e. done in accordance with the Regional Road Maintenance Guidelines;
- 4418 f. done in accordance with the adopted King County Flood Hazard
- 4419 Management Plan and the Integrated Streambank Protection Guidelines (Washington
- 4420 State Aquatic Habitat Guidelines Program, 2002); and
- 4421 f. monitoring is conducted for three years following maintenance or repair and
- 4422 an annual report is submitted to the department.
- 4423 21. Only if:
- 4424 a. the activity is not part of a mitigation plan associated with another
- 4425 development proposal or is not corrective action associated with a violation; and
- 4426 b. the activity is sponsored or co-sponsored by a public agency that has natural
- 4427 resource management as its primary function or a federally-recognized tribe, and the
- 4428 activity is limited to:
- 4429 (1) revegetation of the critical area and its buffer with native vegetation or the
- 4430 removal of noxious weeds or invasive vegetation;
- 4431 (2) placement of weirs, log controls, spawning gravel, woody debris and

4432 other specific salmonid habitat improvements;

4433 (3) hand labor except:

4434 (a) the use of riding mower or light mechanical cultivating equipment and
4435 herbicides or biological control methods when prescribed by the King County noxious
4436 weed control board for the removal of noxious weeds or invasive vegetation; or

4437 (b) the use of helicopters or cranes if they have no contact with or otherwise
4438 disturb the critical area or its buffer.

4439 22. If done with hand equipment and does not involve any clearing.

4440 23. Limited to removal of vegetation for forest fire prevention purposes in
4441 accordance with best management practices approved by the King County fire marshal.

4442 24. Limited to the removal of downed trees.

4443 25. Except on properties that are:

4444 a. subject to clearing limits included in property-specific development
4445 standards and special district overlays under K.C.C. chapter 21A.38; or

4446 b. subject to urban growth area significant tree retention standards under
4447 K.C.C. 16.82.156.

4448 26. Only if allowed under K.C.C. 21A.24.045.D.69. and if the maintenance
4449 activity is inspected by the:

4450 a. King Conservation District;

4451 b. department of natural resources and parks;

4452 c. department of ~~((permitting and environmental review))~~ local services,
4453 permitting division; or

4454 d. Washington state Department of Fish and Wildlife.

4455 SECTION 133. Ordinance 1488, Section 10, and K.C.C. 16.82.090 are each
4456 hereby amended to read as follows:

4457 The permittee shall maintain a liability policy in the amount of one hundred
4458 thousand dollars per individual, three hundred thousand dollars per occurrence, and fifty
4459 thousand dollars property damage, and shall name King County as an additional insured.

4460 EXCEPTION: Liability insurance requirements may be waived for projects involving
4461 less than ten thousand cubic yards. Liability insurance shall not be required of ((~~other~~))
4462 King County departments.

4463 SECTION 134. Ordinance 1488, Section 11, as amended, and K.C.C. 16.82.100
4464 are each hereby amended to read as follows:

4465 A person conducting a grading activity shall comply with the following standards:

4466 A. Cuts and fills shall conform to the following provisions unless otherwise
4467 approved by the department:

4468 1. A slope of cut and fill surfaces shall not be steeper than is safe for both the
4469 intended use and soil type and shall not exceed two horizontal to one vertical;

4470 2. All disturbed areas including faces of cuts and fill slopes shall be prepared
4471 and maintained to control erosion in compliance with K.C.C. 16.82.095;

4472 3. The ground surface shall be prepared to receive fill by removing unsuitable
4473 material such as concrete slabs, tree stumps, brush, car bodies and other materials as
4474 determined by the department;

4475 4. Except in an approved sanitary landfill or as part of engineered fill, fill
4476 material shall meet the following standards:

4477 a. Fill material shall consist of earthen material, organic material or recycled or

4478 reprocessed materials that are not categorized as dangerous waste under Title 173 WAC
4479 and that were produced originally from an earthen or organic material;

4480 b. Fill material shall have a maximum dimension of less than twelve inches;

4481 c. Recycled concrete shall be free of rebar and other materials that may pose a
4482 safety or health hazard;

4483 d. Recycled asphalt shall not be used in areas subject to exposure to seasonal
4484 or continual perched ground water, in a critical aquifer recharge area or over a sole-
4485 source aquifer; and

4486 e. Recycled materials that have not been reprocessed to meet the definition of
4487 common borrow shall be intermixed with well-graded, natural, earthen materials in
4488 sufficient quantities and of a suitable size to assure filling of all voids and to assure that
4489 the fill can be compacted to ninety percent of the maximum density;

4490 5. Provisions shall be made to:

4491 a. prevent any surface water or seepage from damaging the cut face of any
4492 excavation or the sloping face of a fill; and

4493 b. address any surface water that is or might be concentrated as a result of a fill
4494 or excavation to a natural watercourse in accordance with K.C.C. chapter 9.04 and the
4495 Surface Water Design Manual;

4496 6. Benches and any swales or ditches on benches shall be designed in
4497 accordance with the King County Surface Water Design Manual;

4498 7. The tops and the toes of cut and fill slopes shall be set back from property
4499 boundaries and structures as far as necessary:

4500 a. for the safety of the adjacent properties;

- 4501 b. for adequacy of foundation support;
- 4502 c. to prevent damage resulting from water runoff or erosion of the slopes; and
- 4503 d. to preserve the permitted uses on the adjacent properties; and

4504 8. All fill shall meet the following:

4505 a. Fill greater than three feet in depth shall be engineered and compacted to

4506 accommodate the proposed use unless a notice on title documenting the location of the

4507 fill is recorded and the fill is sufficiently stable to not pose a hazard; and

4508 b. Any fill in the floodplain shall, from the face of the fill to a horizontal

4509 distance of six feet back from the face, meet the compaction requirements for pond

4510 embankments in the Surface Water Design Manual, unless determined by the department

4511 that inundation is not a threat to fill integrity or that other requirements necessary for

4512 compliance with the King County Guidelines for Bank Stabilization (Surface Water

4513 Management 1993) are met.

4514 B. Access roads to grading sites shall be:

4515 1. Maintained and located to the satisfaction of the King County department of

4516 ~~((transportation))~~ local services, road services division, to minimize problems of dust,

4517 mud and traffic circulation;

4518 2. Located where the permanent access to the site is proposed in the permit

4519 application to minimize site disturbance; and

4520 3. Controlled by a gate when required by the department.

4521 C. Signs warning of hazardous conditions, if determined by the department to

4522 exist on a particular site, shall be affixed at locations as required by the department.

4523 D. Where required by the department, to protect life, limb and property, fencing

4524 shall be installed with lockable gates that must be closed and locked when not working
4525 on the site. The fence shall be no less than six feet in height and the fence material shall
4526 have no opening larger than two inches.

4527 E. Rocks, dirt, mud, vegetation and any other materials used or produced on-site
4528 in the course of permitted activities shall not be spilled onto or otherwise left on public
4529 roadways or any off-site property not specifically authorized as a receiving site under a
4530 valid permit.

4531 F. The duff layer and native topsoil shall be retained in an undisturbed state to the
4532 maximum extent practicable. Any duff layer or topsoil removed during grading shall be
4533 stockpiled on-site in a designated, controlled area not adjacent to public resources and
4534 critical areas. The material shall be reapplied to other portions of the site where feasible.

4535 G.1. Except as otherwise provided in subsection G.2. of this section, areas that
4536 have been cleared and graded shall have the soil moisture holding capacity restored to
4537 that of the original undisturbed soil native to the site to the maximum extent practicable.
4538 The soil in any area that has been compacted or that has had some or all of the duff layer
4539 or underlying topsoil removed shall be amended to mitigate for lost moisture-holding
4540 capacity. The amendment shall take place between May 1 and October 1. The topsoil
4541 layer shall be a minimum of eight inches thick, unless the applicant demonstrates that a
4542 different thickness will provide conditions equivalent to the soil moisture-holding
4543 capacity native to the site. The topsoil layer shall have an organic matter content of
4544 between five to ten percent dry weight and a pH suitable for the proposed landscape
4545 plants. When feasible, subsoils below the topsoil layer should be scarified at least four
4546 inches with some incorporation of the upper material to avoid stratified layers. Compost

4547 used to achieve the required soil organic matter content must meet the definition of
4548 "composted materials" in WAC 173-350-220.

4549 2. This subsection does not apply to areas that:

4550 a. Are subject to a state surface mine reclamation permit; or

4551 b. At project completion are covered by an impervious surface, incorporated
4552 into a drainage facility or engineered as structural fill or slope.

4553 SECTION 135. Ordinance 2097, Section 2, as amended, and K.C.C. 17.04.020
4554 are each hereby amended to read as follows:

4555 Whenever the following words appear in this code, they are to be changed as
4556 follows:

4557 A. "Department" to "department of (~~(permitting and environmental review)~~) local
4558 services."

4559 B. "Fire chief", "chief of the fire department," "fire prevention engineer" and
4560 "fire code official" to "King County fire marshal".

4561 C. "Fire department" to "department of (~~(permitting and environmental review)~~)
4562 local services."

4563 SECTION 136. Ordinance 7980, Section 1, as amended, and K.C.C. 17.04.420
4564 are each hereby amended to read as follows:

4565 Section 503.3 of the International Fire Code is not adopted and the following is
4566 substituted:

4567 **Marking of and establishment of fire lanes (IFC 503.3).**

4568 A. Establishment of Fire Lanes. Fire lanes in conformance with this code shall
4569 be established by the King County fire marshal or designee, and shall be referred to as

4570 designated fire lanes in this section.

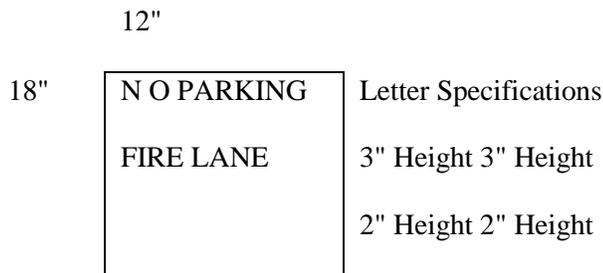
4571 B. Definition of Fire Lanes. The area within any public right-of-way, easement,
4572 or on private property designated for the purpose of permitting fire trucks and other fire
4573 fighting or emergency equipment to use, travel upon, and park.

4574 C. Marking of Fire Lanes. All designated fire lanes shall be clearly marked in the
4575 following manner:

4576 1. Vertical curbs (6 inch) shall be painted yellow on the top and side, extending
4577 the length of the designated fire lane. The pavement adjacent to the painted curbs shall
4578 be marked with minimum 18 inch in height block lettering with a minimum 3 inch brush
4579 stroke reading: "NO PARKING - FIRE LANE." Lettering shall be yellow and spaced at
4580 50 foot or portion thereof intervals, or

4581 2. Rolled curbs or surface without curbs shall have a yellow 6 inch wide stripe
4582 painted extending the length of the designated fire lane. The surface adjacent to the stripe
4583 shall be marked with minimum 18 inch in height block lettering with a minimum 3 inch
4584 brush stroke reading: "NO PARKING - FIRE LANE." Lettering shall be in yellow and
4585 spaced at 50 ft. or portion thereof intervals, or

4586 3. Fire lane signs shall be installed per the illustration:



4587 a. Reflective in nature.

4588 b. Red letters on white background.

4589 c. Signs to be spaced 50 feet or portion thereof apart and posted on or
4590 immediately next to the curb.

4591 d. Top of signs to be not less than 4 feet nor more than 6 feet from the ground.

4592 e. Signs may be placed on a building when approved by the fire marshal as the
4593 designee of the ~~((manager))~~ director of the department of ~~((permitting and environmental
4594 review))~~ local services.

4595 When posts are required they shall be a minimum of 2 inch galvanized steel or 4
4596 inch x 4 inch pressure treated wood. Signs to be placed so they face the direction of the
4597 vehicular travel.

4598 D. Obstruction of Fire Lanes Prohibited. The obstruction of a designated fire
4599 lane by a parked vehicle or any other object is prohibited, shall constitute a traffic hazard
4600 as defined in state law and an immediate hazard to life and property.

4601 E. Alternate Materials and Methods. The fire marshal as designee of the
4602 ~~((manager))~~ director of the department of ~~((permitting and environmental review))~~ local
4603 services may modify any of the provisions herein where practical difficulties exist. The
4604 particulars of a modification shall be granted by the fire marshal and shall be entered into
4605 the records of the office.

4606 F. Existing fire lane signs and markings.

4607 1. Signs (minimum 9 inch by 16 inch) may be allowed to remain until there is a
4608 need for replacement and at that time a 12 inch x 18 inch sign shall be installed.

4609 2. Markings may be allowed to remain until there is a need for repainting and at
4610 that time the provisions outlined in Section C, 1, 2 or 3 shall be complied with.

4611 G. Maintenance. Fire lane markings shall be maintained at the expense of the

4612 property owner(s) as often as needed to clearly identify the designated area as being a fire
4613 lane.

4614 H. Towing notification. At each entrance to property where fire lanes have been
4615 designated, signs shall be posted in a clearly conspicuous location and shall clearly state
4616 that vehicles parked in fire lanes may be impounded, and the name, telephone number,
4617 and address of the towing firm where the vehicle may be redeemed.

4618 I. Property owner responsible. The owner, manager, or person in charge of any
4619 property upon which designated fire lanes have been established shall prevent the parking
4620 of vehicles or placement of other obstructions in such fire lanes.

4621 J. Violation - Civil infraction. Any person who fails to mark or maintain the
4622 marking of a designated fire lane as prescribed in this chapter, or who parks a vehicle in,
4623 allows the parking of a vehicle in, obstructs, or allows the obstruction of a designated fire
4624 lane commits a civil infraction to which the provisions of RCW 7.80 shall apply. The
4625 penalty for failing to mark or maintain the marking of a designated fire lane shall be one
4626 hundred and fifty dollars. The penalty for parking a vehicle in, allowing the parking of a
4627 vehicle in, obstructing, or allowing the obstruction of a designated fire lane shall be fifty
4628 dollars.

4629 K. Violation - Civil Penalty. In addition to, or as an alternate to, the provisions
4630 of subsection E, any person who fails to meet the provisions of the fire lane requirements
4631 codified in this title shall be subject to civil penalties in conformance with K.C.C.
4632 Chapter 23.

4633 L. Impoundment. Any vehicle or object obstructing a designated fire lane is
4634 hereby declared a traffic hazard and may be abated without prior notification to its owner

4635 by impoundment pursuant to the applicable state law.

4636 SECTION 137. Ordinance 16147, Section 2, as amended, and K.C.C. 18.17.010

4637 are each hereby amended to read as follows:

4638 The definitions in this section apply throughout this chapter unless the context
4639 clearly requires otherwise.

4640 A. "Capital project" refers to a project with a scope that includes one or more of
4641 the following elements: acquisition of a site or acquisition of an existing structure, or
4642 both; program or site master planning; environmental analysis; design; construction;
4643 major equipment acquisition; reconstruction; demolition; or major alteration of a capital
4644 asset. A capital project shall include: a project program plan; scope; budget by task; and
4645 schedule.

4646 B. "County green building team" or "green building team" means a group that
4647 includes representatives from county agencies with capital project or building
4648 management staff including, but not limited to, ~~((the department of transportation,))~~ the
4649 Metro transit department, the department of natural resources and parks, the department
4650 of executive services, the department of ~~((permitting and environmental review))~~ local
4651 services, the department of public health, the historic preservation program and the
4652 department of community and human services. The members represent staff with
4653 expertise in project management, construction management, architecture, landscape
4654 architecture, environmental planning, design, engineering, historic preservation and
4655 resource conservation, public health, building energy systems, building management,
4656 budget analysis and other skills as needed. The green building team provides assistance
4657 and helps to disseminate information to project managers in all county agencies.

4658 C. "Facility" means all or any portion of buildings, structures, infrastructure,
4659 sites, complexes, equipment, utilities and conveyance lines.

4660 D. "GreenTools program" means the support team located within the solid waste
4661 division of the department of natural resources and parks that provides green building
4662 technical assistance to county divisions, cities and the general public within King County.

4663 E. "Integrative design process" means an approach to project design that seeks to
4664 achieve high performance on a wide variety of well-defined environmental and social
4665 goals while staying within budgetary and scheduling constraints. It relies on a
4666 multidisciplinary and collaborative team whose members make decisions together based
4667 on a shared vision and a holistic understanding of the project. It is an iterative process
4668 that follows the design through the entire project life, from predesign through operation.

4669 F. "Leadership in Energy and Environmental Design" or "LEED" means a
4670 voluntary, consensus-based national standard for developing high-performance,
4671 sustainable buildings, created by the United States Green Building Council.

4672 G. "LEED-eligible building" means a project larger than five thousand gross
4673 square feet of occupied or conditioned space that meets the minimum program
4674 requirements for LEED certifications.

4675 H. "Major remodel or renovation" means work that demolishes space down to the
4676 shell structure and rebuilds it with new interior walls, ceilings, floor coverings and
4677 systems, when the work affects more than twenty-five percent of a LEED-eligible
4678 building's square footage and the affected space is at least five thousand square feet or
4679 larger.

4680 I. "Minor remodel or renovation" means any type of remodel or renovation that

4681 does not qualify as a major remodel or renovation.

4682 J. "New construction" means a new building or structure.

4683 K. "Present value" means the value on a given date of a future payment or series
4684 of future payments, discounted to reflect the time value of money and other factors such
4685 as investment risk.

4686 L. "Retrocommissioning" is a detailed, systematic process for investigating an
4687 existing building's operations and identifying ways to improve performance. The
4688 primary focus is to identify operational improvements to obtain comfort and energy
4689 savings.

4690 M. "Sustainable development practices" means whole system approaches to the
4691 design, construction and operation of buildings and infrastructure that help to mitigate the
4692 negative environmental, economic, health and social impacts of construction, demolition,
4693 operation and renovation while maximizing the facilities' positive fiscal, environmental
4694 and functional contribution. Sustainable development practices recognize the
4695 relationship between natural and built environments and seek to minimize the use of
4696 energy, water and other natural resources while providing maximum benefits and
4697 contribution to service levels to the system and the connecting infrastructures.

4698 N. "Sustainable infrastructures" means those infrastructures and facilities that are
4699 designed, constructed and operated to optimize fiscal, environmental and functional
4700 performance for the lifecycle of the facility. Sustainable performance of infrastructure
4701 shall be determined through an integrated assessment, one that accounts for fiscal,
4702 environmental and functional costs and benefits, over the life of the facility.

4703 O. "Sustainable Infrastructure Scorecard" is an alternative green building and

4704 sustainable development rating system developed by the county green building team as
4705 required by K.C.C. 18.17.020.E. The Sustainable Infrastructure Scorecard was
4706 developed for capital projects that are not eligible for the LEED rating system.

4707 SECTION 138. Ordinance 16147, Section 3, as amended, and K.C.C. 18.17.020
4708 are each hereby amended to read as follows:

4709 A. The intent of this policy is to ensure that the planning, design, construction,
4710 remodeling, renovation, maintenance and operation of any King County-owned or
4711 financed capital project is consistent with the latest green building and sustainable
4712 development practices.

4713 B. This policy applies to all King County-owned or lease-to-own capital projects,
4714 excluding projects that have already completed thirty percent of the design phase by
4715 August 1, 2014. This policy also applies to housing projects partly or totally financed by
4716 King County that are required by law to follow statewide green building standards in that
4717 it requires such projects to report on the statewide green building standards.

4718 C. All capital projects to which this chapter applies shall utilize relevant green
4719 building and sustainable development criteria to implement sustainable development
4720 practices in planning, design, construction and operation as set forth in this chapter.

4721 D. All LEED-eligible new construction shall be registered through the United
4722 States Green Building Council and should plan for and achieve a LEED Platinum
4723 certification, as long as a Platinum certification can be achieved with no incremental cost
4724 impact to the general fund over the life of the asset and an incremental cost impact of no
4725 more than two percent to other funds over the life of the asset, as compared to a project
4726 that is not seeking a green building or sustainable development rating system

4727 certification. The incremental cost impact shall be determined as described in subsection
4728 G. of this section.

4729 E. All LEED-eligible major remodels and renovations shall be registered through
4730 the United States Green Building Council and should plan for and achieve a LEED Gold
4731 certification, as long as a Gold certification can be achieved with no incremental cost
4732 impact to the general fund over the life of the asset and an incremental cost impact of no
4733 more than two percent to other funds over the life of the asset, as compared to a project
4734 that is not seeking a green building or sustainable development rating system
4735 certification. The incremental cost impact shall be determined as described in subsection
4736 G. of this section.

4737 F. All capital projects, where the scope of the project or type of structure limits
4738 the ability to achieve LEED certification, shall incorporate cost-effective green building
4739 and sustainable development practices based on relevant LEED criteria and other
4740 applicable sustainable development goals and objectives. These projects shall use the
4741 King County or division-specific Sustainable Infrastructure Scorecard, along with
4742 guidelines for using the scorecard. Each Sustainable Infrastructure Scorecard project
4743 shall plan for and achieve a Platinum rating as long as a Platinum rating can be achieved
4744 with no incremental cost impact to the general fund over the life of the asset and an
4745 incremental cost impact of no more than two percent to other funds over the life of the
4746 asset as compared to a project not achieving a green building or sustainable development
4747 rating. The incremental cost impact shall be determined as described in subsection G. of
4748 this section. If a Platinum rating cannot be achieved with no incremental cost impact to
4749 the general fund and an incremental cost impact of no more than two percent to other

4750 funds over the life of the asset as compared to a project not achieving a green building or
4751 sustainable development rating, a Sustainable Infrastructure Scorecard project shall plan
4752 for and achieve a Gold rating. If a Gold rating cannot be achieved with no incremental
4753 cost impact to the general fund over the life of the asset and an incremental cost impact of
4754 no more than two percent to other funds over the life of the asset, Sustainable
4755 Infrastructure Scorecard projects shall plan for and achieve a silver rating where
4756 practicable. Silver is the lowest allowable rating for Sustainable Infrastructure Scorecard
4757 projects. For small, related capital projects that are implemented as part of a program, a
4758 project scorecard and reporting requirements may be done for the program rather than for
4759 each individual small project. For reporting purposes, county divisions may apply a
4760 single Sustainable Infrastructure Scorecard for a bundle of small capital projects in the
4761 most efficient manner as determined by the county division director to reflect the
4762 division's line of business.

4763 G.1. For each project subject to subsections E. and F. of this section, at or before
4764 the time the project has reached thirty percent of the design phase, the project team shall
4765 conduct an analysis that determines the incremental costs for achieving the rating
4766 required in subsection D. or E. of this section as compared to a project that is not seeking
4767 a green building or sustainable development rating system certification. The analysis
4768 shall include the up-front incremental construction costs, the up-front costs of registration
4769 and certification and the present value of operations and maintenance cost savings over
4770 the life of the asset. For the purposes of this analysis, operations and maintenance cost
4771 savings shall be comprised of projected costs the county will incur over the life of the
4772 asset. The costs included in this analysis shall be quantifiable, documented and verifiable

4773 by third-party review upon project completion and thereafter.

4774 2. At thirty percent of the design phase and project completion, the project team
4775 shall submit to the green building team a completed LEED checklist or Sustainable
4776 Infrastructure Scorecard that documents which LEED or scorecard points that the project
4777 expects to achieve.

4778 3. For projects achieving a LEED rating, the project team shall ensure that
4779 energy efficiency is given the highest priority. Project teams shall submit a completed
4780 LEED checklist, which documents which LEED points the project team expects to
4781 achieve, to the green building team, initially at the schematic or thirty percent design
4782 phase of the project and then at the completion of the project.

4783 4. If it is determined that costs are too high to achieve a LEED rating required in
4784 subsection D. or E. of this section, or that the project is unable to achieve that rating for
4785 technical reasons, projects shall achieve the highest rating possible with no incremental
4786 cost impact to the general fund over the life of the asset and an incremental cost impact of
4787 no more than two percent to other funds over the life of the asset as compared to a project
4788 that is not seeking a green building or sustainable development rating system
4789 certification. There may be extenuating circumstances for some LEED-eligible projects
4790 that make it cost prohibitive to achieve any level of LEED certification. These projects
4791 must submit a written summary to the director of the department managing the project for
4792 approval, documenting the reasons why the project is not getting a LEED certification.

4793 H. All housing projects financed by King County and owned and managed by
4794 either a housing authority or nongovernmental agency under contract with King County
4795 that are required by RCW 39.35D.080 or other applicable authority to use a statewide

4796 green building standard for affordable housing, shall submit a copy of the green building
4797 standard checklist to the green building team. The department of community and human
4798 services shall submit the statewide green building standard checklist to the green building
4799 team at project completion.

4800 I. Transit oriented development initiated by the Metro transit department shall
4801 follow the same green building standards and requirements as other King County capital
4802 projects. If required by RCW 39.35D.080 and other applicable authority, transit-oriented
4803 affordable housing projects in which the affordable housing is financed in whole or in
4804 part by King County shall follow the statewide green building standards.

4805 J. A project may request use of an alternative green building or sustainability
4806 rating system in lieu of LEED or the Sustainable Infrastructure Scorecard. Alternative
4807 green building and sustainable rating systems include: the Evergreen Sustainable
4808 Development Standard, administered by the Washington state Department of Commerce;
4809 the Built Green Four-Star administered by the Master Builders Association of King and
4810 Snohomish Counties; Sustainable Sites Initiative Program, developed by the American
4811 Society of Landscape Architects and Lady Bird Johnson Wildflower Center and United
4812 States Botanical Garden; Salmon Safe founded by the Stewardship Partners; or the Living
4813 Building Challenge administered by the International Living Future Institute. A project
4814 manager shall make a request to use an alternative green building rating system to the
4815 department director responsible for that project and to the green building team if a project
4816 elects not to use the LEED Rating System. The project's department director in
4817 consultation with the Green Building Team, shall make the final determination. All
4818 projects using an alternative green building or sustainable development rating system

4819 shall plan for and achieve the highest certification level that can be achieved with no
4820 incremental cost impact to the general fund over the life of the asset and an incremental
4821 cost impact of no more than two percent to other funds over the life of the asset, as
4822 compared to a project that is not seeking certification.

4823 K. For those projects that only involve making either renewable energy
4824 improvements or energy efficiency improvements, or both, at or before the project has
4825 reached thirty percent of the design phase, the project team shall conduct an analysis that
4826 determines the incremental costs of making such improvements. The costs to be included
4827 in this analysis shall include the up-front incremental construction costs and the present
4828 value of the operations and maintenance cost savings over the life of the asset. For the
4829 purposes of this analysis, operations and maintenance cost savings shall be comprised of
4830 projected costs the county will incur over the life of the asset. The costs included in this
4831 analysis shall be quantifiable, documented and verifiable by third-party review upon
4832 project completion and thereafter.

4833 L. To help achieve a standard level of green building operations in existing
4834 buildings, the green building team, in coordination with divisions that have capital project
4835 or building management staff and the GreenTools technical support team, shall develop a
4836 set of both mandatory and recommended green building operational guidelines for
4837 divisions to incorporate into their facility operations procedures. The guidelines shall
4838 provide direction on the use of green practices in minor remodels and renovations, water
4839 and energy conservation, waste reduction and recycling expectations, green cleaning
4840 standards and retrocommissioning to improve a facility's operating performance.

4841 M.1. The executive shall report on the progress of implementing this section in

4842 accordance with K.C.C. 18.50.010. Reporting requirements and criteria for green
4843 building metrics shall be consistent with the annual environmental sustainability report
4844 on King County's climate, energy, green building and environmentally preferred
4845 purchasing programs and the Strategic Climate Action Plan. Required green building
4846 reporting criteria shall be included in the county's project information center database,
4847 managed by the office of performance, strategy and budget. The project information
4848 center database shall be compatible and function with all county division capital project
4849 management systems to streamline and avoid duplicative reporting efforts. The green
4850 building team's program manager shall have access to data in the project information
4851 center database. All divisions responsible for capital improvement projects or facility
4852 management shall provide information detailing the green building and sustainable
4853 development accomplishments for the previous year. The information shall be provided
4854 to the green building team, either in hard copy or electronically. Information to be
4855 submitted shall include, but not be limited to:

- 4856 a. the total number of capital projects a division is responsible for;
- 4857 b. the total number of LEED projects;
- 4858 c. the total number of Sustainable Infrastructure Scorecard projects;
- 4859 d. the total number of alternative green building or sustainable development
4860 rating system projects, and other sustainable development projects, such as historic
4861 restoration and adaptive reuse,;
- 4862 e. the additional costs associated with achieving LEED certification;
- 4863 f. the total number of projects using an integrative design process;
- 4864 g. the green building and sustainable development strategies employed;

- 4865 h. the operations and maintenance costs for all completed projects
4866 incorporating green building principles and practices and projects incorporating
4867 renewable energy or energy efficiency components, as well as the operations and
4868 maintenance costs that were projected before construction;
- 4869 i. the fiscal performance of all projects incorporating green building principles
4870 and practices including an accounting of all project costs and benefits that can be
4871 quantified, documented and verified;
- 4872 j. projected and actual energy savings measured;
- 4873 k. projected and actual water savings;
- 4874 l. a construction and demolition plan and a construction and demolition report,
4875 both of which include the diversion percentage rate and tonnage;
- 4876 m. actual environmentally preferable products used;
- 4877 n. projected and actual greenhouse gas emissions and saving based on the
4878 reporting that is required in the project information center database; at minimum,
4879 greenhouse gas calculations shall include the greenhouse gas emissions associated with
4880 energy and water usage, transportation impacts and construction and demolition
4881 diversion. When possible the calculation shall include the greenhouse gas savings
4882 associated with use of green strategies and environmentally preferable products;
- 4883 o. projected and actual transportation impacts, including the transportation-
4884 related greenhouse gas emissions associated with the project; and
- 4885 p. other reporting criteria that may be identified in the future.
- 4886 2. Housing projects financed by King County and owned by either a housing
4887 authority or nongovernmental agency under contract with King County are exempted

4888 from the annual reporting requirements under subsection M.1. of this section.

4889 3. The green building team, along with other relevant sustainability programs,
4890 and the office of performance, strategy and budget shall develop and determine consistent
4891 understandable and relevant baselines and measurement units that are applicable to
4892 diverse lines of business. Reporting criteria and performance measures shall be
4893 consistent with other related environmental requirements.

4894 4. The process for reporting for projects grouped by program shall be
4895 determined by each division with the course of action that best captures green building
4896 performance for small projects grouped by program. Divisions may consider joint review
4897 of its small projects with the green building team program manager for assistance with
4898 scorecard and annual reporting compliance.

4899 N. Green building requirements should be included by the procurement services
4900 section of the department of executive services, where possible and appropriate, in capital
4901 design and construction contracts, bid documents and technical specifications. The
4902 project manager responsible for the capital project shall collaborate with procurement
4903 services section staff to determine where green building requirements are appropriate. As
4904 applicable, requests for proposals and qualifications should include a list or description of
4905 LEED experience. Procurement documents that relate to construction or capital projects
4906 shall cite this chapter. The green building team shall develop minimum standards for
4907 building projects that address the monitoring of energy and water using systems that help
4908 meet energy and climate goals, and provide real time interfaces to ensure ongoing
4909 efficient operations.

4910 O. The green building team shall coordinate and share information about the use

4911 of sustainable development practices countywide and, with assistance from the
4912 GreenTools program, develop tools and training for project managers to implement this
4913 legislation. Its role includes:

4914 1. Helping to assess regionally appropriate green building and sustainable
4915 development practices;

4916 2. Developing regionally appropriate building and infrastructure design
4917 standards and guidelines;

4918 3. Developing tools and procedures for assessing life-cycle fiscal,
4919 environmental and functional costs and benefits;

4920 4. Convening and facilitating sustainable development planning and charrette
4921 workshops;

4922 5. Evaluating performance of projects and facilities, including conducting post
4923 occupancy surveys, energy and water use audits and evaluating benefits realized; and

4924 6. Tracking and reporting progress on implementation of green building and
4925 sustainable development practices.

4926 P. Each division with capital project, operations and maintenance, building
4927 management, permitting or housing staff shall designate one or more green building team
4928 member or members. The team member is expected to regularly attend meetings and
4929 actively participate in disseminating sustainable development practices information back
4930 to the respective division. Green building team members should also receive either
4931 specialized training or additional training, or both, in green building design and should be
4932 encouraged to achieve the LEED Accredited Professional designation, as appropriate.

4933 Q. County capital improvement project managers that are currently managing or

4934 will manage projects that fit the criteria in subsections D. and E. of this section are
4935 responsible for attending appropriate LEED and sustainable development training and
4936 annual refresher courses. Trainings shall be coordinated by the green building team.

4937 R. The GreenTools program shall provide technical support for the county green
4938 building team and to cities and the general public in the county as appropriate, including,
4939 but not limited to, training on LEED and other green building and sustainable
4940 development technologies, research, project review, assisting with budget analysis and
4941 convening groups to develop strategies and policies relating to green buildings and
4942 sustainable infrastructures.

4943 S. The green building team shall work with the historic preservation program to
4944 develop a pilot format of the Sustainable Infrastructure Scorecard applicable to
4945 renovations of facilities listed under the county's historic preservation program and
4946 funded through King County. The preservation, restoration and adaptive reuse of
4947 existing buildings is an important green building strategy because historic preservation is,
4948 in itself, sustainable development. As part of the county green building strategy, the
4949 county shall preserve and restore the historic landmarks and properties eligible for
4950 landmark designation that are owned by the county, except in cases where a certificate of
4951 appropriateness is granted by the King County landmarks commission. Projects
4952 involving designated landmarks or properties that are eligible for landmark designation
4953 shall seek to maximize green building strategies such as natural daylighting and passive
4954 ventilation. However, the King County landmarks commission or other applicable
4955 regulatory body may waive requirements of this section upon issuing findings that strict
4956 compliance with this chapter would adversely affect the historic character of the resource

4957 in question, or that there are no feasible alternatives for preservation.

4958 T. The green building and sustainable development practices in this policy are
4959 intended to ensure high performance in energy, water and waste reduction. In addition to
4960 the requirements of this chapter, the following minimum requirements shall be applied to
4961 all projects when applicable:

4962 1. Meet energy and climate goals and performance requirements as directed in
4963 the King County Strategic Climate Action Plan, developed under K.C.C. chapter 18.25.

4964 The project team shall ensure that energy efficiency is given the highest priority;

4965 2. Meet King County Surface Water Design Manual Standards and
4966 requirements, regardless of jurisdiction location. If a project is located in a jurisdiction
4967 where the surface water design manual standards and requirements are different than
4968 King County's, the project shall implement the more stringent requirement; and

4969 3. By 2025, achieve an eighty-five percent diversion rate for construction and
4970 demolition materials with an eighty percent diversion rate achieved by 2016.

4971 U. The King County Strategic Climate Action Plan includes goals and measures
4972 related to green building. To encourage green building practices on a community wide
4973 level, King County shall implement practices that will increase the awareness,
4974 certification, and innovation in green building and sustainable development. Efforts shall
4975 include, but not be limited to, the following:

4976 1. The department of (~~permitting and environmental review~~) local services,
4977 permitting division, shall develop a handbook that includes, but is not limited to: a
4978 comprehensive inventory of green building techniques and materials for relevant county
4979 customer base; a description of permitting application materials related to various green

4980 building techniques; and instructional details that inform county staff on how to review
4981 permitting applications that involve new or rarely-used green building techniques and
4982 materials;

4983 2. The department of public health, water and land resources division of the
4984 department of natural resources and parks, and department of ~~((permitting and
4985 environmental review))~~ local services staff who review and approve permits related to
4986 development will receive training in green building and high performance rating systems,
4987 such as Built Green Emerald Star and the Living Building Challenge. An interagency
4988 review committee will be formed with members from permitting agencies, including the
4989 department of public health, water and land resources division of the department of
4990 natural resources and parks, department of ~~((permitting and environmental review))~~ local
4991 services, permitting division, and the Green Building Team, to facilitate review of
4992 projects that involve multiple green building systems and to facilitate approval of
4993 buildings using high performance rating systems or features;

4994 3. The department of ~~((permitting and environmental review))~~ local services,
4995 permitting division, shall participate in the existing regional code collaboration to unify
4996 building department codes throughout King County that promote green building. The
4997 development of unified green codes encourages economic growth and environmental
4998 sustainability, and is an integral tenet of the King County Strategic Plan. Applicable code
4999 revisions will be adopted, with initial emphasis on minimum recycling requirements for
5000 construction and demolition projects; and

5001 4. The department of public health, water and land resources division of the
5002 department of natural resources and parks and department of ~~((permitting and~~

5003 ~~environmental review~~)) local services, permitting division, shall implement a Living
5004 Building Challenge demonstration ordinance in partnership with members of the regional
5005 code collaboration to promote and encourage carbon neutral buildings and development.
5006 These departments will utilize the International Living Future Institute's guidelines to
5007 develop best management practices associated with this certification.

5008 SECTION 139. Ordinance 13694, Section 13, as amended, and K.C.C.
5009 19A.04.100 are each hereby amended to read as follows:

5010 Department: the King County department of (~~permitting and environmental~~
5011 ~~review~~)) local services.

5012 SECTION 140. Ordinance 13694, Section 14, as amended, and K.C.C.
5013 19A.04.110 are each hereby amended to read as follows:

5014 Development engineer: the director of the department of (~~permitting and~~
5015 ~~environmental review~~)) local services or designee, authorized to oversee the review,
5016 conditioning, inspection and acceptance of right-of-way use permits, road and drainage
5017 projects constructed pursuant to permits administered by the department and required
5018 pursuant to this title. The designee shall be a professional civil engineer registered and
5019 licensed pursuant to chapter 18.43 RCW.

5020 SECTION 141. Ordinance 13694, Section 15, as amended, and K.C.C.
5021 19A.04.120 are each hereby amended to read as follows:

5022 Director: the director of the King County department of (~~permitting and~~
5023 ~~environmental review~~)) local services or designee.

5024 SECTION 142. Ordinance 13694, Section 42, as amended, and K.C.C.
5025 19A.08.070 are each hereby amended to read as follows:

5026 A. A property owner may request that the department determine whether a lot
5027 was legally created. The property owner shall demonstrate to the satisfaction of the
5028 department that a lot was created in compliance with applicable state and local land
5029 segregation statutes or codes in effect at the time the lot was created.

5030 B.1. A lot created before October 1, 1972, shall be recognized as a legal lot:

5031 a. if before October 1, 1972, it was:

5032 (1) conveyed as an individually described parcel to separate, noncontiguous
5033 ownerships through a fee simple transfer or purchase; or

5034 (2) recognized as a separate tax lot by the county assessor; and

5035 b. if the lot was created before June 9, 1937, it was served by one of the
5036 following before January 1, 2000:

5037 (1) approved sewage disposal;

5038 (2) an approved water system; or

5039 (3) a road that was:

5040 (A) accepted for maintenance by the King County department of
5041 transportation; or

5042 (B) located within an access easement for residential use or in a road right-
5043 of-way and consists of a smooth driving surface, including, but not limited to, asphalt,
5044 concrete, or compact gravel, that complied with the King County road standards in effect
5045 at the time the road was constructed;

5046 2 A lot created on or after October 1, 1972, shall be recognized as a legal lot if it
5047 was created:

5048 a. through the subdivision or short subdivision process; or

5049 b. through the following alternative means of lot segregation provided for by
5050 state statute or county code:

5051 (1) at a size five acres or greater, created by a record of survey recorded
5052 between August 11, 1969, and October 1, 1972, and that did not contain a dedication;

5053 (2) at a size twenty acres or greater, created by a record of survey recorded
5054 before January 1, 2000, and not subsequently merged into a larger lot;

5055 (3) at a size forty acres or greater created through a larger lot segregation
5056 made in accordance with RCW 58.18.010, approved by King County and not
5057 subsequently merged into a larger lot. Within the F zone, each lot of tract shall be of a
5058 size that meets the minimum lot size requirements of K.C.C. 21A.12.040.A;

5059 (4) through testamentary provisions or the laws of descent after August 10,
5060 1969; or

5061 (5) as a result of deeding land to a public body after April 3, 1977.

5062 C. In requesting a determination, the property owner shall submit evidence,
5063 deemed acceptable to the department, such as:

5064 1. Recorded subdivisions or division of land into four lots or less;

5065 2. King County documents indicating approval of a short subdivision;

5066 3. Recorded deeds or contracts describing the lot or lots either individually or as
5067 part of a conjunctive legal description (e.g. Lot 1 and Lot 2); or

5068 4. Historic tax records or other similar evidence, describing the lot as an
5069 individual parcel. The department shall give great weight to the existence of historic tax
5070 records or tax parcels in making its determination.

5071 D. Once the department has determined that the lot was legally created, the

5072 department shall continue to acknowledge the lot as such, unless the property owner
5073 reaggregates or merges the lot with another lot or lots in order to:

- 5074 1. Create a parcel of land that would qualify as a building site, or
- 5075 2. Implement a deed restriction or condition, a covenant or court decision.

5076 E. The department's determination shall not be construed as a guarantee that the
5077 lot constitutes a building site as defined in K.C.C. 19A.04.050.

5078 F. Reaggregation of lots after January 1, 2000, shall only be the result of a
5079 deliberate action by a property owner expressly requesting the department for a
5080 permanent merger of two or more lots through a boundary line adjustment under K.C.C.
5081 chapter 19A.28.

5082 SECTION 143. Ordinance 13694, Section 51, as amended, and K.C.C.
5083 19A.08.160 are each hereby amended to read as follows:

5084 A. Except as otherwise provided in subsection B. of this section, before final
5085 recording of a plat or short plat, the following minimum improvements shall be
5086 constructed consistent with the approved plans;

5087 1. Drainage facilities and erosion control measures consistent with K.C.C.
5088 9.04.090;

5089 2. Water mains and hydrant installed and fire flow available, sewer mains,
5090 laterals and sewer maintenance holes installed, if required;

5091 3. Roadways meeting the approved engineering plan's layout drainage,
5092 geometric and road width requirements and finished with an asphalt treated base. The
5093 final surfacing on the roadways may be bonded;

5094 4. Pedestrian facilities complying with the Americans with Disabilities Act;

5095 including but not limited to, curb ramps, sidewalks and shoulders, where required;

5096 5. Specific site improvements required by the preliminary plat approval
5097 ordinance or preliminary short plat approval decision, if the decision requires completion
5098 before plat recording;

5099 6. Delineation of sensitive areas that are to remain undeveloped;

5100 7. Temporary control monuments set by a land surveyor, located in
5101 conformance with this title, and in place at final inspection. Permanent monuments and
5102 control points shall be set and verified by a land surveyor within ninety days of the final
5103 lift of asphalt;

5104 8. Improvements without which the director determines a safety hazard would
5105 exist; and

5106 9. All private improvements outside of the right-of-way or road easement and
5107 access tracts.

5108 B. The director, in consultation with the department of natural resources and
5109 parks, (~~(department of transportation,)~~) the prosecuting attorney(;) and other affected
5110 agencies, may allow the applicant to post a financial guarantee for any identified
5111 noncritical required improvements, as determined on a project by project basis, if:

5112 1 The expiration of the plat or short plat is imminent or other extraordinary
5113 circumstances prevent the construction of the improvements before the final recording;

5114 2. The inability to construct the improvements is due to unavoidable
5115 circumstances that in no way resulted from the actions or inaction of the applicant;

5116 3. The applicant submits a detailed construction completion timeline and the
5117 department determines the applicant will be able to complete the work or improvements

5118 to be covered by the financial guarantee within a reasonable amount of time; and

5119 4. Approval of the final plat or short plat before completion of the work or
5120 improvement will not be materially detrimental to existing county infrastructure or
5121 private properties in the vicinity of the subject property.

5122 C. The director shall have right of entry onto any lot, tract, easement or parcel
5123 that is part of the final plat or short plat to ensure compliance with the minimum
5124 subdivision improvements required in subsection A. of this section.

5125 SECTION 144. Ordinance 13694, Section 78, as amended, and K.C.C.
5126 19A.24.030 are each hereby amended to read as follows:

5127 An approval block for the department or its successor in substantially the
5128 following form shall be added to the recording document:

5129 "Approval of the Department of (~~Permitting and Environmental Review~~) Local
5130 Services:

5131 Examined and Approved this ____ day of _____, 2____.

5132 (~~Division~~) Director, (~~Land Use Services~~) Permitting Division"

5133 SECTION 145. Ordinance 13694, Section 81, as amended, and K.C.C.

5134 19A.28.030 are each hereby amended to read as follows:

5135 A. A title insurance certificate updated-not more than thirty days prior to
5136 recording of the adjustment, which includes all parcels within the adjustment, must be
5137 submitted to the department with boundary line adjustment final review documents. All
5138 persons having an ownership interest within the boundary line adjustment shall sign the
5139 final recording document in the presence of a notary public.

5140 B. Prior to final approval, documentation authorizing the transfer of property

5141 ownership shall be placed on the original boundary line map along with the legal
5142 descriptions of those portions of land being transferred when lots are under separate
5143 ownership. Lot lines within lots under the same ownership will be adjusted upon the
5144 recording of the boundary line adjustment.

5145 C. Final record-of-survey document must be prepared by a land surveyor in
5146 accordance with chapter 332-130 WAC and chapter 58.09 RCW. The document must
5147 contain a land surveyor's certificate and a recording certificate.

5148 D. The final map page shall contain the following approval blocks:

5149 1. The King County department of assessments to be signed by the King County
5150 assessor and deputy King County assessor; and

5151 2. The department of (~~permitting and environmental review~~) local services, to
5152 be signed by the director.

5153 SECTION 146. Ordinance 12824, Section 3, as amended, and K.C.C. 20.12.050
5154 are each hereby amended to read as follows:

5155 Zoning adopted pursuant to this section shall constitute official zoning for all of
5156 unincorporated King County.

5157 A. Official zoning, including but not limited to p-suffix, so-suffix and potential
5158 zoning, is contained in geographic information system data layers maintained by King
5159 County and is depicted on the official zoning maps, as maintained by the department of
5160 (~~permitting and environmental review~~) local services, permitting division. In case of a
5161 discrepancy between a data layer and the original map or document adopted by
5162 ordinance, the original map or document shall control.

5163 B. Appendix A of Ordinance 12824, as amended by Ordinance 15028, is hereby

5164 adopted to constitute and contain all property-specific development standards (p-suffix
5165 conditions) applicable in unincorporated King County. The property specific
5166 development standards (p-suffix conditions) in effect or hereinafter amended shall be
5167 maintained by the department of (~~permitting and environmental review~~) local services,
5168 permitting division, in the Property Specific Development Conditions notebook. Any
5169 adoption, amendment or repeal of property-specific development standards shall amend,
5170 pursuant to this section, Appendix A of Ordinance 12824 as currently in effect or
5171 hereafter amended.

5172 C. Appendix B of Ordinance 12824, as amended by Ordinance 14044 and as
5173 amended by Ordinance 15028, is hereby adopted to constitute and contain special district
5174 overlays applied through Ordinance 12824. The special district overlays in effect or
5175 hereinafter amended shall be maintained by the department of (~~permitting and~~
5176 ~~environmental review~~) local services, permitting division, in the Special District Overlay
5177 Application Maps notebook. Any adoption, amendment or repeal of special district
5178 overlays shall amend, pursuant to this section, Appendix B of Ordinance 12824 as
5179 currently in effect or hereafter amended.

5180 SECTION 147. Ordinance 16985, Section 4, as amended, and K.C.C. 20.12.205
5181 are each hereby amended to read as follows:

5182 The following King County Code sections that are in effect as of April 7, 2013,
5183 are adopted as land use and development regulations within the shoreline jurisdiction.
5184 Amendments to those sections that take effect on or after April 7, 2013, do not apply to
5185 the shoreline jurisdiction until approved by the Washington state Department of Ecology
5186 as provided in RCW 90.58.090. The department of (~~permitting and environmental~~

5187 ~~review~~)) local services, permitting division, shall, within ten days after the date of the
5188 Department of Ecology's approval, file a copy of the Department of Ecology's approval,
5189 in the form of a paper copy and an electronic copy, with the clerk of the council, who
5190 shall retain the paper copy and forward electronic copies to all councilmembers and the
5191 lead staff of the transportation, economy and environment committee, or its successor:

5192 A. The following sections in K.C.C. Title 20:

- 5193 1. K.C.C. 20.18.040;
- 5194 2. K.C.C. 20.18.050;
- 5195 3. K.C.C. 20.18.056;
- 5196 4. K.C.C. 20.18.057;
- 5197 5. K.C.C. 20.18.058; and
- 5198 6. K.C.C. 20.22.160; and

5199 B. The following sections in K.C.C. Title 21A:

- 5200 1. K.C.C. 21A.06.118;
- 5201 2. K.C.C. 21A.06.156;
- 5202 3. K.C.C. 21A.06.181;
- 5203 4. K.C.C. 21A.06.181.E.;
- 5204 5. K.C.C. 21A.06.181.G.;
- 5205 6. K.C.C. 21A.06.182;
- 5206 7. K.C.C. 21A.06.333.A.;
- 5207 8. K.C.C. 21A.06.401;
- 5208 9. K.C.C. 21A.06.469;
- 5209 10. K.C.C. 21A.06.573;

- 5210 11. K.C.C. 21A.06.653;
- 5211 12. K.C.C. 21A.06.738;
- 5212 13. K.C.C. 21A.06.796;
- 5213 14. K.C.C. 21A.06.796.A.;
- 5214 15. K.C.C. 21A.06.825;
- 5215 16. K.C.C. 21A.06.892;
- 5216 17. K.C.C. 21A.06.913;
- 5217 18. K.C.C. 21A.06.971;
- 5218 19. K.C.C. 21A.06.1081;
- 5219 20. K.C.C. 21A.06.1082.A.;
- 5220 21. K.C.C. 21A.06.1082.B.;
- 5221 22. K.C.C. 21A.06.1082.C.;
- 5222 23. K.C.C. 21A.06.1082.D.;
- 5223 24. K.C.C. 21A.06.1083;
- 5224 25. K.C.C. 21A.06.1083.A.;
- 5225 26. K.C.C. 21A.06.1268;
- 5226 27. K.C.C. 21A.06.1385;
- 5227 28. K.C.C. 21A.06.1386;
- 5228 29. K.C.C. 21A.06.1388;
- 5229 30. K.C.C. 21A.06.1389;
- 5230 31. K.C.C. 21A.24.045;
- 5231 32. K.C.C. 21A.24.051;
- 5232 33. K.C.C. 21A.24.055;

- 5233 34. K.C.C. 21A.24.070.A., D. and E.;
- 5234 35. K.C.C. 21A.24.125;
- 5235 36. K.C.C. 21A.24.130;
- 5236 37. K.C.C. 21A.24.133;
- 5237 38. K.C.C. 21A.24.200;
- 5238 39. K.C.C. 21A.24.210;
- 5239 40. K.C.C. 21A.24.220;
- 5240 41. K.C.C. 21A.24.230;
- 5241 42. K.C.C. 21A.24.240;
- 5242 43. K.C.C. 21A.24.250;
- 5243 44. K.C.C. 21A.24.260;
- 5244 45. K.C.C. 21A.24.275;
- 5245 46. K.C.C. 21A.24.280;
- 5246 47. K.C.C. 21A.24.290;
- 5247 48. K.C.C. 21A.24.300;
- 5248 49. K.C.C. 21A.24.310;
- 5249 50. K.C.C. 21A.24.316;
- 5250 51. K.C.C. 21A.24.325;
- 5251 52. K.C.C. 21A.24.335;
- 5252 53. K.C.C. 21A.24.340;
- 5253 54. K.C.C. 21A.24.358;
- 5254 55. K.C.C. 21A.24.365;
- 5255 56. K.C.C. 21A.24.380;

- 5256 57. K.C.C. 21A.24.382;
- 5257 58. K.C.C. 21A.24.386;
- 5258 59. K.C.C. 21A.24.388;
- 5259 60. K.C.C. 21A.32.045;
- 5260 61. K.C.C. 21A.50.030; and
- 5261 62. K.C.C. chapter 21A.25.

5262 SECTION 148. Ordinance 10293, Section 1, as amended, and K.C.C. 20.14.025
5263 are each hereby amended to read as follows:

5264 A. (~~Adopted.~~) The Covington Master Drainage Plan dated January 1992,
5265 Attachment A to Ordinance 10293, as amended by Appendix B of Ordinance 13190, is
5266 hereby adopted, augmenting and amplifying county policy established in the Soos Creek
5267 Basin Plan with regard to surface water management within the boundaries of the
5268 Covington Master Drainage Plan area as designated by Ordinance 9772.

5269 B. (~~Special drainage conditions authorized.~~) The water and land resources
5270 division is hereby authorized to revise the King County Surface Water Design Manual to
5271 include a new Appendix with the following special drainage provisions for development
5272 to be applied in the Covington Master Drainage Plan area:

- 5273 1. Development proposals in the Covington Master Drainage Plan area are
5274 encouraged to submit plans for shared surface water management facilities, as defined in
5275 the Covington Master Drainage Plan under regional or subregional surface water
5276 management facilities, that treat and dispose of the runoff from more than one
5277 development. These shared surface water management facilities shall provide the same
5278 level of control and treatment of surface water as required by the King County Surface

5279 Water Design Manual and relevant sections of this section.

5280 2. Development in the Covington Master Drainage Plan area that proposes to
5281 infiltrate stormwater generated by the project must submit a plan which includes an
5282 amendment to the off-site analysis pursuant to K.C.C. 9.04.050 identifying the location of
5283 domestic water supply wells within a one mile radius of the proposed infiltration
5284 facilities, and, if any wells are present, provides:

- 5285 a. an assessment of human health risks from infiltration, and
- 5286 b. recommendations for appropriate measures to mitigate identified health
5287 risks.

5288 The plan shall be reviewed and approved by King County.

5289 3. Development proposed in the areas with glacial till (Alderwood) soils
5290 identified on Attachment 2 to Ordinance 10293 shall be required to meet level two flow
5291 control when required to provide flow control under the Surface Water Design Manual.

5292 4. All new commercial and industrial development in the Covington Master
5293 Drainage Plan Area shall be required to submit a plan identifying the appropriate source
5294 controls and best management practices in accordance with K.C.C. chapter 9.12. The
5295 plan shall be reviewed and approved by King County.

5296 5. All commercial and industrial development proposals shall submit plans for
5297 secondary spill containment for all electrical and mechanical equipment mounted on
5298 rooftops and plans showing the use of relatively inert materials (i.e., vinyl) for roofing
5299 and gutter materials. The plan shall be reviewed and approved by King County.

5300 6. Developments proposed in the Covington Master Drainage Plan area within
5301 one hundred feet of the edge of Jenkins Creek 25 or Soos Creek 77 wetlands shall have

5302 wetland buffers established using a sliding scale of buffer width defined as follows:

Buffer Composition	Buffer Width
% Forest	Feet
100	50
80	60
60	70
40	80
20	90
0	100

5303 Forests are defined as the area covered by trees greater than four inches diameter at breast
 5304 height and twenty feet in height.

5305 7. Developments in the Covington Master Drainage Plan Area within one
 5306 hundred feet of the ordinary high watermark of Jenkins and Little Soos Creeks shall be
 5307 required to re-establish native vegetation in stream buffers where native vegetation has
 5308 been destroyed or disturbed. A plan for revegetation shall be reviewed and approved by
 5309 King County. Planting shall be complete before issuance of an occupancy permit for the
 5310 development. If the department of ~~((development and environmental))~~ local services,
 5311 permitting division, determines that the season is inappropriate for planting, the
 5312 occupancy permit can be granted, provided a bond is established for the costs of
 5313 revegetation.

5314 8. New stream or wetland crossings by roads or utilities within the Master
 5315 Drainage Plan area shall not be permitted unless no practical alternative exists. Plans will
 5316 be submitted to King County for review and approval. The adverse environmental effects
 5317 of new crossings shall be mitigated in accordance with SEPA requirements.

5318 9. New developments within one hundred feet of the ordinary high water mark
5319 of Jenkins and Little Soos Creek shall be required to submit plans to restrict access to the
5320 streams and their buffers using fences, barriers and other means consistent with the
5321 recommendations of the Sensitive Areas Ordinance fencing committee. The plan will be
5322 reviewed and approved by King County.

5323 C. (~~Conditions authorized.~~) The water and land resources division is hereby
5324 authorized to attach such conditions of approval to any development as may be necessary
5325 to achieve the state standards for fecal coliform and copper loading, as set out in the
5326 Covington Master Drainage Plan.

5327 SECTION 149. Ordinance 13147, Section 21, as amended, and K.C.C. 20.18.050
5328 are each hereby amended to read as follows:

5329 A. Site-specific land use map and shoreline master program map amendments are
5330 legislative actions that may be initiated by property owner application, by council motion
5331 or by executive proposal. All site-specific land use map and shoreline master program
5332 map amendments must be evaluated by the hearing examiner before adoption by the
5333 council in accordance with this chapter.

5334 1. If initiated by council motion, the motion shall refer the proposed site-
5335 specific land use map or shoreline master program map amendment to the department of
5336 (~~permitting and environmental review~~) local services, permitting division, for
5337 preparation of a recommendation to the hearing examiner. The motion shall also identify
5338 the resources and the work program required to provide the same level of review
5339 accorded to applicant-initiated amendments. An analysis of the motion's fiscal impact
5340 shall be provided to the council before adoption. If the executive determines that

5341 additional funds are necessary to complete the work program, the executive may transmit
5342 an ordinance requesting the appropriation of supplemental funds.

5343 2. If initiated by executive proposal, the proposal shall refer the proposed site-
5344 specific land use map or shoreline master program map amendment to the department of
5345 ~~((permitting and environmental review))~~ local services, permitting division, for
5346 preparation of a recommendation to the hearing examiner.

5347 3. If initiated by property owner application, the property owner shall submit a
5348 docket request for a site-specific land use map or shoreline master program map
5349 amendment to the department of ~~((permitting and environmental review))~~ local services,
5350 permitting division, for preparation of a recommendation to the hearing examiner.

5351 B. A shoreline redesignation initiated by an applicant must include the following
5352 information in addition to the requirements in this section:

5353 1. Applicant information, including signature, telephone number and address;

5354 2. The applicant's interest in the property, such as owner, buyer or consultant;

5355 and

5356 3. Property owner concurrence, including signature, telephone number and
5357 address.

5358 C. All proposed site-specific land use map or shoreline master program map
5359 amendments, whether initiated by property owner application, by council motion or by
5360 executive proposal shall include the following:

5361 1. Name and address of the owner or owners of record;

5362 2. Description of the proposed amendment;

5363 3. Property description, including parcel number, property street address and

5364 nearest cross street;

5365 4. County assessor's map outlining the subject property; and

5366 5. Related or previous permit activity.

5367 D. Upon initiation of a site-specific land use map or shoreline master program
5368 map amendment, an initial review conference shall be scheduled by the department of
5369 ~~((permitting and environmental review))~~ local services, permitting division. The owner
5370 or owners of record of the property shall be notified of and invited to attend the initial
5371 review conference. At the initial review conference, the department of ~~((permitting and
5372 environmental review))~~ local services, permitting division, shall review the proposed
5373 amendment's consistency with applicable county policies or regulatory enactments
5374 including specific reference to Comprehensive Plan policies, countywide planning
5375 policies and state Growth Management Act requirements. The proposed amendment will
5376 be classified in accordance with K.C.C. 20.18.040 and the classification shall be provided
5377 at the initial review conference or in writing to the owner or owners of record within
5378 thirty days after the initial review conference.

5379 E. If a proposed site-specific land use map or shoreline master program map
5380 amendment is initiated by property owner application, the property owner shall,
5381 following the initial review conference, submit the completed application including an
5382 application fee and an environmental checklist to the department of ~~((permitting and
5383 environmental review))~~ local services, permitting division, to proceed with review of the
5384 proposed amendment.

5385 F. If a proposed site-specific land use map or shoreline master program map
5386 amendment is initiated by council motion, following the initial review conference, the

5387 council shall submit an environmental checklist to the department of (~~permitting and~~
5388 ~~environmental review~~) local services, permitting division, to proceed with review of the
5389 proposed amendment.

5390 G. If a proposed site-specific land use map or shoreline master program map
5391 amendment is initiated by executive proposal, following the initial review conference, the
5392 executive shall submit an environmental checklist to the department of (~~permitting and~~
5393 ~~environmental review~~) local services, permitting division, to proceed with review of the
5394 proposed amendment.

5395 H. Following the submittal of the information required by subsection E., F. or G.
5396 of this section, the department of (~~permitting and environmental review~~) local services,
5397 permitting division, shall submit a report including an executive recommendation on the
5398 proposed amendment to the hearing examiner within one hundred twenty days. The
5399 department (~~permitting and environmental review~~) of local services, permitting
5400 division, shall provide notice of a public hearing and notice of threshold determination in
5401 accordance with K.C.C. 20.20.060.F., G. and H. The hearing will be conducted by the
5402 hearing examiner in accordance with K.C.C. 20.22.170. Following the public hearing,
5403 the hearing examiner shall prepare a report and recommendation on the proposed
5404 amendment in accordance with K.C.C. 20.22.170. A compilation of all completed
5405 reports will be considered by the council in accordance with K.C.C. 20.18.070.

5406 I. A property-owner-initiated docket request for a site-specific land use map or
5407 shoreline master program map amendment may be accompanied by an application for a
5408 zone reclassification to implement the proposed amendment, in which case administrative
5409 review of the two applications shall be consolidated to the extent practical consistent with

5410 this chapter and K.C.C. chapter 20.20. The council's consideration of a site-specific land
5411 use map or shoreline master program map amendment is a legislative decision that should
5412 be determined before and separate from its consideration of a zone reclassification, which
5413 is a quasi-judicial decision. If a zone reclassification is not proposed in conjunction with
5414 an application for a site-specific land use map or shoreline master program map
5415 amendment and the amendment is adopted, the property shall be given potential zoning.
5416 A zone reclassification in accordance with K.C.C. 20.20.020 is required in order to
5417 implement the potential zoning.

5418 J. Site-specific land use map or shoreline master program map amendments for
5419 which a completed recommendation by the hearing examiner has been submitted to the
5420 council by January 15 will be considered concurrently with the annual amendment to the
5421 Comprehensive Plan. Site-specific land use map or shoreline master program map
5422 amendments for which a recommendation has not been issued by the hearing examiner
5423 by January 15 shall be included in the next appropriate review cycle following issuance
5424 of the examiner's recommendation.

5425 K.1. An amendment to a land use designation or shoreline environment
5426 designation for a property may not be initiated unless at least three years have elapsed
5427 since council adoption or review of the current designation for the property. This time
5428 limit may be waived by the executive or the council if the proponent establishes that there
5429 exists either an obvious technical error or a change in circumstances justifying the need
5430 for the amendment.

5431 2. A waiver by the executive shall be considered after the proponent has
5432 submitted a docket request in accordance with K.C.C. 20.18.140. The executive shall

5433 render a waiver decision within forty-five days of receiving a docket request and shall
5434 mail a copy of this decision to the proponent.

5435 3. A waiver by the council shall be considered by motion.

5436 L. A shoreline master program map amendment and redesignation must meet the
5437 requirements of K.C.C. 20.18.056, 20.18.057 and 20.18.058 and the Washington state
5438 Shoreline Master Program Guidelines, chapter 173-26 WAC. A shoreline master
5439 program map amendment and redesignation must be approved by the Washington state
5440 Department of Ecology.

5441 SECTION 150. Ordinance 13147, Section 25, as amended, and K.C.C. 20.18.090
5442 are each hereby amended to read as follows:

5443 The department of (~~(permitting and environmental review)~~) local services,
5444 permitting division, shall prepare implementing development regulations to accompany
5445 any proposed comprehensive plan amendments. In addition, from time to time, the
5446 department of (~~(permitting and environmental review)~~) local services, permitting
5447 division, may propose development regulations to further implement the comprehensive
5448 plan, consistent with the requirements of the Washington State Growth Management Act.
5449 Notice of proposed amendments to development regulations shall be provided to the state
5450 and to the public pursuant to K.C.C. 20.18.150.

5451 SECTION 151. Ordinance 13147, Section 28, as amended, and K.C.C. 20.18.120
5452 are each hereby amended to read as follows:

5453 A. Notice of the time, place and purpose of a public hearing before the council to
5454 consider changes to area zoning shall, at a minimum, include publication in the official
5455 county newspaper and another newspaper of general circulation in the area for which the

5456 area zoning is proposed at least thirty days before the hearing. The county shall endeavor
5457 to provide such notice in nontechnical language. The notice shall indicate how the
5458 detailed description of the ordinance required by K.C.C. 20.18.100 can be obtained by a
5459 member of the public.

5460 B. Notice of the hearing shall also be given by mail to affected property owners,
5461 appropriate to the scope of the proposal, whose names appear on the rolls of the King
5462 County assessor and shall at a minimum include owners of properties within five hundred
5463 feet of affected property, at least twenty property owners in the vicinity of the property,
5464 and to any individuals or organizations that have formally requested to the department
5465 ~~((or department)) of ((development environmental))~~ local services, permitting division, to
5466 be kept informed of applications in an identified area. Notice shall also be posted on the
5467 county's web site. The county shall endeavor to provide such notice in nontechnical
5468 language. The mailed notice required in this section shall be postmarked at least thirty
5469 days before the hearing. If the county sends the mailed notice by bulk mail, the
5470 certificate of mailing shall qualify as a postmark. Failure to notify any specific property
5471 owner shall not invalidate an area zoning proceeding or any resulting reclassification of
5472 land.

5473 SECTION 152. Ordinance 12196, Section 9, as amended, and K.C.C. 20.20.020
5474 are each hereby amended to read as follows:

5475 A. Land use permit decisions are classified into four types, based on who makes
5476 the decision, whether public notice is required, whether a public hearing is required
5477 before a decision is made and whether administrative appeals are provided. The types of
5478 land use decisions are listed in subsection E. of this section.

5479 1. Type 1 decisions are made by the director, or designee, ("director") of the
5480 department of (~~(permitting and environmental review)~~) local services ("department").

5481 Type 1 decisions are nonappealable administrative decisions.

5482 2. Type 2 decisions are made by the director. Type 2 decisions are discretionary
5483 decisions that are subject to administrative appeal.

5484 3. Type 3 decisions are quasi-judicial decisions made by the hearing examiner
5485 following an open record hearing. Type 3 decisions may be appealed to the county
5486 council, based on the record established by the hearing examiner.

5487 4. Type 4 decisions are quasi-judicial decisions made by the council based on
5488 the record established by the hearing examiner.

5489 B. Except as provided in K.C.C. 20.44.120A.7. and 25.32.080 or unless
5490 otherwise agreed to by the applicant, all Type 2, 3 and 4 decisions included in
5491 consolidated permit applications that would require more than one type of land use
5492 decision process may be processed and decided together, including any administrative
5493 appeals, using the highest-numbered land use decision type applicable to the project
5494 application.

5495 C. Certain development proposals are subject to additional procedural
5496 requirements beyond the standard procedures established in this chapter.

5497 D. Land use permits that are categorically exempt from review under SEPA do
5498 not require a threshold determination (determination of nonsignificance ["DNS"] or
5499 determination of significance ["DS"]). For all other projects, the SEPA review
5500 procedures in K.C.C. chapter 20.44 are supplemental to the procedures in this chapter.

5501 E. Land use decision types are classified as follow:

<p>TYPE 1</p>	<p>(Decision by director, no administrative appeal)</p>	<p>Temporary use permit for a homeless encampment under K.C.C. 21A.45.010, 21A.45.020, 21A.45.030, 21A.45.040, 24A.45.050, 21A.45.060, 21A.45.070, 21A.45.080 and 21A.45.090; building permit, site development permit, or clearing and grading permit that is not subject to SEPA, that is categorically exempt from SEPA as provided in K.C.C. 20.20.040, or for which the department has issued a determination of nonsignificance or mitigated determination of nonsignificance; boundary line adjustment; right of way; variance from K.C.C. chapter 9.04; shoreline exemption; decisions to require studies or to approve, condition or deny a development proposal based on K.C.C. chapter 21A.24, except for decisions to approve, condition or deny alteration exceptions; approval of a conversion-option harvest plan; a binding site plan for a condominium that is based on a recorded final planned unit development, a building permit, an as-built site plan for developed sites, a site development permit for the entire site; approvals for agricultural activities and agricultural support services authorized under K.C.C. 21A.42.300.</p>
<p>TYPE 21,2</p>	<p>(Decision by director appealable to hearing examiner, no further administrative appeal)</p>	<p>Short plat; short plat revision; short plat alteration; zoning variance; conditional use permit; temporary use permit under K.C.C. chapter 21A.32; temporary use permit for a homeless encampment under K.C.C. 21A.45.100; shoreline substantial</p>

		development permit ³ ; building permit, site development permit or clearing and grading permit for which the department has issued a determination of significance; reuse of public schools; reasonable use exceptions under K.C.C. 21A.24.070.B; preliminary determinations under K.C.C. 20.20.030.B; decisions to approve, condition or deny alteration exceptions under K.C.C. chapter 21A.24; extractive operations under K.C.C. 21A.22.050; binding site plan; waivers from the moratorium provisions of K.C.C. 16.82.140 based upon a finding of special circumstances.
TYPE 31	(Recommendation by director, hearing and decision by hearing examiner, appealable to county council on the record)	Preliminary plat; plat alterations; preliminary plat revisions.
TYPE 41,4	(Recommendation by director, hearing and recommendation by hearing examiner decision by county council on the record)	Zone reclassifications; shoreline environment redesignation; urban planned development; special use; amendment or deletion of P suffix conditions; plat vacations; short plat vacations; deletion of special district overlay.

5502 1 See K.C.C. 20.44.120.C. for provisions governing procedural and substantive SEPA

5503 appeals and appeals of Type 3 and 4 decisions to the council.

5504 2 When an application for a Type 2 decision is combined with other permits requiring

5505 Type 3 or 4 land use decisions under this chapter, the examiner, not the director, makes
5506 the decision.

5507 3 A shoreline permit, including a shoreline variance or conditional use, is appealable to
5508 the state Shorelines Hearings Board and not to the hearing examiner.

5509 4 Approvals that are consistent with the Comprehensive Plan may be considered by the
5510 council at any time. Zone reclassifications that are not consistent with the
5511 Comprehensive Plan require a site-specific land use map amendment and the council's
5512 hearing and consideration shall be scheduled with the amendment to the Comprehensive
5513 Plan under K.C.C. 20.18.040 and 20.18.060.

5514 F. The definitions in K.C.C. 21A.45.020 apply to this section.

5515 SECTION 153. Ordinance 16950, Section 10, as amended, and K.C.C. 20.20.035
5516 are each hereby amended to read as follows:

5517 When an applicant is required by K.C.C. chapter 21A.08 to conduct a community
5518 meeting, under this section, before filing of an application, notice of the meeting shall be
5519 given and the meeting shall be conducted as follows:

5520 A. At least two weeks in advance, the applicant shall:

5521 1. Publish notice of the meeting in the local paper and mail and email to the
5522 department; and

5523 2. Mail notice of the meeting to all property owners within five hundred feet or
5524 at least twenty of the nearest property owners, whichever is greater, as provided in
5525 K.C.C. 21A.26.170 of any potential sites, identified by the applicant for possible
5526 development, to be discussed at the community meeting. The mailed notice shall, at a
5527 minimum, contain a brief description and purpose of the proposal, approximate location

5528 noted on an assessor map with address and parcel number, photograph or sketch of any
5529 existing or proposed structures, a statement that alternative sites proposed by citizens can
5530 be presented at the meeting that will be considered by the applicant, a contact name and
5531 telephone number to obtain additional information and other information deemed
5532 necessary by the department of (~~(permitting and environmental review)~~) local services,
5533 permitting division. Because the purpose of the community meeting is to promote early
5534 discussion, applicants shall to note any changes to the conceptual information presented
5535 in the mailed notice when they submit an application;

5536 B. At the community meeting at which at least one employee of the department
5537 of (~~(permitting and environmental review)~~) local services, permitting division, assigned
5538 by the director of the department or the director's designee, shall be in attendance, the
5539 applicant shall provide information relative to the proposal and any modifications
5540 proposed to existing structures or any new structures and how the proposal is compatible
5541 with the character of the surrounding neighborhood. An applicant shall also provide with
5542 the applicant's application a list of meeting attendees, those receiving mailed notice of the
5543 meeting and a record of the published meeting notice; and

5544 C. The applicant shall, in the notice required under subsection A.2. of this
5545 section, and at the community meeting required under subsection B. of this section,
5546 advise that persons interested in the applicant's proposal may monitor the progress of the
5547 permitting of that proposal by contacting the department or by viewing the department's
5548 website, the address of which will be provided in the notice and at the community
5549 meeting.

5550 SECTION 154. Ordinance 12196, Section 11, as amended, and K.C.C. 20.20.040

5551 are each hereby amended to read as follows:

5552 A. The department shall not commence review of any application as provided in
5553 this chapter until the applicant has submitted the materials and fees specified for
5554 complete applications. Applications for land use permits requiring Type 1, 2, 3 or 4
5555 decisions shall be considered complete as of the date of submittal upon determination by
5556 the department that the materials submitted meet the requirements of this section. Except
5557 as provided in subsection B. of this section, all land use permit applications described in
5558 K.C.C. 20.20.020.E. shall include the following:

5559 1. An application form provided by the department and completed by the
5560 applicant that allows the applicant to file a single application form for all land use permits
5561 requested by the applicant for the development proposal at the time the application is
5562 filed;

5563 2. Designation of who the applicant is, except that this designation shall not be
5564 required as part of a complete application for purposes of this section when a public
5565 agency or public or private utility is applying for a permit for property on which the
5566 agency or utility does not own an easement or right-of-way and the following three
5567 requirements are met:

5568 a. the name of the agency or private or public utility is shown on the
5569 application as the applicant;

5570 b. the agency or private or public utility includes in the complete application
5571 an affidavit declaring that notice of the pending application has been given to all owners
5572 of property to which the application applies, on a form provided by the department; and

5573 c. the form designating who the applicant is submitted to the department before

5574 permit approval;

5575 3.a. A certificate of sewer availability or site design approval for an on-site
5576 sewage system by the Seattle-King County department of public health, as required by
5577 K.C.C. Title 13; or

5578 b. If allowed under K.C.C. 13.24.134.B. and the King County Comprehensive
5579 Plan policies for a public school located on a RA zoned site, a certificate of sewer
5580 availability and a letter from the sewer utility indicating compliance with the tightline
5581 sewer provisions in the zoning code, as required by K.C.C. chapter 13.24;

5582 4. If the development proposal requires a source of potable water, a current
5583 certificate of water availability consistent with K.C.C. chapter 13.24 or documentation of
5584 an approved well by the Seattle-King County department of public health;

5585 5. A fire district receipt pursuant to K.C.C. Title 17, if required by K.C.C.
5586 chapter 21A.40;

5587 6. A site plan, prepared in a form prescribed by the director;

5588 7. Proof that the lot or lots to be developed are recognized as a lot under K.C.C.
5589 Title 19A;

5590 8. A critical areas affidavit, if required by K.C.C. chapter 21A.24;

5591 9. A completed environmental checklist, if required by K.C.C. chapter 20.44;

5592 10. Payment of any development permit review fees, excluding impact fees
5593 collectible pursuant to K.C.C. Title 27;

5594 11. A list of any permits or decisions applicable to the development proposal
5595 that have been obtained before filing the application or that are pending before the county
5596 or any other governmental entity;

5597 12. Certificate of transportation concurrency from the department of
5598 ~~((transportation))~~ local services if required by K.C.C. chapter 14.70. The certificate of
5599 transportation concurrency may be for less than the total number of lots proposed by a
5600 preliminary plat application only if:

- 5601 a. at least seventy-five percent of the lots proposed have a certificate of
- 5602 transportation concurrency at the time of application for the preliminary plat;
- 5603 b. a certificate of transportation concurrency is provided for any remaining lots
- 5604 proposed for the preliminary plat application before the expiration of the preliminary plat
- 5605 and final recording of the additional lots; and
- 5606 c. the applicant signs a statement that the applicant assumes the risk that the
- 5607 remaining lots proposed might not be granted.

5608 13. Certificate of future connection from the appropriate purveyor for lots
5609 located within the urban growth area that are proposed to be served by on-site or
5610 community sewage system and group B water systems or private well, if required by
5611 K.C.C. 13.24.136 through 13.24.140;

5612 14. A determination if drainage review applies to the project pursuant to K.C.C.
5613 chapter 9.04 and, if applicable, all drainage plans and documentation required by the
5614 Surface Water Design Manual adopted pursuant to K.C.C. chapter 9.04 and to the extent
5615 known at the time of application and when determined necessary by the director, copies
5616 of any required storm water adjustments;

5617 15. Current assessor's maps and a list of tax parcels to which public notice must
5618 be given as provided in this chapter, for land use permits requiring a Type 2, 3 or 4
5619 decision;

5620 16. Legal description of the site;

5621 17. Variances obtained or required under K.C.C. Title 14 or 21A to the extent
5622 known at the date of application or when deemed necessary by the director; and

5623 18. For site development permits only, a phasing plan and a time schedule, if the
5624 site is intended to be developed in phases or if all building permits will not be submitted
5625 within three years.

5626 B. A permit application is complete for purposes of this section when it meets the
5627 procedural submission requirements of the department and is sufficient for continued
5628 processing even though additional information may be required or project modifications
5629 may be undertaken subsequently. The determination of completeness shall not preclude
5630 the department from requesting additional information or studies either at the time of
5631 notice of completeness or subsequently if new or additional information is required or
5632 substantial changes in the proposed action occur, as determined by the department.

5633 C. Additional complete application requirements for the following land use
5634 permits are in the following sections of the King County Code:

5635 1. Clearing and grading permits, K.C.C. 16.82.060.

5636 2. Construction permits, K.C.C. 16.04.052.

5637 3. Mobile home permits, K.C.C. 16.04.093.

5638 4. Subdivision applications, short subdivision applications and binding site plan
5639 applications, K.C.C. 19A.08.150.

5640 D. The director may;

5641 1. Specify the requirements of the site plan required to be submitted for various
5642 permits;

5643 2. Require additional materials not listed in this section when determined to be
5644 necessary for review of the project; and

5645 3. Waive any of the specific submittal requirements listed herein that are
5646 determined to be unnecessary for review of an application.

5647 E. The applicant shall attest by written oath to the accuracy of all information
5648 submitted for an application.

5649 F. Applications shall be accompanied by the payment of the applicable filing
5650 fees, if any, as established by K.C.C. Title 27.

5651 SECTION 155. Ordinance 4461, Section 2, as amended, and K.C.C. 20.22.040
5652 are each hereby amended to read as follows:

5653 The examiner shall issue final decisions in the following cases:

5654 A. Appeals of orders of the ombuds under the lobbyist disclosure code, K.C.C.
5655 chapter 1.07;

5656 B. Appeals of sanctions of the finance and business operations division in the
5657 department of executive services imposed under K.C.C. chapter 2.97;

5658 C. Appeals of career service review committee conversion decisions for part-time
5659 and temporary employees under K.C.C. chapter 3.12A;

5660 D. Appeals of electric vehicle recharging station penalties of the Metro transit
5661 department under K.C.C. 4A.700.700;

5662 E. Appeals of notice and orders of the manager of records and licensing services
5663 or the director of (~~permitting and environmental review~~) the department of local
5664 services under K.C.C. chapter 6.01;

5665 F. Appeals of adult entertainment license denials, suspensions and revocations

5666 under K.C.C. chapter 6.09;

5667 G. Appeals of the fire marshal's decisions on fireworks permits under K.C.C.

5668 chapter 6.26;

5669 H. Appeals of cable franchise nonrenewals under K.C.C. 6.27A.060 and notices

5670 and orders under K.C.C. 6.27A.240;

5671 I. Appeals of notices and orders of the department of natural resources and parks

5672 under K.C.C. chapter 7.09;

5673 J. Appeals of decisions of the director of the department of natural resources and

5674 parks on surface water drainage enforcement under K.C.C. chapter 9.04;

5675 K. Appeals of decisions of the director of the department of natural resources and

5676 parks on requests for rate adjustments to surface and storm water management rates and

5677 charges under K.C.C. chapter 9.08;

5678 L. Appeals of decisions on water quality enforcement under K.C.C. chapter 9.12;

5679 M. Appeals of notices and orders of the manager of animal control under K.C.C.

5680 chapter 11.04;

5681 N. Certifications by the finance and business operations division of the

5682 department of executive services involving K.C.C. chapter 12.16;

5683 O. Appeals of orders of the office of civil rights under K.C.C. chapter 12.17,

5684 K.C.C. chapter 12.18, K.C.C chapter 12.20 and K.C.C. chapter 12.22;

5685 P. Appeals of noise-related orders and citations of the department of ~~((permitting~~

5686 ~~and environmental review))~~ local services, permitting division, under K.C.C. chapter

5687 12.86;

5688 Q. Appeals of utilities technical review committee determinations on water

5689 service availability under K.C.C. 13.24.090;

5690 R. Appeals of decisions regarding mitigation payment system, commute trip

5691 reduction and intersection standards under K.C.C. Title 14;

5692 S. Appeals of suspensions, revocations or limitations of permits or of decisions of

5693 the board of plumbing appeals under K.C.C. chapter 16.32;

5694 T. Appeals of all Type 2 decisions under K.C.C. chapter 20.20, with the

5695 exception of appeals of shoreline permits, including shoreline substantial development

5696 permits, shoreline variances and shoreline conditional uses, which are appealable to the

5697 state Shoreline Hearings Board;

5698 U. Appeals of SEPA decisions, as provided in K.C.C. 20.44.120 and public rules

5699 adopted under K.C.C. 20.44.075;

5700 V. Appeals of completed farm management plans under K.C.C. 21A.30.045;

5701 W. Appeals of decisions of the interagency review committee created under

5702 K.C.C. 21A.37.070 regarding sending site applications for certification under K.C.C.

5703 chapter 21A.37;

5704 X. Appeals of citations, notices and orders, notices of noncompliance, stop work

5705 orders issued pursuant to K.C.C. Title 23 or Title 1.08 of the rules and regulations of the

5706 King County board of health;

5707 Y. Appeals of notices and certifications of junk vehicles to be removed as a

5708 public nuisance as provided in K.C.C. Title 21A and K.C.C. chapter 23.10;

5709 Z. Appeals of decisions not to issue a citation or a notice and order under K.C.C.

5710 23.36.010.A.2;

5711 AA. Appeals of permit fee estimates and billings by the department of

5712 ((~~permitting and environmental review~~)) local services, permitting division, as provided
5713 in K.C.C. chapter 27.50;

5714 BB. Appeals from decisions of the department of natural resources and parks
5715 related to permits, discharge authorizations, violations and penalties under K.C.C.
5716 28.84.050 and 28.84.060;

5717 CC. Appeals of transit rider suspensions under K.C.C. 28.96.430;

5718 DD. Appeals of department of public safety seizures and intended forfeitures,
5719 when properly designated by the chief law enforcement officer of the department of
5720 public safety as provided in RCW 69.50.505; and

5721 EE. Other applications or appeals that are prescribed by ordinance.

5722 SECTION 156. Ordinance 4461, Section 1, as amended, and K.C.C. 20.22.060
5723 are each hereby amended to read as follows;

5724 The examiner shall issue recommendations in the following cases:

5725 A. Proposals for establishment or modification of cable system rates under
5726 K.C.C. 6.27A.140;

5727 B. Vacation of county roads under K.C.C. chapter 14.40;

5728 C. All Type 4 decisions under K.C.C. chapter 20.20;

5729 D. Applications for public benefit rating system assessed valuation on open space
5730 land and current use assessment on timber lands under K.C.C. chapter 20.36, except as
5731 provided in K.C.C. 20.36.090;

5732 E. Appeals of decisions to designate or reject a nomination for designation for a
5733 landmark or issuing or denying a certificate of appropriateness under K.C.C. chapter
5734 20.62;

5735 F. Creation of a lake or beach management district and a special assessment roll
5736 under chapter 36.61 RCW;

5737 G. Appeals from decisions of the county road engineer in the road services
5738 division of the department of (~~transportation~~) local services related to changes in speed
5739 limits under K.C.C. 14.xx.xxx (Ordinance 18754, Section 23); and

5740 H. Other applications or appeals that are prescribed by ordinance.

5741 SECTION 157. Ordinance 9785, Section 10, as amended, and K.C.C. 20.22.200
5742 are each hereby amended to read as follows:

5743 If the examiner determines that the public schools in the district where the
5744 development is proposed would not meet the standards in K.C.C. 21A.28.160 if the
5745 development were approved, the examiner either shall remand the matter to the
5746 department of (~~permitting and environmental review~~) local services, permitting
5747 division, or shall require or recommend phasing or provision of the needed facilities and
5748 sites as appropriate to address the deficiency or shall deny the proposal. The examiner
5749 shall prepare findings to document the facts that support the action taken. Payment of a
5750 school impact fee as required by K.C.C. chapter 27.44 is not a substitute for phasing.
5751 The examiner shall recommend a fee payment schedule to coordinate that payment with
5752 any phasing, if the provision or payment satisfies the district and any deferral
5753 requirements. The examiner must determine independently that the conditions of
5754 approval and assessable fees will provide for adequate schools.

5755 SECTION 158. Ordinance 6949, Section 5, as amended, and K.C.C. 20.44.030
5756 are each hereby amended to read as follows:

5757 The procedures and standards regarding the timing and content of environmental

5758 review specified in WAC 197-11-055 through 197-11-100 are adopted subject to the
5759 following:

5760 A. The optional provision of WAC 197-11-060(3)(c) is adopted.

5761 B. Under WAC 197-11-100, the applicant shall prepare the initial environmental
5762 checklist, unless the lead agency specifically elects to prepare the checklist. The lead
5763 agency shall make a reasonable effort to verify the information in the environmental
5764 checklist and shall have the authority to determine the final content of the environmental
5765 checklist.

5766 C. The department of ~~((permitting and environmental review))~~ local services,
5767 permitting division, may set reasonable deadlines for the submittal of information,
5768 studies, or documents necessary for, or subsequent to, threshold determinations. Failure
5769 to meet such deadlines shall cause the application to be deemed withdrawn, and plans or
5770 other data previously submitted for review may be returned to the applicant together with
5771 any unexpended portion of the application review fees.

5772 SECTION 159. Ordinance 6949, Section 7, as amended, and K.C.C. 20.44.050
5773 are each hereby amended to read as follows:

5774 The procedures and standards for preparation of environmental impact statements
5775 and other environmental documents pursuant to WAC 197-11-400 through 197-11-460
5776 and 197-11-600 through 197-11-640 are adopted, subject to the following:

5777 A. Pursuant to WAC 197-11-408(2)(a), all comments on determinations of
5778 significance and scoping notices shall be in writing, except where a public meeting on
5779 EIS scoping occurs pursuant to WAC 197-11-410(1)(b).

5780 B. Pursuant to WAC 197-11-420, 197-11-620, and 197-11-625, the county

5781 department acting as lead agency shall be responsible for preparation and content of EIS's
5782 and other environmental documents. The department shall contract with consultants as
5783 necessary for the preparation of environmental documents. The department may consider
5784 the opinion of the applicant regarding the qualifications of the consultant but the
5785 department shall retain sole authority for selecting persons or firms to author, co-author,
5786 provide special services or otherwise participate in the preparation of required
5787 environmental documents.

5788 C. Consultants or subconsultants selected by King County to prepare
5789 environmental documents for a private development proposal shall not: act as agents for
5790 the applicant in preparation or acquisition of associated underlying permits; have a
5791 financial interest in the proposal for which the environmental document is being
5792 prepared; perform any work or provide any services for the applicant in connection with
5793 or related to the proposal.

5794 D. The department shall establish and maintain one or more lists of qualified
5795 consultants who are eligible to receive contracts for preparation of environmental
5796 documents. Separate lists may be maintained to reflect specialized qualifications or
5797 expertise. When the department requires consultant services to prepare environmental
5798 documents, the department shall select a consultant from the lists and negotiate a contract
5799 for such services. The department director may waive these requirements as provided for
5800 in rules adopted to implement this section. Subject to K.C.C. 20.44.145 and pursuant to
5801 K.C.C. 2.98, the department of (~~(permitting and environmental review)~~) local services
5802 shall adopt public rules that establish processes to: create and maintain a qualified
5803 consultant list; select consultants from the list; remove consultants from the list; provide a

5804 method by which applicants may request a reconsideration of selected consultants based
5805 upon costs, qualifications, or timely production of the environmental document; and
5806 waive the consultant selection requirements of this chapter on any basis provided by
5807 K.C.C. chapter ~~((4.16))~~ 2.93.

5808 E. All costs of preparing the environment document shall be borne by the
5809 applicant. Subject to K.C.C. 20.44.145 and pursuant to K.C.C. chapter 2.98, the
5810 department of ~~((permitting and environmental review))~~ local services shall promulgate
5811 administrative rules which establish a trust fund for consultant payment purposes, define
5812 consultant payment schedules, prescribe procedures for treating interest from deposited
5813 funds, and develop other procedures necessary to implement this chapter.

5814 F. In the event an applicant decides to suspend or abandon the project, the
5815 applicant must provide formal written notice to the department and consultant. The
5816 applicant shall continue to be responsible for all monies expended by the division or
5817 consultants to the point of receipt of notification to suspend or abandon, or other
5818 obligations or penalties under the terms of any contract let for preparation of the
5819 environmental documents.

5820 G. The department shall only publish an environmental impact statement (EIS)
5821 when it believes that the EIS adequately disclose: the significant direct, indirect, and
5822 cumulative adverse impacts of the proposal and its alternatives; mitigation measures
5823 proposed and committed to by the applicant, and their effectiveness in significantly
5824 mitigating impacts; mitigation measures that could be implemented or required; and
5825 unavoidable significant adverse impacts. Unless otherwise agreed to by the applicant, a
5826 final environmental impact statement shall be issued by the department within ~~((270))~~

5827 two hundred seventy days following the issuance of a DS for the proposal, except for
5828 public projects and nonproject actions, unless the department determines at the time of
5829 issuance of the DS that a longer time period will be required because of the extraordinary
5830 size of the proposal or the scope of the environmental impacts resulting therefrom;
5831 provided that the additional time shall not exceed ninety days unless agreed to by the
5832 applicant.

5833 H. The following periods shall be excluded from the two hundred seventy day
5834 time period for issuing a final environmental impact statement:

- 5835 1. Any time period during which the applicant has failed to pay required
5836 environmental review fees to the department;
- 5837 2. Any period of time during which the applicant has been requested to provide
5838 additional information required for preparation of the environmental impact statement,
5839 and
- 5840 3. Any period of time during which the applicant has not authorized the
5841 department to proceed with preparation of the environmental impact statement.

5842 SECTION 160. Ordinance 6949, Section 12, as amended, and K.C.C. 20.44.100
5843 are each hereby amended to read as follows:

5844 All requests from other agencies that King County consult on threshold
5845 investigations, the scope process, EIS's or other environmental documents shall be
5846 submitted to the department of (~~permitting and environmental review~~) local services,
5847 permitting division. The department shall be responsible for coordination with other
5848 affected county departments and for compiling and transmitting King County's response
5849 to such requests for consultation.

5850 SECTION 161. Ordinance 6949, Section 15, as amended, and K.C.C. 20.44.130
5851 are each hereby amended to read as follows:

5852 A. County departments which administer activities subject to SEPA may prepare
5853 rules and regulations pursuant to K.C.C. chapter 2.98 for the implementation of SEPA,
5854 WAC chapter 197-11 and this chapter.

5855 B. The rules and regulations prepared by the department of ~~((permitting and
5856 environmental review))~~ local services, which exercises initial jurisdiction over a private
5857 proposal, shall not become effective until approved by the council by motion.

5858 SECTION 162. Ordinance 4828, Section 2, as amended, and K.C.C. 20.62.020
5859 are each hereby amended to read as follows:

5860 The following words and terms shall, when used in this chapter, be defined as
5861 follows unless a different meaning clearly appears from the context:

5862 A. "Alteration" is any construction, demolition, removal, modification,
5863 excavation, restoration or remodeling of a landmark.

5864 B. "Building" is a structure created to shelter any form of human activity, such as
5865 a house, barn, church, hotel or similar structure. Building may refer to a ~~((#))~~ historically
5866 related complex, such as a courthouse and jail or a house and barn.

5867 C. "Certificate of appropriateness" is written authorization issued by the
5868 commission or its designee permitting an alteration to a significant feature of a
5869 designated landmark.

5870 D. "Commission" is the landmarks commission created by this chapter.

5871 E. "Community landmark" is an historic resource which has been designated
5872 pursuant to K.C.C. 20.62.040 but which may be altered or changed without application

5873 for or approval of a certificate of appropriateness.

5874 F. "Designation" is the act of the commission determining that an historic
5875 resource meets the criteria established by this chapter.

5876 G. "Designation report" is a report issued by the commission after a public
5877 hearing setting forth its determination to designate a landmark and specifying the
5878 significant feature or features thereof.

5879 H. "Director" is the director of the King County department of ~~((permitting and
5880 environmental review))~~ local services or designee.

5881 I. "District" is a geographically definable area, urban or rural, possessing a
5882 significant concentration, linkage, or continuity of sites, buildings, structures, or objects
5883 united by past events or aesthetically by plan or physical development. A district may
5884 also comprise individual elements separated geographically but linked by association or
5885 history.

5886 J. "Heritage" is a discipline relating to historic preservation and archaeology,
5887 history, ethnic history, traditional cultures and folklore.

5888 K. "Historic preservation officer" is the King County historic preservation officer
5889 or designee.

5890 L. "Historic resource" is a district, site, building, structure or object significant in
5891 national, state or local history, architecture, archaeology, and culture.

5892 M. "Historic resource inventory" is an organized compilation of information on
5893 historic resources considered to be significant according to the criteria listed in K.C.C.
5894 20.62.040.A. The historic resource inventory is kept on file by the historic preservation
5895 officer and is updated from time to time to include newly eligible resources and to reflect

5896 changes to resources.

5897 N. "Incentives" are such compensation, rights or privileges or combination
5898 thereof, which the council, or other local, state or federal public body or agency, by virtue
5899 of applicable present or future legislation, may be authorized to grant to or obtain for the
5900 owner or owners of designated landmarks. Examples of economic incentives include but
5901 are not limited to tax relief, conditional use permits, rezoning, street vacation, planned
5902 unit development, transfer of development rights, facade easements, gifts, preferential
5903 leasing policies, private or public grants-in-aid, beneficial placement of public
5904 improvements, or amenities, or the like.

5905 O. "Interested person of record" is any individual, corporation, partnership or
5906 association that notifies the commission or the council in writing of its interest in any
5907 matter before the commission.

5908 P. "Landmark" is an historic resource designated as a landmark pursuant to
5909 K.C.C. 20.62.070.

5910 Q. "Nomination" is a proposal that an historic resource be designated a landmark.

5911 R. "Object" is a material thing of functional, aesthetic, cultural, historical, or
5912 scientific value that may be, by nature or design, movable yet related to a specific setting
5913 or environment.

5914 S. "Owner" is a person having a fee simple interest, a substantial beneficial
5915 interest of record or a substantial beneficial interest known to the commission in an
5916 historic resource. Where the owner is a public agency or government, that agency shall
5917 specify the person or persons to receive notices under this chapter.

5918 T. "Person" is any individual, partnership, corporation, group or association.

5919 U. "Person in charge" is the person or persons in possession of a landmark
5920 including, but not limited to, a mortgagee or vendee in possession, an assignee of rents, a
5921 receiver, executor, trustee, lessee, tenant, agent, or any other person directly or indirectly
5922 in control of the landmark.

5923 V. "Preliminary determination" is a decision of the commission determining that
5924 an historic resource which has been nominated for designation is of significant value and
5925 is likely to satisfy the criteria for designation.

5926 W. "Significant feature" is any element of a landmark which the commission has
5927 designated pursuant to this chapter as of importance to the historic, architectural or
5928 archaeological value of the landmark.

5929 X. "Site" is the location of a significant event, a prehistoric or historic occupation
5930 or activity, or a building or structure, whether standing, ruined, or vanished, where the
5931 location itself maintains an historical or archaeological value regardless of the value of
5932 any existing structures.

5933 Y. "Structure" is any functional construction made usually for purposes other
5934 than creating human shelter.

5935 SECTION 163. Ordinance 11620, Section 12, and K.C.C. 20.62.150 are each
5936 hereby amended to read as follows:

5937 A. King County shall not approve any development proposal or otherwise issue
5938 any authorization to alter, demolish, or relocate any historic resource identified in the
5939 King County Historic Resource Inventory, pursuant to the requirements of this chapter.
5940 The standards contained in K.C.C. 21A.12, Development Standards - Density and
5941 Dimensions and K.C.C. 21A.16, Development Standards - Landscaping and Water Use

5942 shall be expanded, when necessary, to preserve the aesthetic, visual and historic integrity
5943 of the historic resource from the impacts of development on adjacent properties.

5944 B. Upon receipt of an application for a development proposal located on or
5945 adjacent to a historic resource listed in the King County Historic Resource Inventory, the
5946 director shall follow the following procedure:

5947 1. The development proposal application shall be circulated to the King County
5948 historic preservation officer for comment on the impact of the project on historic
5949 resources and for recommendation on mitigation. This includes all permits for alterations
5950 to historic buildings, alteration to landscape elements, new construction on the same or
5951 abutting lots, or any other action requiring a permit which might affect the historic
5952 character of the resource. Information required for a complete permit application to be
5953 circulated to the historic preservation officer shall include:

5954 a. a vicinity map;

5955 b. a site plan showing the location of all buildings, structures, and landscape
5956 features;

5957 c. a brief description of the proposed project together with architectural
5958 drawings showing the existing condition of all buildings, structures, landscape features
5959 and any proposed alteration to them;

5960 d. photographs of all buildings, structures, or landscape features on the site;

5961 and

5962 e. an environmental checklist, except where categorically exempt under King
5963 County SEPA guidelines.

5964 2. Upon request, the historic preservation officer shall provide information

5965 about available grant assistance and tax incentives for historic preservation. The officer
5966 may also provide the owner, developer, or other interested party with examples of
5967 comparable projects where historic resources have been restored or rehabilitated.

5968 3. In the event of a conflict between the development proposal and preservation
5969 of an historic resource, the historic preservation officer shall:

5970 a. suggest appropriate alternatives to the owner/developer which achieve the
5971 goals of historic preservation;

5972 b. recommend approval, or approval with conditions to the director of the
5973 department of ~~((development and environmental))~~ local services, permitting division; or

5974 c. propose that a resource be nominated for county landmark designation
5975 according to procedures established in the landmarks preservation ordinance (K.C.C.
5976 20.62).

5977 4. The director may continue to process the development proposal application,
5978 but shall not issue any development permits or issue a SEPA threshold determination
5979 until receiving a recommendation from the historic preservation officer. In no event shall
5980 review of the proposal by the historic preservation officer delay permit processing
5981 beyond any period required by law. Permit applications for changes to landmark
5982 properties shall not be considered complete unless accompanied by a certificate of
5983 appropriateness pursuant to K.C.C. 20.62.080.

5984 5. On known archaeological sites, before any disturbance of the site, including,
5985 but not limited to test boring, site clearing, construction, grading or revegetation, the
5986 State Office of Archaeology and Historic Preservation (OAHP), and the King County
5987 historic preservation officer, and appropriate Native American tribal organizations must

5988 be notified and state permits obtained, if required by law. The officer may require that a
5989 professional archaeological survey be conducted to identify site boundaries, resources
5990 and mitigation alternatives prior to any site disturbance and that a technical report be
5991 provided to the officer, OAHF and appropriate tribal organizations. The officer may
5992 approve, disapprove or require permits conditions, including professional archeological
5993 surveys, to mitigate adverse impacts to known archeological sites.

5994 C. Upon receipt of an application for a development proposal which affects a
5995 King County landmark or an historic resource that has received a preliminary
5996 determination of significance as defined by K.C.C. 20.62.020_V, the application
5997 circulated to the King County historic preservation officer shall be deemed an application
5998 for a certificate of appropriateness pursuant to K.C.C. 20.62.080 if accompanied by the
5999 additional information required to apply for such certificate.

6000 SECTION 164. Ordinance 10870, Section 40, as amended, and K.C.C.

6001 21A.04.190 are each hereby amended to read as follows:

6002 A. The location and boundaries of the zones defined by this chapter shall be
6003 shown and delineated on zoning maps adopted by ordinance.

6004 B. Changes in the boundaries of the zones, including application or amendment
6005 of interim zoning, shall be made by ordinance adopting or amending a zoning map.

6006 C. Zoning maps are available for public review at the department of (~~permitting~~
6007 ~~and environmental review~~) local services, permitting division, permit center during
6008 business hours.

6009 SECTION 165. Ordinance 10870, Section 96, as amended, and K.C.C.

6010 21A.06.280 are each hereby amended to read as follows:

6011 Department: the King County department of (~~permitting and environmental~~
 6012 ~~review~~) local services or its successor agency.

6013 SECTION 166. Ordinance 10870, Section 105, as amended, and K.C.C.
 6014 21A.06.325 are each hereby amended to read as follows:

6015 Director: the director of King County department of (~~permitting and~~
 6016 ~~environmental review~~) local services or designee.

6017 SECTION 167. Ordinance 10870, Section 177, as amended, and K.C.C.
 6018 21A.06.685 are each hereby amended to read as follows:

6019 Level of service ("LOS") traffic: a quantitative measure of traffic congestion
 6020 identified by a declining letter scale (A-F) as calculated by the methodology contained in
 6021 the 1985 Highway Capacity Manual Special Report 209 or as calculated by another method
 6022 approved by the department of (~~transportation~~) local services. LOS "A" indicates free
 6023 flow of traffic with no delays while LOS "F" indicates jammed conditions or extensive
 6024 delay.

6025 SECTION 168. Ordinance 10870, Section 334, as amended, and K.C.C.
 6026 21A.08.070 are each hereby amended to read as follows:

6027 **Retail land uses.**

6028 A. Retail land uses.

P-Permitted Use C- Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12- 48	NB	CB	RB	O	I (30)
*	Building Materials and Hardware		P23						P2	P	P		

	Stores												
*	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	P14	P5	P	P		
54	Food Stores						C15a	P15	P	P	P	C	P6
*	Agricultural Product Sales (28)							P25	P25	P25	P25	P25	P25
*	Farmers Market	P24	P24		P24	P24	P24	P24	P24	P24	P24	P24	P24
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		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		P20 C16	P20 P16	P10	P	P	P	P
*	Drug Stores						C15	P15	P	P	P	C	
*	Marijuana retailer									P26 C27	P26 C27		
592	Liquor Stores	P13			P13	P13			P13	P	P		
593	Used Goods: Antiques/									P	P		

	Secondhand Shops												
*	Sporting Goods and Related Stores			P22	P22	P22	P22	P22	P22	P	P	P22	P22
*	Book, Stationery, Video and Art Supply Stores						C15a	P15	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									C11	P		P
*	Florist Shops						C15a	P15	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										P12		P
*	Livestock Sales (28)												P

6029 B. Development conditions.

6030 1.a. As a permitted use, covered sales areas shall not exceed a total area of two
 6031 thousand square feet, unless located in a building designated as historic resource under
 6032 K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three
 6033 thousand five hundred square feet may be allowed. Greenhouses used for the display of
 6034 merchandise other than plants shall be considered part of the covered sales area.
 6035 Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not

- 6036 considered part of the covered sales area;
- 6037 b. The site area shall be at least four and one-half acres;
- 6038 c. Sales may include locally made arts and crafts; and
- 6039 d. Outside lighting is permitted if no off-site glare is allowed.
- 6040 2. Only hardware stores.
- 6041 3.a. Limited to products grown on site.
- 6042 b. Covered sales areas shall not exceed a total area of five hundred square feet.
- 6043 4. No permanent structures or signs.
- 6044 5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a
- 6045 maximum of two thousand square feet of gross floor area.
- 6046 6. Limited to a maximum of five thousand square feet of gross floor area.
- 6047 7. Repealed.
- 6048 8. Excluding retail sale of trucks exceeding one-ton capacity.
- 6049 9. Only the sale of new or reconditioned automobile supplies is permitted.
- 6050 10. Excluding SIC Industry No. 5813-Drinking Places.
- 6051 11. No outside storage of fuel trucks and equipment.
- 6052 12. Excluding vehicle and livestock auctions.
- 6053 13. Only as accessory to a winery or SIC Industry No. 2082-Malt Beverages,
- 6054 and limited to sales of products produced on site and incidental items where the majority
- 6055 of sales are generated from products produced on site.
- 6056 14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to
- 6057 a maximum of five thousand square feet of gross floor area, and subject to K.C.C.
- 6058 21A.12.230; and

6059 b. Before filing an application with the department, the applicant shall hold a
6060 community meeting in accordance with K.C.C. 20.20.035.

6061 15.a. Not permitted in R-1 and limited to a maximum of five thousand square
6062 feet of gross floor area and subject to K.C.C. 21A.12.230; and

6063 b. Before filing an application with the department, the applicant shall hold a
6064 community meeting in accordance with K.C.C. 20.20.035.

6065 16.a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking
6066 Places, and limited to a maximum of five thousand square feet of gross floor area and
6067 subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and

6068 b. Before filing an application with the department, the applicant shall hold a
6069 community meeting in accordance with K.C.C. 20.20.035.

6070 17. Repealed.

6071 18. Repealed.

6072 19. Only as:

6073 a. an accessory use to a permitted manufacturing or retail land use, limited to
6074 espresso stands to include sales of beverages and incidental food items, and not to include
6075 drive-through sales; or

6076 b. an accessory use to a recreation or multiuse park, limited to a total floor area
6077 of three thousand five hundred square feet.

6078 20. Only as:

6079 a. an accessory use to a recreation or multiuse park; or

6080 b. an accessory use to a park and limited to a total floor area of one thousand
6081 five hundred square feet.

6082 21. Accessory to a park, limited to a total floor area of seven hundred fifty
6083 square feet.

6084 22. Only as an accessory use to:

6085 a. a large active recreation and multiuse park in the urban growth area; or

6086 b. a park, or a recreation or multiuse park in the RA zones, and limited to a
6087 total floor area of seven hundred and fifty square feet.

6088 23. Only as accessory to SIC Industry Group No. 242-Sawmills and SIC
6089 Industry No. 2431-Millwork and;

6090 a. limited to lumber milled on site; and

6091 b. the covered sales area is limited to two thousand square feet. The covered
6092 sales area does not include covered areas used to display only milled lumber.

6093 24. Requires at least five farmers selling their own products at each market and
6094 the annual value of sales by farmers should exceed the annual sales value of nonfarmer
6095 vendors.

6096 25. Limited to sites located within the urban growth area and:

6097 a. The sales area shall be limited to three hundred square feet and must be
6098 removed each evening;

6099 b. There must be legal parking that is easily available for customers; and

6100 c. The site must be in an area that is easily accessible to the public, will
6101 accommodate multiple shoppers at one time and does not infringe on neighboring
6102 properties.

6103 26.a. Per lot, limited to a maximum aggregated total of two thousand square feet
6104 of gross floor area devoted to, and in support of, the retail sale of marijuana.

6105 b. Notwithstanding subsection B.26.a. of this section, the maximum
6106 aggregated total gross floor area devoted to, and in support of, the retail sale of marijuana
6107 may be increased to up to three thousand square feet if the retail outlet devotes at least
6108 five hundred square feet to the sale, and the support of the sale, of medical marijuana, and
6109 the operator maintains a current medical marijuana endorsement issued by the
6110 Washington state Liquor and Cannabis Board.

6111 c. Any lot line of a lot having any area devoted to retail marijuana activity
6112 must be one thousand feet or more from any lot line of any other lot having any area
6113 devoted to retail marijuana activity; and a lot line of a lot having any area devoted to new
6114 retail marijuana activity may not be within one thousand feet of any lot line of any lot
6115 having any area devoted to existing retail marijuana activity.

6116 d. Whether a new retail marijuana activity complies with this locational
6117 requirement shall be determined based on the date a conditional use permit application
6118 submitted to the department of (~~permitting and environmental review~~) local services,
6119 permitting division, became or was deemed complete, and:

6120 (1) if a complete conditional use permit application for the proposed retail
6121 marijuana use was not submitted, or if more than one conditional use permit application
6122 became or was deemed complete on the same date, then the director shall determine
6123 compliance based on the date the Washington state Liquor and Cannabis Board issues a
6124 Notice of Marijuana Application to King County;

6125 (2) if the Washington state Liquor and Cannabis Board issues more than one
6126 Notice of Marijuana Application on the same date, then the director shall determine
6127 compliance based on the date either any complete building permit or change of use

6128 permit application, or both, were submitted to the department declaring retail marijuana
6129 activity as an intended use;

6130 (3) if more than one building permit or change of use permit application was
6131 submitted on the same date, or if no building permit or change of use permit application
6132 was submitted, then the director shall determine compliance based on the date a complete
6133 business license application was submitted; and

6134 (4) if a business license application was not submitted or more than one
6135 business license application was submitted, then the director shall determine compliance
6136 based on the totality of the circumstances, including, but not limited to, the date that a
6137 retail marijuana license application was submitted to the Washington state Liquor and
6138 Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease
6139 or purchased the lot at issue for the purpose of retail marijuana use and any other facts
6140 illustrating the timing of substantial investment in establishing a licensed retail marijuana
6141 use at the proposed location.

6142 e. Retail marijuana businesses licensed by the Washington state Liquor and
6143 Cannabis Board and operating within one thousand feet of each other as of August 14,
6144 2016, and retail marijuana businesses that do not require a permit issued by King County,
6145 that received a Washington state Liquor and Cannabis Board license to operate in a
6146 location within one thousand feet of another licensed retail marijuana business prior to
6147 August 14, 2016, and that King County did not object to within the Washington state
6148 Liquor and Cannabis Board marijuana license application process, shall be considered
6149 nonconforming and may remain in their current location, subject to the provisions of
6150 K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses, except:

6151 (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months;
6152 and

6153 (2) the gross floor area of a nonconforming retail outlet may be increased up
6154 to the limitations in subsection B.26.a. and B.26.b. of this section.

6155 27. Per lot, limited to a maximum aggregated total of five thousand square feet
6156 gross floor area devoted to, and in support of, the retail sale of marijuana, and;

6157 a. Any lot line of a lot having any area devoted to retail marijuana activity
6158 must be one thousand feet or more from any lot line of any other lot having any area
6159 devoted to retail marijuana activity; and any lot line of a lot having any area devoted to
6160 new retail marijuana activity may not be within one thousand feet of any lot line of any
6161 lot having any area devoted to existing retail marijuana activity; and

6162 b. Whether a new retail marijuana activity complies with this locational
6163 requirement shall be determined based on the date a conditional use permit application
6164 submitted to the department of (~~(permitting and environmental review)~~) local services
6165 became or was deemed complete, and:

6166 (1) if a complete conditional use permit application for the proposed retail
6167 marijuana use was not submitted, or if more than one conditional use permit application
6168 became or was deemed complete on the same date, then the director shall determine
6169 compliance based on the date the Washington state Liquor and Cannabis Board issues a
6170 Notice of Marijuana Application to King County;

6171 (2) if the Washington state Liquor and Cannabis Board issues more than one
6172 Notice of Marijuana Application on the same date, then the director shall determine
6173 compliance based on the date either any complete building permit or change of use

6174 permit application, or both, were submitted to the department declaring retail marijuana
6175 activity as an intended use;

6176 (3) if more than one building permit or change of use permit application was
6177 submitted on the same date, or if no building permit or change of use permit application
6178 was submitted, then the director shall determine compliance based on the date a complete
6179 business license application was submitted; and

6180 (4) if a business license application was not submitted or more than one
6181 business license application was submitted, then the director shall determine compliance
6182 based on the totality of the circumstances, including, but not limited to, the date that a
6183 retail marijuana license application was submitted to the Washington state Liquor and
6184 Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease
6185 or purchased the lot at issue for the purpose of retail marijuana use, and any other facts
6186 illustrating the timing of substantial investment in establishing a licensed retail marijuana
6187 use at the proposed location; and

6188 c. Retail marijuana businesses licensed by the Washington state Liquor and
6189 Cannabis Board and operating within one thousand feet of each other as of August 14,
6190 2016, and retail marijuana businesses that do not require a permit issued by King County,
6191 that received a Washington state Liquor and Cannabis Board license to operate in a
6192 location within one thousand feet of another licensed retail marijuana business prior to
6193 August 14, 2016, and that King County did not object to within the Washington state
6194 Liquor and Cannabis Board marijuana license application process, shall be considered
6195 nonconforming and may remain in their current location, subject to the provisions of
6196 K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses, except:

6197 (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months;
 6198 and

6199 (2) the gross floor area of a nonconforming retail outlet may be increased up
 6200 to the limitations in subsection B.27. of this section, subject to K.C.C. 21A.42.190.

6201 28. If the agricultural product sales or livestock sales is associated with
 6202 agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.

6203 SECTION 169. Ordinance 10870, Section 340, as amended, and K.C.C.
 6204 21A.12.030 are each hereby amended to read as follows:

6205 A. Densities and dimensions - residential and rural zones.

RURAL					RESIDENTIAL								
STANDARDS	RA- 2.5	RA- 5	RA- 10	RA-20	UR	R-1 (17)	R-4	R-6	R-8	R- 12	R- 18	R- 24	R- 48
Base Density:	0.2	0.2	0.1	0.05	0.2	1 du/ ac	4 du/ ac (6)	6	8	12	18	24	48
Dwelling Unit/Acre (15) (28)	du/a c	du/a c	du/ac	du/ac	du/ac (21)			du/a c	du/a c	du/a c	du/a c	du/a c	du/a c
Maximum Density: Dwelling Unit/Acre (1)	0.4 du/a c (20)						6 du/ ac (22) 8 du/ ac (27)	9 du/a c (27)	12 du/a c (27)	18 du/a c (27)	27 du/a c (27)	36 du/a c (27)	72 du/a c (27)
Minimum Density: (2)							85% (12) (18) (23)	85% (12) (18)	85% (12) (18)	80% (18)	75% (18)	70% (18)	65% (18)
Minimum Lot Area (13)	1.87 5 ac	3.75 ac	7.5 ac	15 ac									
Minimum Lot	135	135	135 ft	135 ft	35 ft	35 ft	30 ft	30 ft	30 ft	30 ft	30ft	30 ft	30 ft

Width (3)	ft	ft			(7)	(7)							
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7) (29)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10ft (8)	10 ft (8)
Minimum Interior Setback (3) (16)	5 ft (9)	10ft (9)	10 ft (9)	10 ft (9)	5 ft (7) (29)	5 ft (7) (29)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height (4)	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft (29)	35 ft (25)	35 ft	35 ft (14) (25)	35 ft (14) (25)	60 ft	60 ft (14)	60 ft (14)
Maximum Impervious Surface: Percentage (5)	25% (11) (19) (26)	20% (11) (19) (26)	15% (11) (19) (24) (26)	12.5% (11) (19) (26)	30% (11) (26)	30% (11) (26)	55% (26)	70% (26)	75% (26)	85% (26)	85% (26)	85% (26)	90% (26)

6206

B. Development conditions.

6207

1. This maximum density may be achieved only through the application of

6208

residential density incentives in accordance with K.C.C. chapter 21A.34 or transfers of

6209

development rights in accordance with K.C.C. chapter 21A.37, or any combination of

6210

density incentive or density transfer.

6211

2. Also see K.C.C. 21A.12.060.

6212

3. These standards may be modified under the provisions for zero-lot-line and

6213

townhouse developments.

6214

4. Height limits may be increased if portions of the structure that exceed the

6215

base height limit provide one additional foot of street and interior setback for each foot

6216

above the base height limit, but the maximum height may not exceed seventy-five feet.

6217

Netting or fencing and support structures for the netting or fencing used to contain golf

6218 balls in the operation of golf courses or golf driving ranges are exempt from the
6219 additional interior setback requirements but the maximum height shall not exceed
6220 seventy-five feet, except for recreation or multiuse parks, where the maximum height
6221 shall not exceed one hundred twenty-five feet, unless a golf ball trajectory study requires
6222 a higher fence.

6223 5. Applies to each individual lot. Impervious surface area standards for:

6224 a. Regional uses shall be established at the time of permit review;

6225 b. Nonresidential uses in rural area and residential zones shall comply with
6226 K.C.C. 21A.12.120 and 21A.12.220;

6227 c. Individual lots in the R-4 through R-6 zones that are less than nine thousand
6228 seventy-six square feet in area shall be subject to the applicable provisions of the nearest
6229 comparable R-6 or R-8 zone; and

6230 d. A lot may be increased beyond the total amount permitted in this chapter
6231 subject to approval of a conditional use permit.

6232 6. Mobile home parks shall be allowed a base density of six dwelling units per
6233 acre.

6234 7. The standards of the R-4 zone apply if a lot is less than fifteen thousand
6235 square feet in area.

6236 8. At least twenty linear feet of driveway shall be provided between any garage,
6237 carport or other fenced parking area and the street property line. The linear distance shall
6238 be measured along the center line of the driveway from the access point to such garage,
6239 carport or fenced area to the street property line.

6240 9.a. Residences shall have a setback of at least one hundred feet from any

6241 property line adjoining A, M or F zones or existing extractive operations. However,
6242 residences on lots less than one hundred fifty feet in width adjoining A, M or F zones or
6243 existing extractive operations shall have a setback from the rear property line equal to
6244 fifty percent of the lot width and a setback from the side property equal to twenty-five
6245 percent of the lot width.

6246 b. Except for residences along a property line adjoining A, M or F zones or
6247 existing extractive operations, lots between one acre and two and one-half acres in size
6248 shall conform to the requirements of the R-1 zone and lots under one acre shall conform
6249 to the requirements of the R-4 zone.

6250 10.a. For developments consisting of three or more single-detached dwellings
6251 located on a single parcel, the setback shall be ten feet along any property line abutting
6252 R-1 through R-8, RA and UR zones, except for structures in on-site play areas required in
6253 K.C.C. 21A.14.190, which shall have a setback of five feet.

6254 b. For townhouse and apartment development, the setback shall be twenty feet
6255 along any property line abutting R-1 through R-8, RA and UR zones, except for
6256 structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback
6257 of five feet, unless the townhouse or apartment development is adjacent to property upon
6258 which an existing townhouse or apartment development is located.

6259 11. Lots smaller than one-half acre in area shall comply with standards of the
6260 nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or
6261 larger, the maximum impervious surface area allowed shall be at least ten thousand
6262 square feet. On any lot over one acre in area, an additional five percent of the lot area
6263 may be used for buildings related to agricultural or forestry practices. For lots smaller

6264 than two acres but larger than one-half acre, an additional ten percent of the lot area may
6265 be used for structures that are determined to be medically necessary, if the applicant
6266 submits with the permit application a notarized affidavit, conforming with K.C.C.
6267 21A.32.170A.2.

6268 12. For purposes of calculating minimum density, the applicant may request that
6269 the minimum density factor be modified based upon the weighted average slope of the
6270 net buildable area of the site in accordance with K.C.C. 21A.12.087.

6271 13. The minimum lot area does not apply to lot clustering proposals as provided
6272 in K.C.C. chapter 21A.14.

6273 14. The base height to be used only for projects as follows:

6274 a. in R-6 and R-8 zones, a building with a footprint built on slopes exceeding a
6275 fifteen percent finished grade; and

6276 b. in R-18, R-24 and R-48 zones using residential density incentives and
6277 transfer of density credits in accordance with this title.

6278 15. Density applies only to dwelling units and not to sleeping units.

6279 16. Vehicle access points from garages, carports or fenced parking areas shall
6280 be set back from the property line on which a joint use driveway is located to provide a
6281 straight line length of at least twenty-six feet as measured from the center line of the
6282 garage, carport or fenced parking area, from the access point to the opposite side of the
6283 joint use driveway.

6284 17.a. All subdivisions and short subdivisions in the R-1 zone shall be required to
6285 be clustered if the property is located within or contains:

6286 (1) a floodplain;

- 6287 (2) a critical aquifer recharge area;
- 6288 (3) a regionally or locally significant resource area;
- 6289 (4) existing or planned public parks or trails, or connections to such facilities;
- 6290 (5) a category type S or F aquatic area or category I or II wetland;
- 6291 (6) a steep slope; or
- 6292 (7) an urban separator or wildlife habitat network designated by the
- 6293 Comprehensive Plan or a community plan.

6294 b. The development shall be clustered away from critical areas or the axis of

6295 designated corridors such as urban separators or the wildlife habitat network to the extent

6296 possible and the open space shall be placed in a separate tract that includes at least fifty

6297 percent of the site. Open space tracts shall be permanent and shall be dedicated to a

6298 homeowner's association or other suitable organization, as determined by the director,

6299 and meet the requirements in K.C.C. 21A.14.040. On-site critical area and buffers and

6300 designated urban separators shall be placed within the open space tract to the extent

6301 possible. Passive recreation, with no development of recreational facilities, and natural-

6302 surface pedestrian and equestrian trails are acceptable uses within the open space tract.

6303 18. See K.C.C. 21A.12.085.

6304 19. All subdivisions and short subdivisions in R-1 and RA zones within the

6305 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North

6306 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and

6307 Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East

6308 Sammamish Community Planning Area that drains to Patterson Creek shall have a

6309 maximum impervious surface area of eight percent of the gross acreage of the plat.

6310 Distribution of the allowable impervious area among the platted lots shall be recorded on
6311 the face of the plat. Impervious surface of roads need not be counted towards the
6312 allowable impervious area. Where both lot- and plat-specific impervious limits apply, the
6313 more restrictive shall be required.

6314 20. This density may only be achieved on RA 2.5 zoned parcels receiving
6315 density from rural forest focus areas through a transfer of density credit pursuant to
6316 K.C.C. chapter 21A.37.

6317 21. Base density may be exceeded, if the property is located in a designated
6318 rural city urban growth area and each proposed lot contains an occupied legal residence
6319 that predates 1959.

6320 22. The maximum density is four dwelling units per acre for properties zoned
6321 R-4 when located in the Rural Town of Fall City.

6322 23. The minimum density requirement does not apply to properties located
6323 within the Rural Town of Fall City.

6324 24. The impervious surface standards for the county fairground facility are
6325 established in the King County Fairgrounds Site Development Plan, Attachment A to
6326 Ordinance 14808 on file at the department of natural resources and parks and the
6327 department of ~~((permitting and environmental review))~~ local services, permitting
6328 division. Modifications to that standard may be allowed provided the square footage
6329 does not exceed the approved impervious surface square footage established in the King
6330 County Fairgrounds Site Development Plan Environmental Checklist, dated September
6331 21, 1999, Attachment B to Ordinance 14808, by more than ten percent.

6332 25. For cottage housing developments only:

6333 a. The base height is eighteen feet.

6334 b. Buildings have pitched roofs with a minimum slope of six and twelve may
6335 extend up to twenty-five feet at the ridge of the roof.

6336 26. Impervious surface does not include access easements serving neighboring
6337 property and driveways to the extent that they extend beyond the street setback due to
6338 location within an access panhandle or due to the application of King County Code
6339 requirements to locate features over which the applicant does not have control.

6340 27. Only in accordance with K.C.C. 21A.34.040.F.1.g. and F.6.

6341 28. On a site zoned RA with a building listed on the national register of historic
6342 places, additional dwelling units in excess of the maximum density may be allowed under
6343 K.C.C. 21A.12.042.

6344 29. Height and setback requirements shall not apply to regional transit authority
6345 facilities.

6346 SECTION 170. Ordinance 14045, Section 38, as amended, and K.C.C.

6347 21A.14.370 are each hereby amended to read as follows:

6348 The department of natural resources and parks may accept a grant of easement for
6349 the preservation or relocation of a rural equestrian community trail as follows:

6350 A. The department of natural resources and parks makes a determination in
6351 writing that:

6352 1. The rural equestrian community trail is listed or mapped on an inventory of
6353 equestrian community trails maintained by the department of natural resources and parks.

6354 The department of natural resources and parks shall field verify the presence of a trail
6355 where an inventory indicates the general location of a trail that has not yet been field

6356 verified;

6357 2. The rural equestrian community trail connects to a state, county or other trail

6358 open to the public;

6359 3. The rural equestrian community trail, following a site inspection by the

6360 department of natural resources and parks, is reasonably fit for use as a rural equestrian

6361 community trail;

6362 4. A rural equestrian community trail that traverses or impacts an

6363 environmentally sensitive area can be modified to meet code requirements for trails in

6364 critical areas; and

6365 5. Permanent protection or relocation of a rural equestrian community trail can

6366 be accomplished without interference with allowed uses and development of the subject

6367 property, and the site can be developed without interference with the trail and allows for

6368 future owners of the property to access historically existing or public trails in the vicinity

6369 of the site ; or

6370 B. If the rural equestrian community trail is proposed to be granted as part of a

6371 mitigation package for a development proposal, the department of ~~((permitting and~~

6372 ~~environmental review))~~ local services:

6373 1. Determines that permanent protection or relocation of the rural equestrian

6374 community trail can be accomplished without interference with the proposed use and

6375 development of the subject property;

6376 2. Determines that the site can be developed without interference with the trail

6377 and in a manner that allows future owners of the property to access historically existing

6378 or public trails in the vicinity that are linked to the subject site; and

6379 3. Reports its findings in writing to the department of natural resources and
6380 parks.

6381 SECTION 171. Ordinance 14045, Section 39, as amended, and K.C.C. 21A.14.380
6382 are each hereby amended to read as follows:

6383 The following design standards apply to rural equestrian community trails:

6384 A. An on-site rural equestrian community trail should be retained at its existing
6385 location unless that location impairs the use of the property as intended by the applicant.
6386 A rural equestrian community trail retained in the existing location shall not require any
6387 upgrades or improvements, except for maintenance required by this section. The trail
6388 may be relocated to a location within the street right-of-way or to another corridor
6389 separate from a street right-of-way, provided that whatever alternative is used preserves
6390 the same connections as the original trail to an existing public park or trail in the vicinity
6391 of the subject property. The preferred place for a relocated trail is out of the right-of-way
6392 or separated from the paved surface and road shoulder by a berm, ditch or other
6393 separation. Trails may only be relocated to a street right-of-way when meeting the
6394 standards in subsection E. of this section. A tax credit under the Public Benefit Rating
6395 System may only be given for trails relocated off the road right-of-way. The trail location
6396 shall be preserved by appropriate easements or dedications.

6397 B. Corridors for trails located outside a street right-of-way shall be ten feet wide,
6398 or six feet wide if the trail will be located along a property line and additional corridor
6399 space can reasonably be expected to be preserved on the abutting property and the
6400 corridor is not encumbered by any structures adjacent to the corridor.

6401 C. If permitted by K.C.C. chapter 21A.24, an existing or relocated rural

6402 equestrian community trail may be located in a designated critical area buffer.

6403 D. Rural equestrian community trails that are not located within street rights-of-
6404 way, should be natural, visually and functionally unobtrusive, and as low-impact as
6405 possible.

6406 E. Relocated or new rural equestrian community trails within public or private
6407 road rights-of-way shall be designed consistent with adopted King County Road
6408 Standards, KCRS Section 3.11, as supplemented by the following standards:

6409 1. The trail shall be located to provide access to a local equestrian travel
6410 corridor through the project site and adjacent properties, as determined by the King
6411 County department of ~~((transportation))~~ local services in cooperation with the local
6412 equestrian community;

6413 2. The preferred design is a trail separated from the paved roadway by a berm,
6414 ditch, tree cover or other natural obstacle; the center of the trail tread shall be at least
6415 eight feet of horizontal distance from the paved roadway edge;

6416 3. When a separated trail cannot be provided, a soft-surfaced ninety-six inch-
6417 wide roadway shoulder path shall be installed on all roads other than local access streets,
6418 where a forty-eight inches shoulder path shall be sufficient;

6419 4. All trails shall have an all-weather tread of thirty-six to forty-eight inches;

6420 5. The roadway shall include appropriate surface treatment to reduce slippage at
6421 roadway and trail crossings; and

6422 6. Appropriate signs shall be provided to indicate the location of street crossings
6423 for trails, with emphasis on arterials and subcollector streets.

6424 F. Relocated or new rural equestrian community trails not located in a right-of-

6425 way shall be designed to the King County Road Standards, KCRS Section 3.11.A.2.

6426 SECTION 172. Ordinance 14045, Section 40, as amended, and K.C.C.

6427 21A.14.390 are each hereby amended as follows:

6428 A. Once a trail easement has been granted to the county as provided by this
6429 chapter, it shall remain free from structural obstructions or other permanent or temporary
6430 obstacles. A rural equestrian community trail((s)) shall be open to the public for
6431 recreational use by equestrians and pedestrians. Equestrian and pedestrian use does not
6432 include use by motor vehicles, bicycles, roller skates, skateboards or other mechanized
6433 modes of transportation. However, the department of natural resources and parks may
6434 authorize use by motor vehicles in limited circumstances, such as for maintenance,
6435 emergencies or trail crossings.

6436 B. The trail easement shall set forth the responsibility for trail maintenance.
6437 Trails within dedicated street rights-of-way shall be maintained by the department of
6438 ~~((transportation))~~ local services or its successor agency. Trails within easements granted
6439 to King County shall be maintained by the department of natural resources and parks.
6440 The county may contract with a local user group or parks district for maintenance of the
6441 trail.

6442 C. Trails established under this section are subject to the rules and enforcement
6443 measures for use of facilities for King County parks in K.C.C. chapter 7.12.

6444 D. An easement governing the use and operation of a rural equestrian community
6445 trail being granted under Ordinance 14259 shall be granted by the property owner to the
6446 county. In preparing the easement, the department of natural resources and parks is
6447 authorized to negotiate the terms of the easement on matters such as the allowed use of

6448 the easement, whether the easement includes indemnification requirements, the
6449 maintenance of the easement, the relocation of the easement, and whether the easement is
6450 permanent or for a term of years, depending on the value of the property as a rural
6451 equestrian community trail. The easement shall be consistent with Ordinance 14259.

6452 SECTION 173. Ordinance 15051, Section 137, as amended, and K.C.C.

6453 21A.24.045 are each hereby amended to read as follows:

6454 A. Within the following seven critical areas and their buffers all alterations are
6455 allowed if the alteration complies with the development standards, impact avoidance and
6456 mitigation requirements and other applicable requirements established in this chapter:

- 6457 1. Critical aquifer recharge area;
- 6458 2. Coal mine hazard area;
- 6459 3. Erosion hazard area;
- 6460 4. Flood hazard area except in the severe channel migration hazard area;
- 6461 5. Landslide hazard area under forty percent slope;
- 6462 6. Seismic hazard area; and
- 6463 7. Volcanic hazard areas.

6464 B. Within the following seven critical areas and their buffers, unless allowed as
6465 an alteration exception under K.C.C. 21A.24.070, only the alterations on the table in
6466 subsection C. of this section are allowed if the alteration complies with conditions in
6467 subsection D. of this section and the development standards, impact avoidance and
6468 mitigation requirements and other applicable requirements established in this chapter:

- 6469 1. Severe channel migration hazard area;
- 6470 2. Landslide hazard area over forty percent slope;

<p>A number in a cell means the corresponding numbered condition in subsection D. of this section applies</p> <p>"Wildlife area and network" column applies to both Wildlife Habitat Conservation Area and Wildlife Habitat Network</p>					
ACTIVITY					
Structures					
Construction of new single detached dwelling unit			A 1	A 2	
Construction of a new tree-supported structure			A 64	A 64	A 64
Construction of nonresidential structure			A 3	A 3	A 3, 4
Maintenance or repair of existing structure	A 5	A	A	A	A 4
Expansion or replacement of existing structure	A 5, 7	A 5, 7	A 7, 8	A 6, 7, 8	A 4, 7
Interior remodeling	A	A	A	A	A
Construction of new dock or pier			A 9	A 9, 10, 11	
Maintenance, repair or replacement of dock or pier			A 12	A 10, 11	A 4
Grading					
Grading		A 13		A 14	A 4, 14
Construction of new slope stabilization	A 15	A 15	A 15	A 15	A 4, 15
Maintenance of existing slope stabilization	A 16	A 13	A 17	A 16, 17	A 4

Ordinance

Mineral extraction	A	A			
Clearing					
Clearing	A 18	A 18	A 18, 20	A 14, 18, 20	A 4, 14, 18, 20
Cutting firewood		A 21	A 21	A 21	A 4, 21
Vegetation management	A 19	A 19	A 19	A 19	A 4, 19
Removal of vegetation for fire safety	A 22	A 22	A 22	A 22	A 4, 22
Removal of noxious weeds or invasive vegetation	A 23	A 23	A 23	A 23	A 4, 23
Forest Practices					
Forest management activity	A	A	A	A	A 25
Roads					
Construction of new public road right-of-way structure on unimproved right-of-way			A 26	A 26	
Construction of new road in a plat			A 26	A 26	
Maintenance of public road right-of-way structure	A 16	A 16	A 16	A 16	A 16, 27
Expansion beyond public road right-of way structure	A	A	A 26	A 26	
Repair, replacement or modification within the roadway	A 16	A 16	A 16	A 16	A 16, 27
Construction of driveway or private access road	A 28	A 28	A 28	A 28	A 28
Construction of farm field access drive	A 29	A 29	A 29	A 29	A 29
Maintenance of driveway, private access road, farm field access drive or parking lot	A	A	A 17	A 17	A 17, 27
Construction of a bridge or culvert as part of a driveway or private access road	A 39	A 39	A 39	A 39	A 39
Bridges or culverts					
Maintenance or repair of bridge or culvert	A 16, 17	A 16, 17	A 16, 17	A 16, 17	A 16, 17, 27
Construction of a new bridge	A 16, 39	A 16, 39	A 16, 39	A 16, 39	A 4, 16, 39
Replacement of bridge or culvert	A 16	A 16	A 16	A 16, 30	A 16, 27
Expansion of bridge or culvert	A 16, 17	A 16, 17	A 16, 17, 31	A 17, 31	A 4
Utilities and other infrastructure					
Construction of new utility corridor or utility facility	A 32, 33	A 32, 33	A 32, 34	A 32, 34	A 27, 32, 35
Construction or maintenance of a hydroelectric	A 67	A 67	A 66	A 66	A 4, 66

Ordinance

generating facility					
Construction of a new residential utility service distribution line	A 32, 33	A 32, 33	A 32, 60	A 32, 60	A 27, 32, 60
Maintenance, repair or replacement of utility corridor or utility facility	A 32, 33	A 32, 33	A 32, 34, 36	A 32, 34, 36	A 4, 32, 37
Construction of a new on-site sewage disposal system or well	A 24	A 24	A 63	A 63	
Maintenance or repair of existing well	A 37	A 37	A 37	A 37	A 4, 37
Maintenance or repair of on-site sewage disposal system	A	A	A	A 37	A 4
Construction of new surface water conveyance system	A 32, 33	A 32, 33	A 32, 38	A 32, 38	A 4
Construction, maintenance or repair of in-water heat exchanger			A 68	A 68	
Maintenance, repair or replacement of existing surface water conveyance system	A 33	A 33	A 16, 32, 38	A 16, 40, 41	A 4, 37
Construction of new surface water flow control or surface water quality treatment facility			A 32	A 32	A 4, 32
Maintenance or repair of existing surface water flow control or surface water quality treatment facility	A 16	A 16	A 16	A 16	A 4
Construction of new flood protection facility			A 42	A 42	A 27, 42
Maintenance, repair or replacement of flood protection facility	A 33, 43	A 33, 43	A 43	A 43	A 27, 43
Flood risk reduction gravel removal	A 61	A 61	A 61	A 61	A 61
Construction of new instream structure or instream work	A 16	A 16	A 16	A 16, 44, 45	A 4, 16, 44, 45
Maintenance or repair of existing instream structure	A 16	A	A	A	A 4
Recreation					
Construction of new trail	A 46	A 46	A 47	A 47	A 4, 47
Maintenance of outdoor public park facility, trail or publicly improved recreation area	A 48	A 48	A 48	A 48	A 4, 48

Ordinance

Habitat, education and science projects					
Habitat restoration or enhancement project	A 49	A 49	A 49	A 49	A 4, 49
Scientific sampling for salmonids			A 50	A 50	A 50
Drilling and testing for critical areas report	A 51	A 51	A 51, 52	A 51, 52	A 4
Environmental education project	A 62	A 62	A 62	A 62	A 62
Agriculture					
Horticulture activity including tilling, discing, planting, seeding, harvesting, preparing soil, rotating crops and related activity	A 53	A 53	A 53, 54	A 53, 54	A 53, 54
Grazing livestock	A 53	A 53	A 53, 54	A 53, 54	A 53, 54
Construction or maintenance of a commercial fish farm			A 53, 54	A 53, 54	A 53, 54
Construction or maintenance of livestock manure storage facility			A 53, 54, 55	A 53, 54, 55, 56	A 53, 54
Construction of a livestock heavy use area			A 53, 54, 55	A 53, 54, 55, 56	A 53, 54
Construction or maintenance of a farm pad			A 56	A 56	
Construction of agricultural drainage			A 57	A 57	A 4, 57
Maintenance or replacement of agricultural drainage	A 23, 58	A 23, 58	A 23, 53, 54, 58	A 23, 53, 54, 58	A 4, 23, 53, 54, 58
Maintenance of agricultural waterway			A 69	A 69	
Construction or maintenance of farm pond, fish pond or livestock watering pond	A 53	A 53	A 53, 54	A 53, 54	A 53, 54
Other					
Shoreline water dependent or shoreline water oriented use				A 65	
Excavation of cemetery graves in established and approved cemetery	A	A	A	A	A
Maintenance of cemetery graves	A	A	A	A	A
Maintenance of lawn, landscaping or garden for personal consumption	A 59	A 59	A 59	A 59	A 59
Maintenance of golf course	A 17	A 17	A 17	A 17	A 4, 17

6482

D. The following alteration conditions apply:

6483

1. Limited to farm residences in grazed or tilled wet meadows and subject to the

6484 limitations of subsection D.3. of this section.

6485 2. Only allowed in a buffer of a lake that is twenty acres or larger on a lot that
6486 was created before January 1, 2005, if:

6487 a. at least seventy-five percent of the lots abutting the shoreline of the lake or
6488 seventy-five percent of the lake frontage, whichever constitutes the most developable
6489 lake frontage, has existing density of four dwelling units per acre or more;

6490 b. the development proposal, including mitigation required by this chapter, will
6491 have the least adverse impact on the critical area;

6492 c. existing native vegetation within the critical area buffer will remain
6493 undisturbed except as necessary to accommodate the development proposal and required
6494 building setbacks;

6495 d. access is located to have the least adverse impact on the critical area and
6496 critical area buffer;

6497 e. the alteration is the minimum necessary to accommodate the development
6498 proposal and in no case in excess of a development footprint of five thousand square feet;

6499 f. the alteration is no closer than:

6500 (1) on site with a shoreline environment designation of high intensity or
6501 residential, the greater of twenty-five feet or the average of the setbacks on adjacent lots
6502 on either side of the subject property, as measured from the ordinary high water mark of
6503 the lake shoreline;

6504 (2) on a site with a shoreline environment designation of rural, conservancy,
6505 resource or forestry, the greater of fifty feet or the average of the setbacks on adjacent
6506 lots on either side of the subject property, as measured from the ordinary high water mark

6507 the lake shoreline; and

6508 (3) on a site with a shoreline environment designation of natural, the greater
6509 of one hundred feet or the average of the setbacks on adjacent lots on either side of the
6510 subject property, as measured from the ordinary high water mark; and

6511 g. to the maximum extent practical, alterations are mitigated on the
6512 development proposal site by enhancing or restoring remaining critical area buffers.

6513 3. Limited to nonresidential farm-structures in grazed or tilled wet meadows or
6514 buffers of wetlands or aquatic areas where:

6515 a. the site is predominantly used for the practice of agriculture;

6516 b. the structure is in compliance with an approved farm management plan in
6517 accordance with K.C.C. 21A.24.051;

6518 c. the structure is either:

6519 (1) on or adjacent to existing nonresidential impervious surface areas,
6520 additional impervious surface area is not created waterward of any existing impervious
6521 surface areas and the area was not used for crop production;

6522 (2) higher in elevation and no closer to the critical area than its existing
6523 position; or

6524 (3) at a location away from existing impervious surface areas that is
6525 determined to be the optimum site in the farm management plan;

6526 d. all best management practices associated with the structure specified in the
6527 farm management plan are installed and maintained;

6528 e. installation of fencing in accordance with K.C.C. chapter 21A.30 does not
6529 require the development of a farm management plan if required best management

6530 practices are followed and the installation does not require clearing of critical areas or
6531 their buffers; and

6532 f. in a severe channel migration hazard area portion of an aquatic buffer only
6533 if:

6534 (1) there is no feasible alternative location on-site;

6535 (2) the structure is located where it is least subject to risk from channel
6536 migration;

6537 (3) the structure is not used to house animals or store hazardous substances;
6538 and

6539 (4) the total footprint of all accessory structures within the severe channel
6540 migration hazard area will not exceed the greater of one thousand square feet or two
6541 percent of the severe channel migration hazard area on the site.

6542 4. No clearing, external construction or other disturbance in a wildlife habitat
6543 conservation area is allowed during breeding seasons established under K.C.C.
6544 21A.24.382.

6545 5. Allowed for structures when:

6546 a. the landslide hazard poses little or no risk of injury;

6547 b. the risk of landsliding is low; and

6548 c. there is not an expansion of the structure.

6549 6. Within a severe channel migration hazard area allowed for:

6550 a. existing legally established primary structures if:

6551 (1) there is not an increase of the footprint of any existing structure; and

6552 (2) there is not a substantial improvement as defined in K.C.C. 21A.06.1270;

6553 and

6554 b. existing legally established accessory structures if:

6555 (1) additions to the footprint will not make the total footprint of all existing
6556 structures more than one-thousand square feet; and

6557 (2) there is not an expansion of the footprint towards any source of channel
6558 migration hazard, unless the applicant demonstrates that the location is less subject to risk
6559 and has less impact on the critical area.

6560 7. Allowed only in grazed wet meadows or the buffer or building setback
6561 outside a severe channel migration hazard area if:

6562 a. the expansion or replacement does not increase the footprint of a
6563 nonresidential structure;

6564 b.(1) for a legally established dwelling unit, the expansion or replacement,
6565 including any expansion of a legally established accessory structure allowed under this
6566 subsection B.7.b., does not increase the footprint of the dwelling unit and all other
6567 structures by more than one thousand square feet, not including any expansion of a
6568 drainfield made necessary by the expansion of the dwelling unit. To the maximum extent
6569 practical, the replacement or expansion of a drainfield in the buffer should be located
6570 within areas of existing lawn or landscaping, unless another location will have a lesser
6571 impact on the critical area and its buffer;

6572 (2) for a structure accessory to a dwelling unit, the expansion or replacement
6573 is located on or adjacent to existing impervious surface areas and does not result in a
6574 cumulative increase in the footprint of the accessory structure and the dwelling unit by
6575 more than one thousand square feet;

6576 (3) the location of the expansion has the least adverse impact on the critical
6577 area; and

6578 (4) a comparable area of degraded buffer area shall be enhanced through
6579 removal of nonnative plants and replacement with native vegetation in accordance with
6580 an approved landscaping plan;

6581 c. the structure was not established as the result of an alteration exception,
6582 variance, buffer averaging or reasonable use exception;

6583 d. to the maximum extent practical, the expansion or replacement is not
6584 located closer to the critical area or within the relic of a channel that can be connected to
6585 an aquatic area; and

6586 e. The expansion of a residential structure in the buffer of a Type S aquatic
6587 area that extends towards the ordinary high water mark requires a shoreline variance if:

6588 (1) the expansion is within thirty-five feet of the ordinary high water mark; or

6589 (2) the expansion is between thirty-five and fifty feet of the ordinary high
6590 water mark and the area of the expansion extending towards the ordinary high water mark
6591 is greater than three hundred square feet.

6592 8. Allowed upon another portion of an existing impervious surface outside a
6593 severe channel migration hazard area if:

6594 a. except as otherwise allowed under subsection D.7. of this section, the
6595 structure is not located closer to the critical area;

6596 b. except as otherwise allowed under subsection D.7. of this section, the
6597 existing impervious surface within the critical area or buffer is not expanded; and

6598 c. the degraded buffer area is enhanced through removal of nonnative plants

6599 and replacement with native vegetation in accordance with an approved landscaping plan.

6600 9. Limited to piers or seasonal floating docks in a category II, III or IV wetland

6601 or its buffer or along a lake shoreline or its buffer where:

6602 a. the vegetation where the alteration is proposed does not consist of dominant

6603 native wetland herbaceous or woody vegetation six feet in width or greater and the lack

6604 of this vegetation is not the result of any violation of law;

6605 b. the wetland or lake shoreline is not a salmonid spawning area;

6606 c. hazardous substances or toxic materials are not used; and

6607 d. if located in a freshwater lake, the pier or dock conforms to the standards for

6608 docks under K.C.C. 21A.25.180.

6609 10. Allowed on type N or O aquatic areas if hazardous substances or toxic

6610 materials are not used.

6611 11. Allowed on type S or F aquatic areas outside of the severe channel

6612 migration hazard area if in compliance with K.C.C. 21A.25.180.

6613 12. When located on a lake, must be in compliance with K.C.C. 21A.25.180.

6614 13. Limited to regrading and stabilizing of a slope formed as a result of a legal

6615 grading activity.

6616 14. The following are allowed in the severe channel migration hazard area if

6617 conducted more than one hundred sixty-five feet from the ordinary high water mark in

6618 the rural area and one-hundred fifteen feet from the ordinary high water mark in the

6619 urban area:

6620 a. grading of up to fifty cubic yards on lot less than five acres; and

6621 b. clearing of up to one-thousand square feet or up to a cumulative thirty-five

6622 percent of the severe channel migration hazard area.

6623 15. Only where erosion or landsliding threatens a structure, utility facility,
6624 roadway, driveway, public trails, aquatic area or wetland if, to the maximum extent
6625 practical, stabilization work does not disturb the slope and its vegetative cover and any
6626 associated critical areas.

6627 16. Allowed when performed by, at the direction of or authorized by a
6628 government agency in accordance with regional road maintenance guidelines.

6629 17. Allowed when not performed under the direction of a government agency
6630 only if:

6631 a. the maintenance or expansion does not involve the use of herbicides,
6632 hazardous substances, sealants or other liquid oily substances in aquatic areas, wetlands
6633 or their buffers; and

6634 b. when maintenance, expansion or replacement of bridges or culverts involves
6635 water used by salmonids:

6636 (1) the work is in compliance with ditch standards in public rule; and

6637 (2) the maintenance of culverts is limited to removal of sediment and debris
6638 from the culvert and its inlet, invert and outlet and the stabilization of the disturbed or
6639 damaged bank or channel immediately adjacent to the culvert and shall not involve the
6640 excavation of a new sediment trap adjacent to the inlet.

6641 18. Allowed for the removal of hazard trees and vegetation as necessary for
6642 surveying or testing purposes.

6643 19. The limited trimming, pruning or removal of vegetation under a vegetation
6644 management plan approved by the department:

6645 a. in steep slope and landslide hazard areas, for the making and maintenance of
6646 view corridors; and

6647 b. in all critical areas for habitat enhancement, invasive species control or
6648 forest management activities.

6649 20. Harvesting of plants and plant materials, such as plugs, stakes, seeds or
6650 fruits, for restoration and enhancement projects is allowed.

6651 21. Cutting of firewood is subject to the following:

6652 a. within a wildlife habitat conservation area, cutting firewood is not allowed;

6653 b. within a wildlife network, cutting shall be in accordance with a management
6654 plan approved under K.C.C. 21A.24.386; and

6655 c. within a critical area buffer, cutting shall be for personal use and in
6656 accordance with an approved forest management plan or rural stewardship plan.

6657 22. Allowed only in buffers if in accordance with best management practices
6658 approved by the King County fire marshal.

6659 23. Allowed as follows:

6660 a. if conducted in accordance with an approved forest management plan, farm
6661 management plan or rural stewardship plan; or

6662 b. without an approved forest management plan, farm management plan or
6663 rural stewardship plan, only if:

6664 (1) removal is undertaken with hand labor, including hand-held mechanical
6665 tools, unless the King County noxious weed control board otherwise prescribes the use of
6666 riding mowers, light mechanical cultivating equipment or herbicides or biological control
6667 methods;

6668 (2) the area is stabilized to avoid regrowth or regeneration of noxious weeds;

6669 (3) the cleared area is revegetated with native vegetation and stabilized

6670 against erosion; and

6671 (4) herbicide use is in accordance with federal and state law;

6672 24. Allowed to repair or replace existing on site wastewater disposal systems in

6673 accordance with the applicable public health standards within Marine Recovery Areas

6674 adopted by the Seattle King County board of health and:

6675 a. there is no alternative location available with less impact on the critical area;

6676 b. impacts to the critical area are minimized to the maximum extent

6677 practicable;

6678 c. the alterations will not subject the critical area to increased risk of landslide

6679 or erosion;

6680 d. vegetation removal is the minimum necessary to accommodate the septic

6681 system; and

6682 e. significant risk of personal injury is eliminated or minimized in the landslide

6683 hazard area.

6684 25. Only if in compliance with published Washington state Department of Fish

6685 and Wildlife and Washington state Department of Natural Resources Management

6686 standards for the species. If there are no published Washington state standards, only if in

6687 compliance with management standards determined by the county to be consistent with

6688 best available science.

6689 26. Allowed only if:

6690 a. there is not another feasible location with less adverse impact on the critical

6691 area and its buffer;

6692 b. the corridor is not located over habitat used for salmonid rearing or
6693 spawning or by a species listed as endangered or threatened by the state or federal
6694 government unless the department determines that there is no other feasible crossing site.

6695 c. the corridor width is minimized to the maximum extent practical;

6696 d. the construction occurs during approved periods for instream work;

6697 e. the corridor will not change or diminish the overall aquatic area flow peaks,
6698 duration or volume or the flood storage capacity; and

6699 f. no new public right-of-way is established within a severe channel migration
6700 hazard area.

6701 27. To the maximum extent practical, during breeding season established under
6702 K.C.C. 21A.24.382, land clearing machinery such as bulldozers, graders or other heavy
6703 equipment are not operated within a wildlife habitat conservation area.

6704 28. Allowed only if:

6705 a. an alternative access is not available;

6706 b. impact to the critical area is minimized to the maximum extent practical
6707 including the use of walls to limit the amount of cut and fill necessary;

6708 c. the risk associated with landslide and erosion is minimized;

6709 d. access is located where it is least subject to risk from channel migration; and

6710 e. construction occurs during approved periods for instream work.

6711 29. Only if in compliance with a farm management plan in accordance with
6712 K.C.C. 21A.24.051.

6713 30. Allowed only if:

6714 a. the new construction or replacement is made fish passable in accordance
6715 with the most recent Washington state Department of Fish and Wildlife manuals or with
6716 the National Marine and Fisheries Services guidelines for federally listed salmonid
6717 species; and

6718 b. the site is restored with appropriate native vegetation.

6719 31. Allowed if necessary to bring the bridge or culvert up to current standards
6720 and if:

6721 a. there is not another feasible alternative available with less impact on the
6722 aquatic area and its buffer; and

6723 b. to the maximum extent practical, the bridge or culvert is located to minimize
6724 impacts to the aquatic area and its buffer(s).

6725 32. Allowed in an existing roadway if conducted consistent with the regional
6726 road maintenance guidelines.

6727 33. Allowed outside the roadway if:

6728 a. the alterations will not subject the critical area to an increased risk of
6729 landslide or erosion;

6730 b. vegetation removal is the minimum necessary to locate the utility or
6731 construct the corridor; and

6732 c. significant risk of personal injury is eliminated or minimized in the landslide
6733 hazard area.

6734 34. Limited to the pipelines, cables, wires and support structures of utility
6735 facilities within utility corridors if:

6736 a. there is no alternative location with less adverse impact on the critical area

6737 and critical area buffer;

6738 b. new utility corridors meet the all of the following to the maximum extent

6739 practical:

6740 (1) are not located over habitat used for salmonid rearing or spawning or by a

6741 species listed as endangered or threatened by the state or federal government unless the

6742 department determines that there is no other feasible crossing site;

6743 (2) the mean annual flow rate is less than twenty cubic feet per second; and

6744 (3) paralleling the channel or following a down-valley route near the channel

6745 is avoided;

6746 c. to the maximum extent practical utility corridors are located so that:

6747 (1) the width is the minimized;

6748 (2) the removal of trees greater than twelve inches diameter at breast height is

6749 minimized;

6750 (3) an additional, contiguous and undisturbed critical area buffer, equal in

6751 area to the disturbed critical area buffer area including any allowed maintenance roads, is

6752 provided to protect the critical area;

6753 d. to the maximum extent practical, access for maintenance is at limited access

6754 points into the critical area buffer rather than by a parallel maintenance road. If a parallel

6755 maintenance road is necessary the following standards are met:

6756 (1) to the maximum extent practical the width of the maintenance road is

6757 minimized and in no event greater than fifteen feet; and

6758 (2) the location of the maintenance road is contiguous to the utility corridor

6759 on the side of the utility corridor farthest from the critical area;

- 6760 e. the utility corridor or facility will not adversely impact the overall critical
6761 area hydrology or diminish flood storage capacity;
- 6762 f. the construction occurs during approved periods for instream work;
- 6763 g. the utility corridor serves multiple purposes and properties to the maximum
6764 extent practical;
- 6765 h. bridges or other construction techniques that do not disturb the critical areas
6766 are used to the maximum extent practical;
- 6767 i. bored, drilled or other trenchless crossing is laterally constructed at least four
6768 feet below the maximum depth of scour for the base flood;
- 6769 j. bridge piers or abutments for bridge crossing are not placed within the
6770 FEMA floodway or the ordinary high water mark;
- 6771 k. open trenching is only used during low flow periods or only within aquatic
6772 areas when they are dry. The department may approve open trenching of type S or F
6773 aquatic areas only if there is not a feasible alternative and equivalent or greater
6774 environmental protection can be achieved; and
- 6775 l. minor communication facilities may collocate on existing utility facilities if:
6776 (1) no new transmission support structure is required; and
6777 (2) equipment cabinets are located on the transmission support structure.
- 6778 35. Allowed only for new utility facilities in existing utility corridors.
- 6779 36. Allowed for onsite private individual utility service connections or private
6780 or public utilities if the disturbed area is not expanded and no hazardous substances,
6781 pesticides or fertilizers are applied.
- 6782 37. Allowed if the disturbed area is not expanded, clearing is limited to the

6783 maximum extent practical and no hazardous substances, pesticides or fertilizers are
6784 applied.

6785 38. Allowed if:

6786 a. conveying the surface water into the wetland or aquatic area buffer and
6787 discharging into the wetland or aquatic area buffer or at the wetland or aquatic area edge
6788 has less adverse impact upon the wetland or aquatic area or wetland or aquatic area buffer
6789 than if the surface water were discharged at the buffer's edge and allowed to naturally
6790 drain through the buffer;

6791 b. the volume of discharge is minimized through application of low impact
6792 development and water quality measures identified in the King County Surface Water
6793 Design Manual;

6794 c. the conveyance and outfall are installed with hand equipment where
6795 feasible;

6796 d. the outfall shall include bioengineering techniques where feasible; and

6797 e. the outfall is designed to minimize adverse impacts to critical areas.

6798 39. Allowed only if:

6799 a. there is no feasible alternative with less impact on the critical area and its
6800 buffer;

6801 b. to the maximum extent practical, the bridge or culvert is located to minimize
6802 impacts to the critical area and its buffer;

6803 c. the bridge or culvert is not located over habitat used for salmonid rearing or
6804 spawning unless there is no other feasible crossing site;

6805 d. construction occurs during approved periods for in-stream work; and

6806 e. bridge piers or abutments for bridge crossings are not placed within the
6807 FEMA floodway, severe channel migration hazard area or waterward of the ordinary high
6808 water mark.

6809 40. Allowed for an open, vegetated stormwater management conveyance system
6810 and outfall structure that simulates natural conditions if:

6811 a. fish habitat features necessary for feeding, cover and reproduction are
6812 included when appropriate;

6813 b. vegetation is maintained and added adjacent to all open channels and ponds,
6814 if necessary to prevent erosion, filter out sediments or shade the water; and

6815 c. bioengineering techniques are used to the maximum extent practical.

6816 41. Allowed for a closed, tightlined conveyance system and outfall structure if:

6817 a. necessary to avoid erosion of slopes; and

6818 b. bioengineering techniques are used to the maximum extent practical.

6819 42. Allowed in a severe channel migration hazard area or an aquatic area buffer
6820 to prevent bank erosion only:

6821 a. if consistent with the Integrated Streambank Protection Guidelines
6822 (Washington State Aquatic Habitat Guidelines Program, 2002) and if bioengineering
6823 techniques are used to the maximum extent practical, unless the applicant demonstrates
6824 that other methods provide equivalent structural stabilization and environmental function;

6825 b. based on a critical areas report, the department determines that the new
6826 flood protection facility will not cause significant impacts to upstream or downstream
6827 properties; and

6828 c. to prevent bank erosion for the protection of:

- 6829 (1) public roadways;
- 6830 (2) sole access routes in existence before February 16, 1995;
- 6831 (3) new primary dwelling units, accessory dwelling units or accessory living
6832 quarters and residential accessory structures located outside the severe channel migration
6833 hazard area if:
- 6834 (a) the site is adjacent to or abutted by properties on both sides containing
6835 buildings or sole access routes protected by legal bank stabilization in existence before
6836 February 16, 1995. The buildings, sole access routes or bank stabilization must be
6837 located no more than six hundred feet apart as measured parallel to the migrating
6838 channel; and
- 6839 (b) the new primary dwelling units, accessory dwelling units, accessory
6840 living quarters or residential accessory structures are located no closer to the aquatic area
6841 than existing primary dwelling units, accessory dwelling units, accessory living quarters
6842 or residential accessory structures on abutting or adjacent properties; or
- 6843 (4) existing primary dwelling units, accessory dwelling units, accessory living
6844 quarters or residential accessory structures if:
- 6845 (a) the structure was in existence before the adoption date of a King County
6846 Channel Migration Zone hazard map that applies to that channel, if such a map exists;
- 6847 (b) the structure is in imminent danger, as determined by a geologist,
6848 engineering geologist or geotechnical engineer;
- 6849 (c) the applicant has demonstrated that the existing structure is at risk, and
6850 the structure and supporting infrastructure cannot be relocated on the lot further from the
6851 source of channel migration; and

- 6852 (d) nonstructural measures are not feasible.
- 6853 43. Applies to lawfully established existing structures if:
- 6854 a. the height of the facility is not increased, unless the facility is being replaced
- 6855 in a new alignment that is landward of the previous alignment and enhances aquatic area
- 6856 habitat and process;
- 6857 b. the linear length of the facility is not increased, unless the facility is being
- 6858 replaced in a new alignment that is landward of the previous alignment and enhances
- 6859 aquatic area habitat and process;
- 6860 c. the footprint of the facility is not expanded waterward;
- 6861 d. consistent with the Integrated Streambank Protection Guidelines
- 6862 (Washington State Aquatic Habitat Guidelines Program, 2002) and bioengineering
- 6863 techniques are used to the maximum extent practical;
- 6864 e. the site is restored with appropriate native vegetation and erosion protection
- 6865 materials; and
- 6866 f. based on a critical areas report, the department determines that the
- 6867 maintenance, repair, replacement or construction will not cause significant impacts to
- 6868 upstream or downstream properties.
- 6869 44. Allowed in type N and O aquatic areas if done in least impacting way at
- 6870 least impacting time of year, in conformance with applicable best management practices,
- 6871 and all affected instream and buffer features are restored.
- 6872 45. Allowed in a type S or F water when such work is:
- 6873 a. included as part of a project to evaluate, restore or improve habitat, and
- 6874 b. sponsored or cosponsored by a public agency that has natural resource

6875 management as a function or by a federally recognized tribe.

6876 46. Allowed as long as the trail is not constructed of impervious surfaces that
6877 will contribute to surface water run-off, unless the construction is necessary for soil
6878 stabilization or soil erosion prevention or unless the trail system is specifically designed
6879 and intended to be accessible to handicapped persons.

6880 47. Not allowed in a wildlife habitat conservation area. Otherwise, allowed in
6881 the buffer or for crossing a category II, III or IV wetland or a type F, N or O aquatic area,
6882 if:

6883 a. the trail surface is made of pervious materials, except that public
6884 multipurpose trails may be made of impervious materials if they meet all the
6885 requirements in K.C.C. chapter 9.12. A trail that crosses a wetland or aquatic area shall
6886 be constructed as a raised boardwalk or bridge;

6887 b. to the maximum extent practical, buffers are expanded equal to the width of
6888 the trail corridor including disturbed areas;

6889 c. there is not another feasible location with less adverse impact on the critical
6890 area and its buffer;

6891 d. the trail is not located over habitat used for salmonid rearing or spawning or
6892 by a species listed as endangered or threatened by the state or federal government unless
6893 the department determines that there is no other feasible crossing site;

6894 e. the trail width is minimized to the maximum extent practical;

6895 f. the construction occurs during approved periods for instream work; and

6896 g. the trail corridor will not change or diminish the overall aquatic area flow
6897 peaks, duration or volume or the flood storage capacity.

6898 h. the trail may be located across a critical area buffer for access to a viewing
6899 platform or to a permitted dock or pier;

6900 i. A private viewing platform may be allowed if it is:

6901 (1) located upland from the wetland edge or the ordinary high water mark of
6902 an aquatic area;

6903 (2) located where it will not be detrimental to the functions of the wetland or
6904 aquatic area and will have the least adverse environmental impact on the critical area or
6905 its buffer;

6906 (3) limited to fifty square feet in size;

6907 (4) constructed of materials that are nontoxic; and

6908 (5) on footings located outside of the wetland or aquatic area.

6909 48. Only if the maintenance:

6910 a. does not involve the use of herbicides or other hazardous substances except
6911 for the removal of noxious weeds or invasive vegetation;

6912 b. when salmonids are present, the maintenance is in compliance with ditch
6913 standards in public rule; and

6914 c. does not involve any expansion of the roadway, lawn, landscaping, ditch,
6915 culvert, engineered slope or other improved area being maintained.

6916 49. Limited to alterations to restore habitat forming processes or directly restore
6917 habitat function and value, including access for construction, as follows:

6918 a. projects sponsored or cosponsored by a public agency that has natural
6919 resource management as a primary function or by a federally recognized tribe;

6920 b. restoration and enhancement plans prepared by a qualified biologist; or

6921 c. conducted in accordance with an approved forest management plan, farm
6922 management plan or rural stewardship plan.

6923 50. Allowed in accordance with a scientific sampling permit issued by
6924 Washington state Department of Fish and Wildlife or an incidental take permit issued
6925 under Section 10 of the Endangered Species Act.

6926 51. Allowed for the minimal clearing and grading, including site access,
6927 necessary to prepare critical area reports.

6928 52. The following are allowed if associated spoils are contained:

6929 a. data collection and research if carried out to the maximum extent practical
6930 by nonmechanical or hand-held equipment;

6931 b. survey monument placement;

6932 c. site exploration and gage installation if performed in accordance with state-
6933 approved sampling protocols and accomplished to the maximum extent practical by
6934 hand-held equipment and; or similar work associated with an incidental take permit
6935 issued under Section 10 of the Endangered Species Act or consultation under Section 7 of
6936 the Endangered Species Act.

6937 53. Limited to activities in continuous existence since January 1, 2005, with no
6938 expansion within the critical area or critical area buffer. "Continuous existence" includes
6939 cyclical operations and managed periods of soil restoration, enhancement or other fallow
6940 states associated with these horticultural and agricultural activities.

6941 54. Allowed for expansion of existing or new agricultural activities where:

6942 a. the site is predominantly involved in the practice of agriculture;

6943 b. there is no expansion into an area that:

6944 (1) has been cleared under a class I, II, III, IV-S or nonconversion IV-G forest
6945 practice permit; or

6946 (2) is more than ten thousand square feet with tree cover at a uniform density
6947 more than ninety trees per acre and with the predominant mainstream diameter of the
6948 trees at least four inches diameter at breast height, not including areas that are actively
6949 managed as agricultural crops for pulpwood, Christmas trees or ornamental nursery
6950 stock;

6951 c. the activities are in compliance with an approved farm management plan in
6952 accordance with K.C.C. 21A.24.051; and

6953 d. all best management practices associated with the activities specified in the
6954 farm management plan are installed and maintained.

6955 55. Only allowed in grazed or tilled wet meadows or their buffers if:

6956 a. the facilities are designed to the standards of an approved farm management
6957 plan in accordance K.C.C. 21A.24.051 or an approved livestock management plan in
6958 accordance with K.C.C. chapter 21A.30;

6959 b. there is not a feasible alternative location available on the site; and

6960 c. the facilities are located close to the outside edge of the buffer to the
6961 maximum extent practical.

6962 56. Only allowed in a severe channel migration hazard area located outside of
6963 the shorelines jurisdiction area, grazed or tilled wet meadow or wet meadow buffer or
6964 aquatic area buffer and only if:

6965 a. the applicant demonstrates that adverse impacts to the critical area and
6966 critical area buffers have been minimized;

6967 b. there is not another feasible location available on the site that is located
6968 outside of the critical area or critical area buffer; and

6969 c. for proposals located in the severe channel migration hazard area, the farm
6970 pad or livestock manure storage facility is located where it is least subject to risk from
6971 channel migration.

6972 57. Allowed for new agricultural drainage in compliance with an approved farm
6973 management plan in accordance with K.C.C. 21A.24.051 and all best management
6974 practices associated with the activities specified in the farm management plan are
6975 installed and maintained.

6976 58. If the agricultural drainage is used by salmonids, maintenance shall be in
6977 compliance with an approved farm management plan in accordance with K.C.C.
6978 21A.24.051.

6979 59. Allowed within existing landscaped areas or other previously disturbed
6980 areas.

6981 60. Allowed for residential utility service distribution lines to residential
6982 dwellings, including, but not limited to, well water conveyance, septic system
6983 conveyance, water service, sewer service, natural gas, electrical, cable and telephone, if:

6984 a. there is no alternative location with less adverse impact on the critical area
6985 or the critical area buffer;

6986 b. the residential utility service distribution lines meet the all of the following,
6987 to the maximum extent practical:

6988 (1) are not located over habitat used for salmonid rearing or spawning or by a
6989 species listed as endangered or threatened by the state or federal government unless the

6990 department determines that there is no other feasible crossing site;

6991 (2) not located over a type S aquatic area;

6992 (3) paralleling the channel or following a down-valley route near the channel

6993 is avoided;

6994 (4) the width of clearing is minimized;

6995 (5) the removal of trees greater than twelve inches diameter at breast height is

6996 minimized;

6997 (6) an additional, contiguous and undisturbed critical area buffer, equal in

6998 area to the disturbed critical area buffer area is provided to protect the critical area;

6999 (7) access for maintenance is at limited access points into the critical area

7000 buffer.

7001 (8) the construction occurs during approved periods for instream work;

7002 (9) bored, drilled or other trenchless crossing is encouraged, and shall be

7003 laterally constructed at least four feet below the maximum depth of scour for the base

7004 flood; and

7005 (10) open trenching across Type O or Type N aquatic areas is only used

7006 during low flow periods or only within aquatic areas when they are dry.

7007 61. Allowed if sponsored or cosponsored by the countywide flood control zone

7008 district and the department determines that the project and its location:

7009 a. is the best flood risk reduction alternative practicable;

7010 b. is part of a comprehensive, long-term flood management strategy;

7011 c. is consistent with the King County Flood Hazard Management Plan policies;

7012 d. will have the least adverse impact on the ecological functions of the critical

7013 area or its buffer, including habitat for fish and wildlife that are identified for protection
7014 in the King County Comprehensive Plan; and

7015 e. has been subject to public notice in accordance with K.C.C. 20.44.060.

7016 62.a. Not allowed in wildlife habitat conservation areas;

7017 b. Only allowed if:

7018 (1) the project is sponsored or cosponsored by a public agency whose primary
7019 function deals with natural resources management;

7020 (2) the project is located on public land or on land that is owned by a
7021 nonprofit agency whose primary function deals with natural resources management;

7022 (3) there is not a feasible alternative location available on the site with less
7023 impact to the critical area or its associated buffer;

7024 (4) the aquatic area or wetland is not for salmonid rearing or spawning;

7025 (5) the project minimizes the footprint of structures and the number of access
7026 points to any critical areas; and

7027 (6) the project meets the following design criteria:

7028 (a) to the maximum extent practical size of platform shall not exceed one
7029 hundred square feet;

7030 (b) all construction materials for any structures, including the platform,
7031 pilings, exterior and interior walls and roof, are constructed of nontoxic material, such as
7032 nontreated wood, vinyl-coated wood, nongalvanized steel, plastic, plastic wood,
7033 fiberglass or cured concrete that the department determines will not have an adverse
7034 impact on water quality;

7035 (c) the exterior of any structures are sufficiently camouflaged using netting

7036 or equivalent to avoid any visual deterrent for wildlife species to the maximum extent
7037 practical. The camouflage shall be maintained to retain concealment effectiveness;

7038 (d) structures shall be located outside of the wetland or aquatic area
7039 landward of the Ordinary High Water Mark or open water component (if applicable) to
7040 the maximum extent practical on the site;

7041 (e) construction occurs during approved periods for work inside the
7042 Ordinary High Water Mark;

7043 (f) construction associated with bird blinds shall not occur from March 1
7044 through August 31, in order to avoid disturbance to birds during the breeding, nesting and
7045 rearing seasons;

7046 (g) to the maximum extent practical, provide accessibility for persons with
7047 physical disabilities in accordance with the International Building Code;

7048 (h) trail access is designed in accordance with public rules adopted by the
7049 department;

7050 (i) existing native vegetation within the critical area will remain undisturbed
7051 except as necessary to accommodate the proposal. Only minimal hand clearing of
7052 vegetation is allowed; and

7053 (j) disturbed bare ground areas around the structure must be replanted with
7054 native vegetation approved by the department.

7055 63. Not allowed in the severe channel migration zone, there is no alternative
7056 location with less adverse impact on the critical area and buffer and clearing is minimized
7057 to the maximum extent practical.

7058 64. Only structures wholly or partially supported by a tree and used as accessory

7059 living quarters or for play and similar uses described in K.C.C. 16.02.240.1, subject to the
7060 following:

7061 a. not allowed in wildlife habitat conservation areas or severe channel
7062 migration hazard areas;

7063 b. the structure's floor area shall not exceed two hundred square feet, excluding
7064 a narrow access stairway or landing leading to the structure;

7065 c. the structure shall be located as far from the critical area as practical, but in
7066 no case closer than seventy-five feet from the critical area;

7067 d. only one tree-supported structure within a critical area buffer is allowed on a
7068 lot;

7069 e. all construction materials for the structure, including the platform, pilings,
7070 exterior and interior walls and roof, shall be constructed of nontoxic material, such as
7071 nontreated wood, vinyl-coated wood, nongalvanized steel, plastic, plastic wood,
7072 fiberglass or cured concrete that the department determines will not have an adverse
7073 impact on water quality;

7074 f. to the maximum extent practical, the exterior of the structure shall be
7075 camouflaged with natural wood and earth tone colors to limit visual impacts to wildlife
7076 and visibility from the critical area. The camouflage shall be maintained to retain
7077 concealment effectiveness;

7078 g. the structure must not adversely impact the long-term health and viability of
7079 the tree. The evaluation shall include, but not be limited to, the following:

7080 (1) the quantity of supporting anchors and connection points to attach the tree
7081 house to the tree shall be the minimum necessary to adequately support the structure;

7082 (2) the attachments shall be constructed using the best available tree anchor
7083 bolt technology; and

7084 (3) an ISA Certified Arborist shall evaluate the tree proposed for placement
7085 of the tree house and shall submit a report discussing how the tree's long-term health and
7086 viability will not be negatively impacted by the tree house or associated infrastructure;

7087 h. exterior lighting shall meet the following criteria:

7088 (1) limited to the minimum quantity of lights necessary to meet the building
7089 code requirements to allow for safe exiting of the structure and stairway; and

7090 (2) exterior lights shall be fully shielded and shall direct light downward, in
7091 an attempt to minimize impacts to the nighttime environment;

7092 i. unless otherwise approved by the department, all external construction shall
7093 be limited to September 1 through March 1 in order to avoid disturbance to wildlife
7094 species during typical breeding, nesting and rearing seasons;

7095 j. trail access to the structure shall be designed in accordance with trail
7096 standards under subsection D.47. of this section;

7097 k. to the maximum extent practical, existing native vegetation shall be left
7098 undisturbed. Only minimal hand clearing of vegetation is allowed; and

7099 l. vegetated areas within the critical area buffer that are temporarily impacted
7100 by construction of the structure shall be restored by planting native vegetation according
7101 to a vegetation management plan approved by the department.

7102 65. Shoreline water dependent and shoreline water oriented uses are allowed in
7103 the aquatic area and aquatic area buffer of a Type S aquatic area if consistent with K.C.C.
7104 chapter 21A.25, chapter 90.58 RCW and the King County Comprehensive Plan.

7105 66. Only hydroelectric generating facilities meeting the requirements of K.C.C.
7106 21A.08.100B.14., and only as follows:

7107 a. there is not another feasible location within the aquatic area with less adverse
7108 impact on the critical area and its buffer;

7109 b. the facility and corridor is not located over habitat used for salmonid rearing
7110 or spawning or by a species listed as endangered or threatened by the state or federal
7111 government unless the department determines that there is no other feasible location;

7112 c. the facility is not located in Category I wetlands or Category II wetlands with
7113 a habitat score 30 points or greater

7114 d. the corridor width is minimized to the maximum extent practical;

7115 e. paralleling the channel or following a down-valley route within an aquatic
7116 area buffer is avoided to the maximum extent practical;

7117 f. the construction occurs during approved periods for instream work;

7118 g. the facility and corridor will not change or adversely impact the overall
7119 aquatic area flow peaks, duration or volume or the flood storage capacity;

7120 h. the facility and corridor is not located within a severe channel migration
7121 hazard area;

7122 i. to the maximum extent practical, buildings will be located outside the buffer
7123 and away from the aquatic area or wetland;

7124 j. to the maximum extent practical, access for maintenance is at limited access
7125 points into the critical area buffer rather than by a parallel maintenance road. If a parallel
7126 maintenance road is necessary the following standards are met:

7127 (1) to the maximum extent practical the width of the maintenance road is

7128 minimized and in no event greater than fifteen feet; and

7129 (2) the location of the maintenance road is contiguous to the utility corridor

7130 on the side of the utility corridor farthest from the critical area;

7131 k. the facility does not pose an unreasonable threat to the public health, safety

7132 or welfare on or off the development proposal site and is consistent with the general

7133 purposes of this chapter and the public interest; and

7134 l. the facility connects to or is an alteration to a public roadway, public trail, a

7135 utility corridor or utility facility or other infrastructure owned or operated by a public

7136 utility.

7137 67. Only hydroelectric generating facilities meeting the requirements of K.C.C.

7138 21A.08.100.B.14, and only as follows:

7139 a. there is not another feasible location with less adverse impact on the

7140 critical area and its buffer;

7141 b. the alterations will not subject the critical area to an increased risk of

7142 landslide or erosion;

7143 c. the corridor width is minimized to the maximum extent practical;

7144 d. vegetation removal is the minimum necessary to locate the utility or

7145 construct the corridor;

7146 e. the facility and corridor do not pose an unreasonable threat to the public

7147 health, safety or welfare on or off the development proposal site and is consistent with the

7148 general purposes of this chapter, and the public interest and significant risk of personal

7149 injury is eliminated or minimized in the landslide hazard area; and

7150 f. the facility connects to or is an alteration to a public roadway, public trail, a

7151 utility corridor or utility facility or other infrastructure owned or operated by a public
7152 utility.

7153 68. Only for a single detached dwelling unit on a lake twenty acres or larger and
7154 only as follows:

7155 a. the heat exchanger must be a closed loop system that does not draw water
7156 from or discharge to the lake;

7157 b. the lake bed shall not be disturbed, except as required by the county or a
7158 state or federal agency to mitigate for impacts of the heat exchanger;

7159 c. the in-water portion of system is only allowed where water depth exceeds
7160 six feet; and

7161 d. system structural support for the heat exchanger piping shall be attached to
7162 an existing dock or pier or be attached to a new structure that meets the requirements of
7163 K.C.C. 21A.25.180.

7164 69. Only for maintenance of agricultural waterways if:

7165 a. the purpose of the maintenance project is to improve agricultural production
7166 on a site predominately engaged in the practice of agriculture;

7167 b. the maintenance project is conducted in compliance with a hydraulic project
7168 approval issued by the Washington state Department of Fish and Wildlife pursuant to
7169 chapter 77.55 RCW;

7170 c. the maintenance project complies with the King County agricultural
7171 drainage assistance program as agreed to by the Washington state Department of Fish and
7172 Wildlife, the department of ~~((permitting and environmental review))~~ local services and
7173 the department of natural resources and parks, and as reviewed by the Washington state

7174 Department of Ecology;

7175 d. the person performing the maintenance and the land owner have attended
7176 training provided by King County on the King County agricultural drainage assistance
7177 program and the best management practices required under that program; and

7178 e. the maintenance project complies with K.C.C. chapter 16.82.

7179 SECTION 174. Ordinance 15051, Section 138, as amended, and K.C.C.

7180 21A.24.051 are each hereby amended to read as follows:

7181 A. The alterations identified in K.C.C. 21A.24.045 for agricultural activities are
7182 allowed to expand within the buffers of wetlands, aquatic areas and wildlife habitat
7183 conservation areas, when an agricultural activity is currently occurring on the site and the
7184 alteration is in compliance with an approved farm management plan in accordance with
7185 this section or, for livestock activities, a farm management plan in accordance with
7186 K.C.C. chapter 21A.30.

7187 B. This section does not modify any requirement that the property owner obtain
7188 permits for activities covered by the farm management plan.

7189 C. The department of natural resources and parks or its designee shall serve as
7190 the single point of contact for King County in providing information on farm
7191 management plans for purposes of this title. The department of natural resources and
7192 parks shall adopt a public rule governing the development of farm management plans.
7193 The rule may provide for different types of farms management plans related to different
7194 kinds of agricultural activities, including, but not limited to the best management
7195 practices for livestock management, livestock crossing, livestock heavy use areas,
7196 horticulture management, site development, farm pads, farm field access roads and

7197 agricultural drainage.

7198 D. A property owner or applicant seeking to use the process to allow alterations
7199 in critical area buffers shall develop a farm management plan based on the following
7200 goals, which are listed in order of priority:

7201 1. To maintain the productive agricultural land base and economic viability of
7202 agriculture on the site;

7203 2. To maintain, restore or enhance critical areas to the maximum extent practical
7204 in accordance with the site specific goals of the landowner;

7205 3. To the maximum extent practical in accordance with the site specific goals of
7206 the landowner, maintain and enhance natural hydrologic systems on the site;

7207 4. To use federal, state and local best management practices and best available
7208 science for farm management to achieve the goals of the farm management plan; and

7209 5. To monitor the effectiveness of best management practices and implement
7210 additional practices through adaptive management to achieve the goals of the farm
7211 management plan.

7212 E. If a part or all of the site is located within the shoreline jurisdiction, the farm
7213 management plan shall:

7214 1. Consider and be consistent with the goals of the shoreline management act
7215 and the policies of the King County shoreline master program;

7216 2. Consider the priorities of the King County shoreline protection and
7217 restoration plan; and

7218 3. Ensure no net loss of shoreline ecological functions.

7219 F. The property owner or applicant may develop the farm management plan as

7220 part of a program offered or approved by King County. The plan shall include, but is not
7221 limited to, the following elements:

7222 1. A site inventory identifying critical areas, structures, cleared and forested
7223 areas, and other significant features on the site;

7224 2. Site-specific performance standards and best management practices to
7225 maintain, restore or enhance critical areas and their buffers and maintain and enhance
7226 native vegetation on the site including the best management practices for the installation
7227 and maintenance of farm field access drives and agricultural drainages;

7228 3. A plan for future changes to any existing structures or for any changes to the
7229 landscape that involve clearing or grading;

7230 4. A plan for implementation of performance standards and best management
7231 practices;

7232 5. A plan for monitoring the effectiveness of measures taken to protect critical
7233 areas and their buffers and to modify the farm management plan if adverse impacts occur.

7234 G. If applicable, a farm management plan shall include documentation of
7235 compliance with flood compensatory storage and flood conveyance in accordance with
7236 K.C.C. 21A.24.240.

7237 H. A farm management plan is not effective until approved by the county.
7238 Before approval, the county may conduct a site inspection, which may be through a
7239 program offered or approved by King County, to verify that the plan is reasonably likely
7240 to accomplish the goals in subsection D. of this section and consistent with subsection E.
7241 of this section.

7242 I. Once approved, activities carried out in compliance with the approved farm

7243 management plan shall be deemed in compliance with this chapter. In the event of a
7244 potential code enforcement action, the department of ~~((permitting and environmental
7245 review))~~ local services shall first inform the department of natural resources and parks of
7246 the activity. Before taking code enforcement action, the department of ~~((permitting and
7247 environmental review))~~ local services shall consult with the department of natural
7248 resources and parks and the King Conservation District to determine whether the activity
7249 is consistent with the farm management plan.

7250 SECTION 175. Ordinance 15051, Section 139, as amended, and K.C.C.
7251 21A.24.055 are each hereby amended to read as follows:

7252 A. On a site zoned RA, the department may approve a modification of the
7253 minimum buffer widths for aquatic areas, wetlands and wildlife habitat conservation
7254 areas and maximum clearing restrictions through a rural stewardship plan for single
7255 family detached residential development in accordance with this section.

7256 B. The property owner or applicant shall develop the rural stewardship plan as
7257 part of a rural stewardship program offered or approved by King County and has the
7258 option of incorporating appropriate components of a county-approved farm management
7259 or a county-approved forest stewardship plan.

7260 C. In its evaluation of any proposed modification of the minimum buffer widths
7261 for aquatic areas, wetlands and wildlife habitat conservation areas and maximum clearing
7262 restrictions, the department shall consider the following factors:

- 7263 1. The existing condition of the drainage basin or marine shoreline as designated
7264 on the Basin and Shoreline Conditions Map;
- 7265 2. The existing condition of wetland and aquatic area buffers;

7266 3. The existing condition of wetland functions based on the adopted Washington
7267 State Wetland Rating System for Western Washington, Washington state department of
7268 ecology publication number 04-06-025, published August 2004;

7269 4. The location of the site in the drainage basin;

7270 5. The percentage of impervious surfaces and clearing on the site; and

7271 6. Any existing development on the site that was approved as a result of a
7272 variance or alteration exception that allowed development within a critical area or critical
7273 area buffer. If the existing development was approved through a variance or alteration
7274 exception, the rural stewardship plan shall demonstrate that the plan will result in
7275 enhancing the functions and values of critical areas located on the site as if the
7276 development approved through the variance or alteration exception had not occurred.

7277 D. A rural stewardship plan does not modify the requirement for permits for
7278 activities covered by the rural stewardship plan.

7279 E. Modifications of critical area buffers shall be based on the following
7280 prioritized goals:

7281 1. To the maximum extent practical, to avoid impacts to critical areas and, if
7282 applicable, to the shoreline jurisdiction;

7283 2. To avoid impacts to the higher quality wetland or aquatic area or the more
7284 protected fish or wildlife species, if there is a potential to affect more than one category
7285 of wetland or aquatic area or more than one species of native fish or wildlife;

7286 3. To maintain or enhance the natural hydrologic systems on the site to the
7287 maximum extent practical;

7288 4. To maintain, restore or enhance native vegetation;

- 7289 5. To maintain, restore or enhance the function and value of critical areas or
7290 critical area buffers located on the site;
- 7291 6. To minimize habitat fragmentation and enhance corridors between wetlands,
7292 riparian corridors, wildlife habitat conservation areas and other priority habitats;
- 7293 7. To minimize the impacts of development over time by implementing best
7294 management practices and meeting performance standards during the life of the
7295 development; and
- 7296 8. To monitor the effectiveness of the stewardship practices and implement
7297 additional practices through adaptive management to maintain, restore or enhance critical
7298 area functions when necessary.
- 7299 F. If a part or all of the site is located within the shoreline jurisdiction, the rural
7300 stewardship plan shall:
- 7301 1. Consider and be consistent with the goals of the Shoreline Management Act
7302 and the policies of the King County Shoreline Master Program;
- 7303 2. Consider the priorities of the King County Shoreline Protection and
7304 Restoration Plan; and
- 7305 3. Ensure no net loss of shoreline ecological functions.
- 7306 G. A rural stewardship plan may include, but is not limited to, the following
7307 elements:
- 7308 1. Critical areas designation under K.C.C. 21A.24.500;
- 7309 2. Identification of structures, cleared and forested areas and other significant
7310 features on the site;
- 7311 3. Location of wetlands and aquatic areas and their buffers, and wildlife habitat;

7312 4. Analysis of impacts of planned changes to any existing structures, for other
7313 changes to the site that involve clearing or grading or for new development;

7314 5. Site-specific best management practices that mitigate impacts of development
7315 and that protect and enhance the ecological values and functions of the site;

7316 6. A schedule for implementation of the elements of the rural stewardship plan;
7317 and

7318 7. A plan for monitoring the effectiveness of measures approved under the rural
7319 stewardship plan and to modify if adverse impacts occur.

7320 H. A rural stewardship plan may be developed as part of a program offered or
7321 approved by King County and shall include a site inspection by the county to verify that
7322 the plan is reasonably likely to accomplish the goals in subsection E. of this section to
7323 protect water quality, reduce flooding and erosion, maintain, restore or enhance the
7324 function and value of critical areas and their buffers and maintain or enhance native
7325 vegetation on the site of this section.

7326 I. A property owner who completes a rural stewardship plan that is approved by
7327 the county may be eligible for tax benefits under the public benefit rating system in
7328 accordance with K.C.C. 20.36.100.

7329 J. If a property owner withdraws from the rural stewardship plan, in addition to
7330 any applicable penalties under the public benefit rating system, the following apply:

7331 1. Mitigation is required for any structures constructed in critical area buffers
7332 under the rural stewardship plan; and

7333 2. The property owner shall apply for buffer averaging or an alteration
7334 exception, as appropriate, to permit any structure or use that has been established under

7335 the rural stewardship plan and that would not otherwise be permitted under this chapter.

7336 K. A rural stewardship plan is not effective until approved by the county. Before
7337 approval, the county may conduct a site inspection, which may be through a program
7338 offered or approved by King County, to verify that the plan is reasonably likely to
7339 accomplish the goals in subsection E. of this section.

7340 L. Once approved, activities carried out in compliance with the approved rural
7341 stewardship plan shall be deemed in compliance with this chapter. In the event of a
7342 potential code enforcement action, the department of ~~((permitting and environmental
7343 review))~~ local services shall first inform the department of natural resources and parks of
7344 the activity. Before taking code enforcement action, the department of ~~((permitting and
7345 environmental review))~~ local services shall consult with the department of natural
7346 resources and parks to determine whether the activity is consistent with the rural
7347 stewardship plan.

7348 SECTION 176. Ordinance 15051, Section 140, as amended, and K.C.C.
7349 21A.24.061 are each hereby amended to read as follows:

7350 A. The King County council recognizes that rural stewardship plans and farm
7351 management plans are key elements of this chapter that provide flexibility to rural area
7352 residents to establish and maintain a rural lifestyle that includes activities such as farming
7353 and forestry while maintaining and enhancing rural character and environmental quality.

7354 B. The department of natural resources and parks and department of ~~((permitting
7355 and environmental review))~~ local services shall adopt public rules to implement K.C.C.
7356 21A.24.045 and 21A.24.051 relating to rural stewardship plans and farm management
7357 plans, consistent with the provisions of this section. The rules shall not compromise the

7358 King Conservation District's mandate or standards for farm management planning.

7359 C. County departments or approved agencies shall provide technical assistance and
7360 resources to landowners to assist them in preparing the plans. The technical assistance
7361 shall include, but is not limited to, web-based information, instructional manuals and
7362 classroom workshops. When possible, the assistance shall be provided at little or no cost to
7363 landowners. In addition, the department of natural resources and parks shall develop, in
7364 consultation as necessary with the department of ~~((permitting and environmental review))~~
7365 local services, permitting division, and the King Conservation District, and make available
7366 to the public, model farm management, forest management and rural stewardship plans
7367 illustrating examples of plan application content, drawings and site plans, to assist
7368 landowners in their development of site-specific plans for their property.

7369 D. The department of natural resources and parks is the primary county agency
7370 responsible for rural stewardship plans and farm management plans that are filed with the
7371 county under this chapter. The department of natural resources and parks shall consult with
7372 the department of ~~((permitting and environmental review))~~ local services in carrying out
7373 its responsibilities under this chapter relating to rural stewardship plans and farm
7374 management plans. The department of natural resources and parks, [the] department of
7375 ~~((permitting and environmental review))~~ local services, permitting division, and the King
7376 Conservation District may enter into agreements to carry out the provisions of this chapter
7377 relating to rural stewardship plans and farm management plans.

7378 E. Not later than March 1, 2005, the department of natural resources and parks and
7379 department of ~~((permitting and environmental review))~~ local services, permitting division,
7380 shall prepare and submit to the chair of the growth management and unincorporated areas

7381 committee, or its successor, a report summarizing the public rules adopted to implement the
7382 provisions of this chapter related to farm management plans and rural stewardship plans
7383 and how the rules implement the requirements of this section.

7384 F. The department of natural resources and parks and department of ~~((permitting~~
7385 ~~and environmental review))~~ local services, permitting division, shall monitor and evaluate
7386 the effectiveness of rural stewardship and farm management plans in meeting the goals and
7387 objectives of those plans established in this chapter.

7388 SECTION 177. Ordinance 3688, Section 801, as amended, and K.C.C.
7389 21A.25.290 are each hereby amended to read as follows:

7390 A. Development within the shoreline jurisdiction, including preferred uses and uses
7391 that are exempt from permit requirements, shall be undertaken only if that development is
7392 consistent with the policies of RCW 90.58.020, chapter 173-26 WAC the King County
7393 shoreline master program and will not result in a net loss of shoreline ecological functions
7394 or in a significant adverse impact to shoreline uses, resources and values, such as
7395 navigation, recreation and public access. The proponent of a shoreline development shall
7396 employ measures to mitigate adverse impacts on shoreline functions and processes
7397 following the sequencing requirements of K.C.C. 21A.25.080.

7398 B. A substantial development permit shall be required for all proposed uses and
7399 modifications within the shoreline jurisdiction unless the proposal is specifically exempt
7400 from the definition of substantial development in RCW 90.58.030 and WAC 173-27-040 or
7401 is exempted by RCW 90.58.140. If a proposal is exempt from the definition of substantial
7402 development, a written statement of exemption is required for any proposed uses and
7403 modifications if:

7404 1. WAC 173-27-050 applies; or

7405 2. Except for the maintenance of agricultural drainage that is not used by
7406 salmonids or as otherwise provided in subsection F. of this section, the proposed use or
7407 modification will occur at or below the ordinary high water mark.

7408 C. Whether or not a written statement of exemption is required, all permits issued
7409 for development activities within the shoreline jurisdiction shall include a record of review
7410 indicating compliance with the shoreline master program and regulations.

7411 D. As necessary to ensure consistency of the project with the shoreline master
7412 program and this chapter, the department may attach conditions of approval to a substantial
7413 development permit or a statement of exemption or to the approval of a development
7414 proposal that does not require either.

7415 E. The department may issue a programmatic statement of exemption as follows:

7416 1. For an activity for which a statement of exemption is required, the activity
7417 shall:

7418 a. be repetitive and part of a maintenance program or other similar program;

7419 b. have the same or similar identifiable impacts, as determined by the
7420 department, each time the activity is repeated at all sites covered by the programmatic
7421 statement of exemption; and

7422 c. be suitable to having standard conditions that will apply to any and all sites;

7423 2. The department shall uniformly apply conditions to each activity authorized
7424 under the programmatic statement of exemption at all locations covered by the statement of
7425 exemption. The department may require that the applicant develop and propose the
7426 uniformly applicable conditions as part of the statement of exemption application and may

7427 approve, modify or reject any of the applicant's proposed conditions. The department shall
7428 not issue a programmatic statement of exemption until applicable conditions are developed
7429 and approved;

7430 3. Activities authorized under a programmatic statement of exemption shall be
7431 subject to inspection by the department. The applicant may be required to notify the
7432 department each time work subject to the programmatic statement of exemption is
7433 undertaken for the department to schedule inspections. In addition, the department may
7434 require the applicant to submit periodic status reports. The frequency, method and contents
7435 of the notifications and reports shall be specified as conditions in the programmatic
7436 statement of exemption;

7437 4. The department may require revisions, impose new conditions or otherwise
7438 modify the programmatic statement of exemption or withdraw the programmatic statement
7439 of exemption and require that the applicant apply for a standard statement of exemption, if
7440 the department determines that:

7441 a. The programmatic statement of exemption or activities authorized under the
7442 statement of exemption no longer comply with law;

7443 b. The programmatic statement of exemption does not provide adequate
7444 regulation of the activity;

7445 c. The programmatic statement of exemption conditions or the manner in which
7446 the conditions are implemented are not adequate to protect against the impacts resulting
7447 from the activity; or

7448 d. A site requires site-specific regulation; and

7449 5. If an activity covered by a programmatic statement of exemption also requires

7450 other county, state and federal approvals, to the extent feasible, the department shall
7451 attempt to incorporate conditions that comply with those other approvals into the
7452 programmatic statement of exemption.

7453 F. A statement of exemption is not required for maintenance of agricultural
7454 drainage or agricultural waterways used by salmonids if:

7455 1. The maintenance project is conducted in compliance with a hydraulic project
7456 approval issued by the Washington Department of Fish and Wildlife pursuant to RCW
7457 77.55;

7458 2. The maintenance project complies with the King County agricultural drainage
7459 assistance program as agreed to by the Washington Department of Fish and Wildlife, the
7460 department of (~~permitting and environmental review~~) local services, permitting division,
7461 and the department of natural resources and parks, and as reviewed by the Washington
7462 Department of Ecology;

7463 3. The person performing the agricultural drainage maintenance and the land
7464 owner has attended training provided by King County on the King County agricultural
7465 drainage assistance program and the best management practices required under that
7466 program; and

7467 4. The maintenance project complies with the requirements of K.C.C. chapter
7468 16.82.

7469 SECTION 178. Ordinance 13129, Section 2, as amended, and K.C.C.
7470 21A.27.020 are each hereby amended to read as follows:

7471 When a new transmission support structure is proposed, a community meeting shall
7472 be convened by the applicant prior to submittal of an application.

7473 A. At least two weeks in advance, notice of the meeting shall be provided as
7474 follows:

7475 1. Published in the local paper and mailed to the department, and
7476 2. Mailed notice shall be provided to all property owners within five hundred feet
7477 or at least twenty of the nearest property owners, whichever is greater, as required by
7478 K.C.C. 21A.26.170 of any potential sites, identified by the applicant for possible
7479 development, to be discussed at the community meeting. When the proposed transmission
7480 support structure exceeds a height of one hundred twenty feet, the mailed notice shall be
7481 provided to all property owners within one thousand feet. The mailed notice shall at a
7482 minimum contain a brief description and purpose of the project, the estimated height,
7483 approximate location noted on an assessor map with address and parcel number, photo or
7484 sketch of proposed facility, a statement that alternative sites proposed by citizens can be
7485 presented at the meeting that will be considered by the applicant, a contact name and
7486 telephone number to obtain additional information and other information deemed necessary
7487 by King County. Because the purpose of the community meeting is to promote early
7488 discussion, applicants are encouraged to note any changes to the conceptual information
7489 presented in the mailed notice when they submit an application.

7490 B. At the community meeting at which at least one employee of the department of
7491 ~~((permitting and environmental review))~~ local services, permitting division, assigned by
7492 the director of the department or the director's designee, shall be in attendance, the
7493 applicant shall provide information relative to existing transmission support structures and
7494 other nonresidential structures, such as water towers and electrical transmission lines,
7495 within one-quarter mile of potential sites, and shall discuss reasons why those existing

7496 structures are unfeasible. Furthermore, any alternative sites within one-quarter mile,
7497 identified by community members and provided to the applicant in writing at least five
7498 days in advance of the meeting, shall be evaluated by the applicant to the extent possible
7499 given the timeframe, and discussed at the meeting. A listing of the sites, identified in
7500 writing and provided to the applicant at or before the community meetings, shall be
7501 submitted to the department with the proposed application. Applicants shall also provide a
7502 list of meeting attendees and those receiving mailed notice and a record of the published
7503 meeting notice at the time of application submittal.

7504 SECTION 179. Ordinance 13129, Section 22, as amended, and K.C.C.

7505 21A.27.160 are each hereby amended to read as follows:

7506 The department of (~~(permitting and environmental review)~~) local services,
7507 permitting division, shall retain the services of a registered professional electrical engineer
7508 accredited by the state of Washington who holds a Federal Communications General Radio
7509 telephone Operator License. The engineer will provide technical evaluation of permit
7510 applications for minor communications facilities. The department is authorized to charge
7511 the applicant for these services. The specifications for an RFP to retain a consulting
7512 engineer shall specify at least the qualifications noted above, the capacity to provide a three
7513 week turnaround on data review, a request for a proposed fixed fee for services and shall
7514 state a preference for a qualified professional with a balance of experience in both the
7515 private and public sectors. Such a review shall be performed in a timely manner, be limited
7516 to the data necessary to establish findings pursuant to K.C.C. 21A.27.130.C. and
7517 21A.27.130.D, and avoid any conflicts with the department's duty to review permit
7518 applications within one hundred twenty days of acceptance pursuant to RCW 36.70B.090.

7519 This review shall be performed when requested by affected residents pursuant to K.C.C.
7520 21A.27.090.

7521 SECTION 180. Ordinance 11621, Section 90, as amended, and K.C.C.
7522 21A.28.154 are each hereby amended to read as follows:

7523 A. There is hereby created a school technical review committee within King
7524 County. The committee shall consist of three county staff persons, one each from the
7525 department of (~~permitting and environmental review~~) local services, permitting
7526 division, the office of financial management and the county council.

7527 B. The committee shall be charged with reviewing each school district's capital
7528 facilities plan, enrollment projections, standard of service, the district's overall capacity
7529 for the next six years to ensure consistency with the Growth Management Act, King
7530 County Comprehensive Plan and adopted community plans, and the district's calculation
7531 and rationale for proposed impact fees.

7532 C. Notice of the time and place of the committee meeting where the district's
7533 documents will be considered shall be provided to the district.

7534 D. At the meeting where the committee will review or act upon the district's
7535 documents, the district shall have the right to attend or to be represented, and shall be
7536 permitted to present testimony to the committee. Meetings shall also be open to the
7537 public.

7538 E. In its review, the committee shall consider the following factors:

7539 1. Whether the district's forecasting system for enrollment projections has been
7540 demonstrated to be reliable and reasonable.

7541 2. The historic levels of funding and voter support for bond issues in the district;

7542 3. The inability of the district to obtain the anticipated state funding or to
7543 receive voter approval for district bond issues;

7544 4. An emergency or emergencies in the district which required the closing of a
7545 school facility or facilities resulting in a sudden and unanticipated decline in districtwide
7546 capacity; and

7547 5. The standards of service set by school districts in similar types of
7548 communities. While community differences will be permitted, the standard established
7549 by the district should be reasonably consistent with the standards set by other school
7550 districts in communities of similar socioeconomic profile; and

7551 6. The standards identified by the state concerning the ratios of certificated
7552 instructional staff to students.

7553 F. In the event that the district's standard of service reveals a deficiency in its
7554 current facilities, the committee shall review the district's capital facilities plan to
7555 determine whether the district has identified all sources of funding necessary to achieve
7556 the standard of service.

7557 G. The district in developing the financing plan component of the capital
7558 facilities plan shall plan on a six-year horizon and shall demonstrate its best efforts by
7559 taking the following steps:

7560 1. Establish a six-year financing plan, and propose the necessary bond issues
7561 and levies required by and consistent with that plan and as approved by the school board
7562 and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and

7563 2. Apply to the state for funding, and comply with the state requirement for
7564 eligibility to the best of the district's ability.

7565 H. The committee is authorized to request the school district to review and to
7566 resubmit its capital facilities plan, or to establish a different standard of service, or to
7567 review its capacity for accommodating new students, under the following circumstances:

7568 1. The standard of service established by the district is not reasonable in light of
7569 the factors set forth in subsection E. of this section.

7570 2. The committee finds that the district's standard of service cannot reasonably
7571 be achieved in light of the secured financial commitments and the historic levels of
7572 support in the district; or

7573 3. Any other basis that is consistent with this section.

7574 I. If a school district fails to submit its capital facilities plan for review by the
7575 committee, King County shall assume the district has adequate capacity to accommodate
7576 growth for the following six years.

7577 J. The committee shall submit copies of its recommendation of concurrency for
7578 each school district to the director, to the hearing examiner and to the district.

7579 K. The committee shall recommend to the council a Comprehensive Plan
7580 amendment adopting the district's capital facilities plan as part of the Comprehensive
7581 Plan, for any plan which the committee concludes accurately reflects the district's
7582 facilities status.

7583 L. In the event that after reviewing the district's capital facilities plan and other
7584 documents, the committee is unable to recommend certifying concurrency in a school
7585 district, the committee shall submit a statement to the council, the director and the
7586 hearing examiner stating that the committee is unable to recommend certifying
7587 concurrency in a specific school district. The committee shall recommend to the

7588 executive that the executive propose to the council, amendments to the land use element
7589 of the King County Comprehensive Plan or amendments to the development regulations
7590 implementing the plan to more closely conform county land use plans and school
7591 facilities plans, including but not limited to requiring mandatory phasing of plats, UPDs
7592 or multifamily development located within the district's boundary. The necessary draft
7593 amendments shall accompany such recommendations.

7594 SECTION 181. Ordinance 11168, Section 9, as amended, and K.C.C.

7595 21A.30.066 are each hereby amended to read as follows:

7596 A. (~~Education.~~) Enforcement of these livestock standards shall initially
7597 emphasize achieving compliance with the standards as the primary objective, rather than
7598 the collection of fines or penalties. Fines or penalties are appropriate when a property
7599 owner or livestock operator has been advised of necessary corrective actions, and has not
7600 made those corrections. Where violations of the standards do occur, and such violations
7601 are directly linked to identified hazards or the discharge of prohibited contaminants, as
7602 enumerated in K.C.C. 9.12.025, code enforcement must emphasize immediate correction
7603 of the practices resulting in the hazard or prohibited discharge.

7604 B. Both the property owner and any renter or lessee of the property, hereinafter
7605 referred to "livestock operator," shall be held responsible for compliance with these
7606 standards.

7607 C. (~~Prima facie evidence.~~) Establishment and adherence to a farm management
7608 plan as allowed by K.C.C. 21A.30.050 or the management standards provided by K.C.C.
7609 21A.30.060 shall be prima facie proof of compliance with the regulatory provisions of
7610 K.C.C. 9.12.035.

7611 D. (~~Violations of specific standards.~~) The department of (~~permitting and~~
7612 ~~environmental review~~) local services, permitting division, shall be responsible for
7613 enforcement of the standards set out in this chapter. The surface water management
7614 division shall be responsible for enforcement of water quality violations pursuant to
7615 K.C.C. (~~€~~)chapter 9.12 for prohibited discharges and hazards. If a specific standard
7616 identified in this chapter is not being adhered to, the operator and owner shall be given
7617 notice of non-compliance. The notice shall specify what actions must be taken to bring
7618 the property into compliance. The operator and owner shall be given (~~45~~) forty-five
7619 days in which to adhere to the management standards of K.C.C. 21A.30.060, or establish
7620 a farm management plan pursuant to K.C.C. 21A.30.050 as the owner and/or livestock
7621 operator may elect for the purpose of compliance. Should the owner and/or livestock
7622 operator fail to bring the property into compliance with the standards, the county, after
7623 notice, may commence abatement proceedings and impose civil fines (~~30~~) thirty days
7624 thereafter, to the extent necessary for compliance. Thereafter, upon exhaustion of any
7625 appeals, failure of the operator and owner to comply with any continuing order to abate,
7626 the operator and owner shall be subject to civil and criminal penalties, and other
7627 procedures, as set forth in this title and K.C.C. Title 23 (~~Enforcement~~).

7628 SECTION 182. Ordinance 13274, Section 6, as amended, and K.C.C.
7629 21A.37.040 are each hereby amended to read as follows:

7630 A. The number of residential development rights that an unincorporated sending
7631 site is eligible to send to a receiving site shall be determined by applying the TDR
7632 sending site base density established in subsection D. of this section to the area of the
7633 sending site, after deducting the area associated with any existing development, any

7634 retained development rights and any portion of the sending site already in a conservation
7635 easement or other similar encumbrance. For each existing dwelling unit or retained
7636 development right, the sending site area shall be reduced by an area equivalent to the base
7637 density for that zone under K.C.C. 21A.12.030.

7638 B. Any fractions of development rights that result from the calculations in
7639 subsection A. of this section shall not be included in the final determination of total
7640 development rights available for transfer.

7641 C. For purposes of calculating the amount of development rights a sending site
7642 can transfer, the amount of land contained within a sending site shall be determined as
7643 follows:

7644 1. If the sending site is an entire tax lot, the square footage or acreage shall be
7645 determined:

- 7646 a. by the King County department of assessments records; or
7647 b. by a survey funded by the applicant that has been prepared and stamped by a
7648 surveyor licensed in the state of Washington; and

7649 2. If the sending site consists of a lot that is divided by a zoning boundary, the
7650 square footage or acreage shall be calculated separately for each zoning classification.
7651 The square footage or acreage within each zoning classification shall be determined by
7652 the King County record of the action that established the zoning and property lines, such
7653 as an approved lot line adjustment. When such records are not available or are not
7654 adequate to determine the square footage or acreage within each zoning classification, the
7655 department of ~~((permitting and environmental review))~~ local services, permitting
7656 division, shall calculate the square footage or acreage through the geographic information

7657 system (GIS) mapping system.

7658 D. For the purposes of the transfer of development rights (TDR) program only,
7659 the following TDR sending site base densities apply:

7660 1. Sending sites designated in the King County Comprehensive Plan as urban
7661 separator and zoned R-1 shall have a base density of four dwelling units per acre;

7662 2. Sending sites zoned RA-2.5 shall have a base density of one unit for each two
7663 and one-half acres. Sending sites zoned RA-2.5 that are vacant and are smaller than 1.25
7664 acres shall be allocated one additional TDR for each vacant lot that is smaller than 1.25
7665 acres;

7666 3. Sending sites zoned RA-5 or RA-10 shall have a base density of one dwelling
7667 unit per five acres. Vacant sending sites that are zone RA-5 and are smaller than two and
7668 one-half acres or that are zoned RA-10 and are smaller than five acres shall be allocated
7669 on additional TDR for each vacant lot that is smaller than two and one-half acres or five
7670 acres, respectively;

7671 4. Sending sites zoned RA and that have a designation under the King County
7672 Shoreline Master Program of conservancy or natural shall be allocated one additional
7673 TDR;

7674 5. Sending sites zoned A-10 and A-35 shall have a base density of one dwelling
7675 unit per five acres for transfer purposes only;

7676 6. Sending sites zoned F within the forest production district shall have a base
7677 density of one dwelling unit per eighty acres or one dwelling unit per each lot that is
7678 between fifteen and eighty acres in size.

7679 E. A sending site zoned RA, A or F may send one development right for every

7680 legal lot larger than five thousand square feet that was created on or before September 17,
7681 2001, if that number is greater than the number of development rights determined under
7682 subsection A. of this section. A sending site zoned R-1 may send one development right
7683 for every legal lot larger than two thousand five hundred square feet that was created on
7684 or before September 17, 2001, if that number is greater than the number of development
7685 rights determined under subsection A. of this section.

7686 F. The number of development rights that a King County unincorporated rural or
7687 natural resources land sending site is eligible to send to a King County incorporated
7688 urban area receiving site shall be determined through the application of a conversion ratio
7689 established by King County and the incorporated municipal jurisdiction. The conversion
7690 ratio will be applied to the number of available sending site development rights
7691 determined under subsection A. or E. of this section.

7692 G. Development rights from one sending site may be allocated to more than one
7693 receiving site and one receiving site may accept development rights from more than one
7694 sending site.

7695 H. The determination of the number of residential development rights a sending
7696 site has available for transfer to a receiving site shall be valid for transfer purposes only,
7697 shall be documented in a TDR qualification report prepared by the department of natural
7698 resources and parks and sent to the applicant. The qualification report and shall be
7699 considered a final determination, not to be revised due to changes to the sending site's
7700 zoning, and shall be valid unless conditions on the sending site property that would affect
7701 the number of development rights the sending site has available for transfer have
7702 changed.

7703 I. Each residential transferable development right that originates from a sending
7704 site zoned RA, A or F shall be designated "Rural" and is equivalent to two additional
7705 units above base density in eligible receiving sites located in unincorporated urban King
7706 County. Each residential transferable development right that originates from a sending
7707 site zoned R-1 urban separator shall be designated "Urban" and is equivalent to one
7708 additional unit above base density.

7709 SECTION 183. Ordinance 14190, Section 8, as amended, and K.C.C.
7710 21A.37.060 are each hereby amended to read as follows:

7711 A. Prior to issuing a certificate for transferable development rights to a sending
7712 site, the department of natural resources and parks, or its successor shall record deed
7713 restrictions in the form of a conservation easement documenting the development rights
7714 that have been removed from the property and shall place a notice on the title of the
7715 sending site. The department of (~~permitting and environmental review~~) local services,
7716 permitting division, or its successor, shall establish and maintain an internal tracking
7717 system that identifies all certified transfer of developments rights sending sites.

7718 B. A conservation easement granted to the county or other appropriate land
7719 management agency and that meets the requirements of K.C.C. 21A.37.050 shall be
7720 required for land contained in the sending site. The conservation easement shall be
7721 documented by a map. The conservation easement shall be placed on the entire lot or
7722 lots. The conservation easement shall identify limitations in perpetuity on future
7723 residential and nonresidential development consistent with this chapter, as follows:

7724 1. A conservation easement, which contains the easement map, shall be
7725 recorded on the entire sending site to indicate development limitations on the sending

7726 site;

7727 2. For a sending site zoned A-10 or A-35, the conservation easement shall be
7728 consistent in form and substance with the purchase agreements used in the agricultural
7729 land development rights purchase program. The conservation easement shall preclude
7730 subdivision of the subject property but may permit not more than one dwelling per
7731 sending site, and shall permit agricultural uses as provided in the A-10 or A-35 zone;

7732 3. For a rural sending site the conservation easement shall allow for restoration,
7733 maintenance or enhancement of native vegetation. A present conditions report shall be
7734 required to document the location of existing structures and existing native vegetation
7735 and the baseline conservation values of protected property at the time the conservation
7736 easement is put in place. If residential development will be allowed on the site under the
7737 conservation easement, the present conditions report shall be used to guide the location of
7738 residential development;

7739 4. For a sending site qualifying as habitat for federal listed endangered or
7740 threatened species, the conservation easement shall protect habitat and allow for
7741 restoration, maintenance or enhancement of native vegetation. A present conditions
7742 report shall be required to document the location of existing structures. If existing or
7743 future residential development will be allowed on the site under the conservation
7744 easement, the present conditions report shall be used by the owner to guide the location
7745 of residential development; and

7746 5. For a sending site zoned F, the conservation easement shall encumber the
7747 entire sending site. Lots between fifteen acres and eighty acres in size are not eligible to
7748 participate in the TDR program if they include any existing dwelling units intended to be

7749 retained, or if a new dwelling unit is proposed. For eligible lots between fifteen acres and
7750 eighty acres in size, the sending site must include the entire lot. For lots greater than
7751 eighty acres in size, the sending site shall be a minimum of eighty acres. The
7752 conservation easement shall permit forestry uses subject to a forest stewardship plan
7753 prepared by the applicant and approved by the county for ongoing forest management
7754 practices. The Forest Stewardship Plan shall serve as a present conditions report
7755 documenting the baseline conditions of the property and shall include a description of the
7756 site's forest resources and the long term forest management objectives of the property
7757 owner, and shall not impose standards that exceed Title 222 WAC.

7758 SECTION 184. Ordinance 13274, Section 7, as amended, and K.C.C.
7759 21A.37.070 are each hereby amended to read as follows:

7760 A. An interagency review committee, chaired by the directors of the department
7761 of (~~permitting and environmental review~~) local services and the department of natural
7762 resources and parks, or their designees, shall be responsible for qualification of sending
7763 sites. Determinations on sending site certifications made by the committee are
7764 appealable to the examiner under K.C.C. 20.22.040. The department of natural resources
7765 and parks shall be responsible for preparing a TDR qualification report, which shall be
7766 signed by the director of the department of natural resources and parks or the director's
7767 designee, documenting the review and decision of the committee. The qualification
7768 report shall:

- 7769 1. Specify all deficiencies of an application, if the decision of the committee is
7770 to disqualify the application;
- 7771 2. For all qualifying applications, provide a determination as to whether or not

7772 additional residential dwelling units and associated accessory units may be
7773 accommodated in accordance with K.C.C. 21A.37.050.A.; and

7774 3. Be issued a TDR certification letter within sixty days of the date of submittal
7775 of a completed sending site certification application.

7776 B. Responsibility for preparing a completed application rests exclusively with the
7777 applicant. Application for sending site certification shall include:

7778 1. A legal description of the site;

7779 2. A title report;

7780 3. A brief description of the site resources and public benefit to be preserved;

7781 4. A site plan showing the existing and proposed dwelling units, nonresidential
7782 structures, driveways, submerged lands and any area already subject to a conservation
7783 easement or other similar encumbrance;

7784 5. Assessors map or maps of the lot or lots;

7785 6. A statement of intent indicating whether the property ownership, after TDR
7786 certification, will be retained in private ownership or dedicated to King County or another
7787 public or private nonprofit agency;

7788 7. Any or all of the following written in conformance with criteria established
7789 through a public rule consistent with K.C.C. chapter 2.98, if the site is qualifying as
7790 habitat for a threatened or endangered species:

7791 a. a wildlife habitat conservation plan;

7792 b. a wildlife habitat restoration plan; or

7793 c. a wildlife present conditions report;

7794 8. A forest stewardship plan, written in conformance with criteria established

7795 through a public rule consistent with K.C.C. chapter 2.98, if required under K.C.C.
7796 21A.37.060.B.3. and 6.;

7797 9. An affidavit of compliance with the reforestation requirements of the Forest
7798 Practices Act and any additional reforestation conditions of the forest practices permit for
7799 the site, if required under K.C.C. 21A.37.020.E.;

7800 10. A completed density calculation worksheet for estimating the number of
7801 available development rights; and

7802 11. The application fee consistent with K.C.C. 27.36.020.

7803 SECTION 185. Ordinance 13274, Section 8, as amended, and K.C.C.

7804 21A.37.080 are each hereby amended to read as follows:

7805 A. TDR development rights where both the proposed sending and receiving sites
7806 would be within unincorporated King County shall be transferred using the following
7807 process:

7808 1. Following interagency review committee review and approval of the sending
7809 site application as described in K.C.C. 21A.37.070 the interagency review committee
7810 shall issue a TDR qualification report, agreeing to issue a TDR certificate in exchange for
7811 the proposed sending site conservation easement. After signing and notarizing the
7812 conservation easement and receiving the TDR certificate from the county, the sending
7813 site owner may market the TDR sending site development rights to potential purchasers.
7814 The TDR certificate shall be in the name of the property owner and separate from the
7815 land title. If a TDR sending site that has been reviewed and approved by the interagency
7816 review committee changes ownership, the TDR qualification report may be transferred to
7817 the new owner if requested in writing to the department of natural resources and parks by

7818 the person or persons that owned the property when the TDR qualification report was
7819 issued, if documents evidencing the transfer of ownership are also provided to the
7820 department of natural resources and parks;

7821 2. In applying for receiving site approval, the applicant shall provide the
7822 department of (~~(permitting and environmental review)~~) local services, permitting
7823 division, with one of the following:

- 7824 a. a TDR qualification report issued in the name of the applicant,
- 7825 b. a TDR qualification report issued in the name of another person or persons
7826 and a copy of a signed option to purchase those TDR sending site development rights,
- 7827 c. a TDR certificate issued in the name of the applicant, or
- 7828 d. a TDR certificate issued in the name of another person or persons and a
7829 copy of a signed option to purchase those TDR sending site development rights;

7830 3. Following building permit approval, but before building permit issuance by
7831 the department of (~~(permitting and environmental review)~~) local services, permitting
7832 division, or following preliminary plat approval or preliminary short plat approval, but
7833 before final plat or short plat recording of a receiving site development proposal which
7834 includes the use of TDR development rights, the receiving site applicant shall deliver the
7835 TDR certificate issued in the applicant's name for the number of TDR development rights
7836 being used and the TDR extinguishment document to the county;

7837 4. When the receiving site development proposal requires a public hearing
7838 under this title or K.C.C. Title 19A or its successor, that public hearing shall also serve as
7839 the hearing on the TDR proposal. The reviewing authority shall make a consolidated
7840 decision on the proposed development and use of TDR development rights and consider

7841 any appeals of the TDR proposal under the same appeal procedures set forth for the
7842 development proposal; and

7843 5. When the development proposal does not require a public hearing under this
7844 title or K.C.C. Title 19A, the TDR proposal shall be considered along with the
7845 development proposal, and any appeals of the TDR proposal shall be considered under
7846 the same appeal procedures set forth for the development proposal.

7847 6. Development rights from a sending site shall be considered transferred to a
7848 receiving site when a final decision is made on the TDR receiving area development
7849 proposal, the sending site is permanently protected by a completed and recorded land
7850 dedication or conservation easement, notification has been provided to the King County
7851 assessor's office and a TDR extinguishment document has been provided to the
7852 department of natural resources and parks, or its successor agency.

7853 B. TDR development rights where the proposed receiving site would be within an
7854 incorporated King County municipal jurisdiction shall be reviewed and transferred using
7855 that jurisdiction's development application review process.

7856 SECTION 186. Ordinance 13733, Section 15, as amended, and K.C.C.
7857 21A.37.160 are each hereby amended as follows:

7858 A. The TDR executive board is hereby established. The TDR executive board
7859 shall be composed of the director of the budget office, the director of the department of
7860 natural resources and parks, the director of the department of (~~transportation~~) local
7861 services and the director of finance, or their designees. A representative from the King
7862 County council staff, designated by the council chair, may participate as an ex officio,
7863 nonvoting member of the TDR executive board. The TDR executive board shall be

7864 chaired by the director of the department of natural resources and parks or that director's
7865 designee.

7866 B. The issues that may be addressed by the executive board include, but are not
7867 limited to, using site evaluation criteria established by administrative rules, ranking and
7868 selecting sending sites to be purchased by the TDR bank, recommending interlocal
7869 agreements and the provision of TDR amenities, if any, to be forwarded to the executive,
7870 identifying future funding for amenities in the annual budget process, enter into other
7871 written agreements necessary to facilitate density transfers by the TDR bank and
7872 otherwise oversee the operation of the TDR bank to measure the effectiveness in
7873 achieving the policy goals of the TDR program.

7874 C. The department of natural resources and parks shall provide lead staff support
7875 to the TDR executive board. Staff duties include, but are not limited to:

7876 1. Making recommendations to the TDR executive board on TDR program and
7877 TDR bank issues on which the TDR executive board must take action;

7878 2. Facilitating development rights transfers through marketing and outreach to
7879 the public, community organizations, developers and cities;

7880 3. Identifying potential receiving sites;

7881 4. Developing proposed interlocal agreements with cities;

7882 5. Assisting in the implementation of TDR executive board policy in
7883 cooperation with other departments;

7884 6. Ranking certified sending sites for consideration by the TDR executive
7885 board;

7886 7. Negotiating with cities to establish city receiving areas with the provision of

7887 amenities;

7888 8. Preparing agendas for TDR executive board meetings;

7889 9. Recording TDR executive board meeting summaries;

7890 10. Preparing administrative rules in accordance with K.C.C. chapter 2.98 to

7891 implement this chapter; and

7892 11. Preparing periodic reports on the progress of the TDR program to the

7893 council with assistance from other departments.

7894 SECTION 187. Ordinance 10870, Section 576, as amended, and K.C.C.

7895 21A.38.030 are each hereby amended to read as follows:

7896 A. Property-specific development standards, denoted by the zoning map symbol -

7897 P after the zone's map symbol or a notation in the geographic information system data

7898 layers, shall be established on individual properties through either reclassifications or

7899 area zoning. All property-specific development standards are contained in Appendix of

7900 Ordinance 12824 as currently in effect or hereinafter amended and shall be maintained by

7901 the department of (~~permitting and environmental review~~) local services, permitting

7902 division, in the Property Specific Development Conditions notebook. Upon the effective

7903 date of reclassification of a property to a zone with a "-P" suffix, the property-specific

7904 development standards adopted thereby shall apply to any development proposal on the

7905 subject property subject to county review, including, but not limited to, a building permit,

7906 grading permit, subdivision, short subdivision, subsequent reclassification to a potential

7907 zone, urban planned development, conditional use permit, variance and special use

7908 permit.

7909 B. Property-specific development standards shall address problems unique to

7910 individual properties or a limited number of neighboring properties that are not addressed
7911 or anticipated by general minimum requirements of this title or other regulations.

7912 C. Property-specific development standards shall cite the provisions of this title,
7913 if any, that are to be augmented, limited, or increased, shall be supported by
7914 documentation that addresses the need for such a condition or conditions, and shall
7915 include street addresses, tax lot numbers or other clear means of identifying the properties
7916 subject to the additional standards. Property-specific development standards are limited
7917 to:

- 7918 1. Limiting the range of permitted land uses;
- 7919 2. Requiring special development standards for property with physical
7920 constraints (e.g. environmental hazards, view corridors);
- 7921 3. Requiring specific site design features (e.g. building orientation, lot layout,
7922 clustering, trails or access location);
- 7923 4. Specifying the phasing of the development of a site;
- 7924 5. Requiring public facility site dedications or improvements (e.g. roads,
7925 utilities, parks, open space, trails, school sites); or
- 7926 6. Designating sending and receiving sites for transferring density credits as
7927 provided in K.C.C. chapter 21A.36.

7928 D. Property-specific development standards shall not be used to expand permitted
7929 uses or reduce minimum requirements of this title.

7930 SECTION 188. Ordinance 10870, Section 577, as amended, and K.C.C.
7931 21A.38.040 are each hereby amended to read as follows:

7932 Special district overlays shall be designated on official area zoning maps and as a

7933 notation in the department's electronic parcel record, as follows:

7934 A. A special district overlay shall be designated through the area zoning process
7935 as provided in K.C.C. chapters 20.12 and 20.18. Designation of an overlay district shall
7936 include policies that prescribe the purposes and location of the overlay;

7937 B. A special district overlay shall be applied to land through an area zoning
7938 process as provided in K.C.C. chapters 20.12 and 20.18 and shall be indicated on the
7939 zoning map and as a notation in the department's electronic parcel record and shall be
7940 designated in Appendix B of Ordinance 12824 as maintained by the department of
7941 ~~((permitting and environmental review))~~ local services, permitting division, with the
7942 suffix "-SO" following the map symbol of the underlying zone or zones;

7943 C. The special district overlays in this chapter are the only overlays authorized by
7944 the code. New or amended overlays to carry out new or different goals or policies shall
7945 be adopted as part of this chapter and be available for use in all appropriate community,
7946 subarea or neighborhood planning areas;

7947 D. The special district overlays in this chapter may waive, modify and substitute
7948 for the range of permitted uses and development standards established by this title for any
7949 use or underlying zone;

7950 E. Unless they are specifically modified by this chapter, the standard
7951 requirements of this title and other county ordinances and regulations govern all
7952 development and land uses within special district overlays;

7953 F. A special district overlay on an individual site may be modified by property-
7954 specific development standards as provided in K.C.C. 21A.38.030;

7955 G. A special district overlay may not be deleted by a zone reclassification; and

7956 H. Special district overlay development standards may be modified or waived
7957 through the consideration of a variance, subject to the variance criteria in K.C.C.
7958 21A.44.030.

7959 SECTION 189. Ordinance 10870, Section 583, as amended, and K.C.C.
7960 21A.39.020, are each amended as follows:

7961 A. King County shall accept an application for an UPD permit only in areas
7962 designated urban by the comprehensive plan and contained within the boundaries of UPD
7963 Special District Overlays designated by a community plan or comprehensive plan,
7964 provided that density transfer from adjacent rural lands is allowed as provided for in
7965 K.C.C. chapter 21A.36.

7966 B. A UPD permit application, or modifications of an approved UPD permit that
7967 requires council review, shall be reviewed pursuant to the hearing examiner process
7968 outlined in K.C.C. chapter 21A.42, provided that:

7969 1. ((~~†~~))The review of the UPD permit application shall not be completed until
7970 applicable sewer and/or water comprehensive utility plans or plan amendments are
7971 identified;

7972 2. A UPD permit may be processed concurrently with any application for a
7973 subsequent development approval implementing the UPD permit.

7974 C. A processing memorandum of understanding (MOU) shall be adopted
7975 containing any of the following elements:

7976 1. Schedule for processing including timelines for EIS, drainage master plan,
7977 UPD permit hearings, plats or other permits or approvals;

7978 2. Budget for permit processing and review;

7979 3. Establishment of a core UPD review team with one representative from each
7980 county department having a principal UPD permit review role. The department
7981 responsible for coordinating review of the UPD shall enter into memorandums of
7982 understanding with other county departments specifying special tasks and timetables
7983 consistent with the schedule for performance by each department and/or independent
7984 consulting;

7985 4. Retention of a third-party facilitator at the applicant's cost to assist the
7986 county's review;

7987 5. Establishment of baseline monitoring requirements and design parameters
7988 that are to apply under existing law during the UPD application and review process;

7989 6. Final scope for EIS, that shall be adjusted for adopted county substantive
7990 environmental or mitigation requirements that will apply to the UPD permit such as
7991 K.C.C. chapter 21A.24, the SWM Manual, road and school adequacy standards, impact
7992 fee or mitigation programs or other adopted standards.

7993 D. The processing MOU shall be completed initially within ninety days after the
7994 request by a UPD permit applicant, unless the county and applicant agree to a different
7995 time. If the county and applicant have not reached agreement within ninety days, then
7996 either may request final resolution of the processing MOU by a committee consisting of
7997 the directors of the departments of ~~((transportation, permitting and environmental
7998 review,))~~ local services and natural resources and parks or their designees;

7999 E. The county shall prepare a UPD application form consistent with the
8000 information required under K.C.C. 21A.39.030, that shall take into account that detailed
8001 information that may not be available at the time of the application will be developed

8002 through the environmental impact statement and review process.

8003 SECTION 190. Ordinance 18626, Section 15, and K.C.C. 21A.42.300 are each
8004 hereby amended to read as follows:

8005 A. There is hereby established an agricultural technical review committee
8006 consisting of representatives of the department of ~~((permitting and environmental
8007 review))~~ local services, permitting division, natural resources and parks and public health
8008 and the King County Conservation District.

8009 B. The agricultural technical review committee is authorized to review proposals
8010 to expand or modify agricultural activities and to site agricultural support services, as
8011 identified in K.C.C. 21A.08.090, and to make a recommendation to the director, or
8012 designee. The agricultural technical review committee's recommendation will be based
8013 on the applicant's submission of a business plan that establishes satisfaction of the
8014 relevant criteria set forth in this section.

8015 C. The director, or the director's designee, shall sit on the committee and shall
8016 make a final decision on proposals to expand or modify agricultural activities or to site
8017 agricultural support services. This decision shall be a Type 1 decision under K.C.C.
8018 chapter 20.20. The Director's decision will require the property owner to sign and record
8019 on title, at the owner's sole expense, a covenant in a form acceptable to the ~~((€))~~ county
8020 ~~((which))~~ that informs subsequent owners of the conditions and limitations under which
8021 the use must be maintained.

8022 D. The director, after a recommendation from the agricultural technical review
8023 committee established by this section, may modify development standards for
8024 agricultural activities as identified in K.C.C. 21A.08.090, subject to the following criteria.

8025 The proposed modification or expansion must:

8026 1. Be located on existing impervious surface or lands not otherwise suitable for
8027 direct agricultural production based upon soil conditions or other factors and cannot be
8028 returned to productivity by drainage maintenance;

8029 2. Be allowed under any Farmland Preservation Program conservation easement
8030 and zoning development standards;

8031 3. Be supported by adequate utilities, parking, internal circulation and other
8032 infrastructure;

8033 4. Not interfere with neighborhood circulation or interfere with existing or
8034 permitted development or use on neighboring properties;

8035 5. Be designed in a manner that is compatible with the character and appearance
8036 of existing or proposed development in the vicinity of the subject property;

8037 6. Not be in conflict with the health and safety of the community and is such
8038 that pedestrian and vehicular traffic associated with the use must not be hazardous or
8039 conflict with existing and anticipated traffic in the neighborhood;

8040 7. Be supported by adequate public facilities or services and must not adversely
8041 affect public services to the surrounding area; and

8042 8. Not be in conflict with the policies of the Comprehensive Plan or the basic
8043 purposes of K.C.C. Title 21A.

8044 E. Siting of agricultural support services as provided in K.C.C. 21A.08.090 may
8045 be authorized by the director, after a recommendation from the agricultural technical
8046 review committee established by this section, subject to the following criteria. The
8047 proposed use must:

8048 1.a. Be limited to processing, warehousing and storage, including refrigeration,
8049 retail sales and other similar support services of locally produced agricultural products.

8050 Sixty percent or more of the products must be grown or raised in the agricultural
8051 production district. At the time of initial application, the applicant shall submit a
8052 projection of the source of products to be produced;

8053 b. Be limited to farmworker housing to support agricultural operations located
8054 in the agricultural production district; or

8055 c. Be limited to farm operations, including equipment repair, and other similar
8056 services primarily supporting agricultural operations located in the agricultural
8057 production district. Sixty percent or more of the services business must be to support
8058 agricultural operations in the agricultural production district. At the time of initial
8059 application, the applicant shall submit a projection of the source of products to be
8060 produced;

8061 2. Meet the setback and size limitation in K.C.C. 21A.08.090.B.24. for
8062 structures and areas used for agricultural support services, including walls, fences and
8063 screening vegetation, and not interfere with neighborhood circulation or interfere with
8064 existing or permitted development or use on neighboring properties;

8065 3. Be designed in a manner which is compatible with the character and
8066 appearance of existing, or proposed development in the vicinity of the subject property,
8067 and provide sufficient screening vegetation;

8068 4. Not be in conflict with the health and safety of the community and must be
8069 such that pedestrian and vehicular traffic associated with the use will not be hazardous or
8070 conflict with existing and anticipated traffic in the neighborhood;

8071 5. Be supported by adequate public facilities or services, will not adversely
8072 affect public services to the surrounding area and shall not depend on urban services; and

8073 6. Not be in conflict with the policies of the Comprehensive Plan or the basic
8074 purposes of K.C.C. Title 21A.

8075 SECTION 191. Ordinance 11621, Section 113, as amended, and K.C.C.
8076 21A.43.040 are each hereby amended to read as follows:

8077 Fees shall be collected by the department of (~~permitting and environmental~~
8078 ~~review~~) local services, permitting division, and maintained in a separate account for each
8079 school district, pursuant to K.C.C. 21A.43.070. Fees shall be paid to the district pursuant to
8080 administrative rules of an interlocal agreement between the county and the district.

8081 SECTION 192. Ordinance 11621, Section 114, as amended, and K.C.C.
8082 21A.43.050 are each hereby amended to read as follows:

8083 A. In school districts where impact fees have been adopted by county ordinance
8084 and except as provided in K.C.C. 21A.43.080, the county shall collect impact fees, based
8085 on the schedules set forth in each ordinance establishing the fee to be collected for the
8086 district, from any applicant seeking development approval from the county where such
8087 development activity requires final plat, PUD or UPD approval or the issuance of a
8088 residential building permit or a mobile home permit and the fee for the lot or unit has not
8089 been previously paid. No approval shall be granted and no permit shall be issued until
8090 the required school impact fees set forth in the district's impact fee schedule contained in
8091 K.C.C. Title 27 have been paid.

8092 B. For a plat, PUD or UPD applied for on or after the effective date of the
8093 ordinance adopting the fee for the district in question receiving final approval, fifty

8094 percent of the impact fees due on the plat, PUD or UPD shall be assessed and collected
8095 from the applicant at the time of final approval, using the impact fee schedules in effect
8096 when the plat, PUD or UPD was approved. The balance of the assessed fee shall be
8097 allocated to the dwelling units in the project, and shall be collected when the building
8098 permits are issued. Residential developments proposed for short plats shall be governed
8099 by subsection D₂ of this section.

8100 C. If on the effective date of an ordinance adopting an impact fee for a district, a
8101 plat, PUD or UPD has already received preliminary approval, such plat, PUD or UPD
8102 shall not be required to pay fifty percent of the impact fees at the time of final approval,
8103 but the impact fees shall be assessed and collected from the lot owner at the time the
8104 building permits are issued, using the impact fee schedules in effect at the time of
8105 building permit application. If on the effective date of a district's ordinance, an applicant
8106 has applied for preliminary plat, PUD or UPD approval, but has not yet received such
8107 approval, the applicant shall follow the procedures set forth in subsection B of this
8108 section.

8109 D. For existing lots or lots not covered by subsection B of this section,
8110 application for single family and multifamily residential building permits, mobile home
8111 permits, and site plan approval for mobile home parks, the total amount of the impact
8112 fees shall be assessed and collected from the applicant when the building permit is issued,
8113 using the impact fee schedules in effect at the time of permit application.

8114 E. Any application for preliminary plat, PUD or UPD approval or multifamily
8115 zoning which has been approved subject to conditions requiring the payment of impact
8116 fees established pursuant to this chapter, shall be required to pay the fee in accordance

8117 with the condition of approval.

8118 F. In lieu of impact fee payment pursuant to subsections A. through E. of this
8119 section, each applicant for a single-family residential construction permit may request
8120 deferral of impact fee collection for up to the first twenty single-family residential
8121 construction building permits per year. Applicants shall be identified by their contractor
8122 registration number. Deferred payment of impact fees shall occur either at the time of
8123 final permit inspection by the department of ~~((permitting and environmental review))~~
8124 local services, permitting division, or eighteen months after the building permit is issued,
8125 whichever is earlier.

8126 SECTION 193. Ordinance 11621, Section 117, as amended, and K.C.C.
8127 21A.43.080 are each hereby amended to read as follows:

8128 A. Low or moderate income housing projects being developed by public housing
8129 agencies or private ~~((non-profit))~~ nonprofit housing developers shall be exempt from the
8130 payment of school impact fees. The amount of the school impact fees not collected from
8131 low or moderate income household development shall be paid from public funds other than
8132 impact fee accounts. The impact fees for these units shall be considered paid for by the
8133 district through its other funding sources, without the district actually transferring funds
8134 from its other funding sources into the impact fee account. The planning and community
8135 development division shall review proposed developments of low or moderate income
8136 housing by such public or ~~((non-profit))~~ nonprofit developers pursuant to criteria and
8137 procedures adopted by administrative rule, and shall advise the department of ~~((permitting
8138 and environmental review))~~ local services, permitting division, as to whether the project
8139 qualifies for the exemption.

8140 B. Private developers who dedicate residential units for occupancy by low or
8141 moderate income households may apply to the division for reductions in school impact fees
8142 pursuant to the criteria established for public housing agencies and private non-profit
8143 housing developers pursuant to subsection A. of this section, and subject to the provisions
8144 of subsection A. of this section. The division shall review proposed developments of low
8145 or moderate income housing by such private developers pursuant to criteria and procedures
8146 adopted by administrative rule, and shall advise the department of ~~((permitting and
8147 environmental review))~~ local services, permitting division, as to whether the project
8148 qualifies for the exemption. If the division recommends the exemption, the department of
8149 ~~((permitting and environmental review))~~ local services, permitting division, shall reduce
8150 the calculated school impact fee for the development by an amount that is proportionate to
8151 the number of units in the development that satisfy the adopted criteria.

8152 C. Individual low or moderate income home purchasers (as defined pursuant to the
8153 King County Comprehensive Housing Affordability Strategy (CHAS) who are purchasing
8154 homes at prices within their eligibility limits based on standard lending criteria and meet
8155 other means tests established by rule by the division are exempted from payment of the
8156 impact fee, provided that at such time as the property in question is transferred to another
8157 owner who does not qualify for the exemption, at which time the fee shall be due and
8158 payable.

8159 D. The division is hereby instructed and authorized to adopt, pursuant to K.C.C.
8160 Chapter 2.98, administrative rules to implement this section. Such rules shall provide for
8161 the administration of this program and shall:

8162 1. Encourage the construction of housing for low or moderate income households

8163 by public housing agencies or private non-profit housing developers participating in
8164 publicly sponsored or subsidized housing programs;

8165 2. Encourage the construction in private developments of housing units for low or
8166 moderate income households that are in addition to units required by another housing
8167 program or development condition;

8168 3. Ensure that housing that qualifies as low or moderate cost meets appropriate
8169 standards regarding household income, rent levels or sale prices, location, number of units
8170 and development size; and

8171 4. Ensure that developers who obtain an exemption from or reduction of school
8172 impact fees will in fact build the proposed low or moderate cost housing and make it
8173 available to low or moderate income households for a minimum of fifteen ~~((15))~~ years.

8174 5. Ensure that individual low or moderate income purchasers meet appropriate
8175 eligibility standards based on income and other financial means tests.

8176 E. As a condition of receiving an exemption under ~~((paragraph))~~ subsection B, or
8177 C. of this section, the owner must execute and record a county-drafted lien, covenant,
8178 and/or other contractual provision against the property for a period of ten ~~((10))~~ years for
8179 individual owners, and fifteen ~~((15))~~ years for private developers, guaranteeing that the
8180 proposed development will continue to be used for low or moderate income housing. In
8181 the event that the pattern of development or the use of the development is no longer for low
8182 or moderate income housing, then the owner shall pay the impact fee amount from which
8183 the owner or any prior owner was exempt. The lien, covenant, or other contractual
8184 provision shall run with the land and apply to subsequent owners.

8185 SECTION 194. Ordinance 12627, Section 2, as amended, and K.C.C.

8186 21A.55.020 are each hereby amended to read as follows:

8187 A. In establishing any demonstration project, the council shall specify the
8188 following:

8189 1. The purpose of the demonstration project;

8190 2. The location or locations of the demonstration project;

8191 3. The scope of authority to modify standards and the lead agency or department
8192 with authority to administer the demonstration project;

8193 4. The development standards established by this title or other titles of the King
8194 County Code that affect the development of property that are subject to administrative
8195 modifications or waivers;

8196 5. The process through which requests for modifications or waivers are
8197 reviewed and any limitations on the type of permit or action;

8198 6. The criteria for modification or waiver approval;

8199 7. The effective period for the demonstration project and any limitations on
8200 extensions of the effective period;

8201 8. The scope of the evaluation of the demonstration project and the date by
8202 which the executive shall submit an evaluation of the demonstration project; and

8203 9. The date by which the executive shall submit an evaluation of specific
8204 alternative standards and, if applicable, proposed legislation.

8205 B. A demonstration project shall be designated by the Metropolitan King County
8206 Council through the application of a demonstration project overlay to properties in a
8207 specific area or areas. A demonstration project shall be indicated on the zoning map or a
8208 notation in the geographic information system data layers maintained by the department

8209 of (~~permitting and environmental review~~) local services, permitting division, by the
8210 suffix "-DPA" (meaning demonstration project area) following the map symbol of the
8211 underlying zone or zones. Within a designated demonstration project area, approved
8212 alternative development regulations may be applied to development applications.

8213 SECTION 195. Ordinance 13275, Section 1, as amended, and K.C.C.

8214 21A.55.050 are each hereby amended to read as follows:

8215 A. The purpose of the rural forest demonstration project is to test techniques to
8216 maintain long-term forest uses in areas with a predominant parcel size of significantly
8217 less than eighty acres that are located in proximity to residential development. The
8218 demonstration project will also provide information and data to assist in the development
8219 of King County Comprehensive Plan policies to guide application and refinement of
8220 forest protection regulations.

8221 B. The rural forest demonstration project will be implemented on the five-
8222 hundred-ten-acre site located east of the Rattlesnake Mountain Scenic Area, as shown in
8223 Attachment A to Ordinance 13275.

8224 C. The rural forest demonstration project shall include:

8225 1. Preparation of a forest management plan for the entire demonstration project
8226 site. The forest management plan shall be developed jointly by the department of natural
8227 resources and parks and the property owner with input from the Washington state
8228 Department of Natural Resources, local tribes and citizens, and shall be approved by the
8229 director of the department of natural resources and parks. The forest management plan
8230 shall include:

8231 a. an inventory of existing conditions, including current tree species and

8232 respective size ranges, understory composition, critical areas, natural and human induced
8233 disturbance regimes and history of ecosystem changes;

8234 b. objectives for forest management including water quality protection, habitat
8235 enhancement, maintenance of scenic areas, surface water management and minimal
8236 impacts to neighbors.

8237 c. a reforestation element consistent with these management objectives
8238 including establishment of stream buffers of one hundred eighty-three feet for Class II
8239 streams with salmonids and one hundred feet for Class III streams; and

8240 d. an operation and maintenance element including anticipated harvest
8241 activities;

8242 2. Creation of a dedicated fund of the Uplands Snoqualmie Valley Homeowners
8243 Association the proceeds of which may be expended solely to implement and monitor the
8244 forest management plan. The net proceeds of any harvest of forest products from the
8245 common tracts of the Uplands Snoqualmie Valley shall be deposited in such fund to the
8246 extent necessary to bring the aggregate amount of money in such fund to an amount
8247 reasonably anticipated to be needed to pay the cost of implementing and monitoring the
8248 forest management plan for the current and next two calendar years;

8249 3. Creation of a Stewardship Committee of the Uplands Snoqualmie Valley
8250 Homeowners Association to implement the forest management plan. The stewardship
8251 committee shall, in consultation with King County and Washington state Department of
8252 Natural Resources: ensure sufficient funding is available for implementation of the forest
8253 management plan, hire a qualified forester or foresters to implement the forest
8254 management plan and hire qualified staff to monitor implementation of the forest

8255 management plan and prepare required reports. King County and the Washington state
8256 Department of Natural Resources shall annually inspect the property for compliance with
8257 the forest management plan consistent with the terms of the conservation easement and
8258 King County shall offer training to the members of the stewardship committee on forestry
8259 techniques and issues;

8260 4. Application and review of a formal subdivision of forty-one lots, exclusive of
8261 common tracts, on the five hundred-ten-acre site. The subdivision and infrastructure
8262 shall be designed to integrate with the forest landscape, including pavement widths no
8263 wider than needed to meet safety considerations. A goal of the demonstration project is to
8264 test the marketability of these forest lots in a timely manner; to that end, it is a goal of
8265 King County to render a decision on the subdivision application within six months of
8266 submittal of the application. A priority review process shall be implemented as permitted
8267 by K.C.C. 21A.55.010. The department of (~~permitting and environmental review~~) local
8268 services, permitting division, shall assign a permit coordinator and a project review team
8269 to complete review of all aspects of the application, and shall negotiate appropriate fees
8270 for the review process with the applicant. Neither the designation of the site as a
8271 demonstration project nor approval of the forest management plan constitute approval of
8272 the subdivision application or in any way limit King County discretion in SEPA review
8273 or application of regulations to the subdivision application;

8274 5. Dedication or conveyance, upon final plat approval, to King County or a
8275 qualified nonprofit conservation organization of a conservation easement in perpetuity
8276 upon the demonstration project site that: prohibits any future subdivision activity;
8277 prohibits all development of the site other than residential development of no more than

8278 forty-one lots; restricts such residential development and associated lawn, landscaped
8279 areas, driveways and fenced areas to an area not to exceed two acres within each lot;
8280 restricts the uses of the remaining nonresidential portion of the site to open space and
8281 forest practices and incidental uses necessary for the residential use on the forty-one lots
8282 such as for roads, access drives (not including on-site driveways) utilities and storm
8283 detention; provides for the dedicated fund as described in K.C.C. 21A.55.050C.2;
8284 requires the owner to exercise its reasonable best efforts to implement the forest
8285 management plan and provides for enforcement of the terms of the conservation
8286 easement first through nonbinding mediation. Adoption of this demonstration project
8287 shall be subject to council review of the conservation easement, a copy of which shall be
8288 provided to the council by August 20, 1998; and

8289 6. An inventory of properties within King County with similar characteristics to
8290 the rural forest demonstration project site and an analysis of the potential effects of
8291 development of those properties under the same requirements as the demonstration
8292 project.

8293 D. Application to modify or waive development standards of K.C.C. Title 21A
8294 for this individual development proposal shall be administratively approved by the
8295 director of the department of (~~permitting and environmental review~~) local services or
8296 the director's designee and shall be consistent with an approved forest management plan
8297 developed for the entire five-hundred-ten acre site.

8298 E. The application to modify or waive development standards for this
8299 development proposal shall be evaluated on the merits of the specific proposal. Approval
8300 or denial of a proposed modification or waiver shall not be construed as precedent setting

8301 for elsewhere in the county.

8302 F. Modification or waivers approved pursuant to the rural forest demonstration
8303 project shall be in addition to those modifications or waivers that are currently allowed by
8304 K.C.C. Title 21A. The range of proposed modifications to development regulations that
8305 may be considered pursuant to the rural forest demonstration project shall only include
8306 the following zoning code regulations:

8307 1. Development Standards - Landscaping and Water Use, K.C.C. chapter
8308 21A.16, limited to the following sections:

8309 a. landscaping - street frontages, K.C.C. 21A.16.050;

8310 b. landscaping - interior lot lines, K.C.C. 21A.16.060; and

8311 c. landscaping - additional standards for required landscape areas, K.C.C.
8312 21A.16.090.

8313 2. Development Standards - Parking and Circulation, K.C.C. chapter 21A.18,
8314 limited to the following sections:

8315 a. pedestrian and bicycle circulation and access, K.C.C. 21A.18.100; and

8316 b. off-street parking plan design standards, K.C.C. 21A.18.110.

8317 G. The modification or waiver review process is as follows:

8318 1. Requests for modifications or waivers may only be submitted in relation to a
8319 formal subdivision proposal;

8320 2. Requests shall be:

8321 a. submitted to the department of (~~permitting and environmental review~~)

8322 local services, permitting division, prior to or in conjunction with the subdivision

8323 application for preliminary approval of a formal subdivision on the project site; and

8324 b. in writing, along with any supporting documentation. The supporting
8325 documentation must illustrate how the proposed modification meets the criteria of K.C.C.
8326 21A.55.050.H;

8327 3. Notice of application, review and approval of proposed modifications or
8328 waivers submitted in conjunction with a formal subdivision application shall be treated as
8329 a Type 2 land use decision. In approving a proposed modification or waiver, the director
8330 must conclude that the criteria for approval in K.C.C. 21A.55.050.H have been met;

8331 4. A preapplication meeting to determine the need for, and the likely scope of, a
8332 proposed modification or modifications or waiver or waivers shall be required prior to
8333 submittal of a modification request; and

8334 5. Administrative appeals of director approved modifications or waivers shall be
8335 combined with consideration of the underlying application for preliminary subdivision
8336 approval.

8337 H. The application for a rural forest demonstration project must, for modification
8338 or waiver approval, demonstrate how the proposed project, with modifications or waivers
8339 to the code, will be consistent with and implement the approved forest management plan.
8340 This shall be demonstrated by documenting that the development with modifications or
8341 waivers:

8342 1. Enhances the preservation of forestry for resource value, open space, scenic
8343 views and wildlife habitat;

8344 2. Reduces impacts on the natural environment or restores natural functions; and

8345 3. Supports the integration of forest uses and homesites.

8346 I. The forest management plan for a rural forest demonstration project shall be

8347 developed and a decision on its approval or denial shall be reached no more than thirty
8348 days after designation of the site as a rural forest demonstration project. If the forest
8349 management plan is not approved thirty days after designation as a rural forest
8350 demonstration project, the executive shall propose restoring the site to its prior land use
8351 designations and zoning classifications as part of the 1999 amendments to the King
8352 County Comprehensive Plan. Regulatory modification or waiver applications authorized
8353 by Ordinance 13275 shall not be accepted by the department of ~~((permitting and~~
8354 ~~environmental review))~~ local services, permitting division, after March 1, 1999.
8355 Modifications or waivers to the King County Code contained within an approved
8356 development proposal shall be valid as long as the underlying permit. The rural forest
8357 demonstration project shall continue for a period of five years from the final approval of
8358 the subdivision application, with reporting periods specific to measuring the goals of the
8359 forest management plan.

8360 J. The director of the department of natural resources and parks shall submit a
8361 report on the rural forest demonstration project to the council following approval of the
8362 forest management plan evaluating the process used to prepare the forest management
8363 plan, an inventory of other properties that have similar characteristics to the
8364 demonstration project site, the applicability and potential effects of allowing these other
8365 properties to develop under the same requirements as the demonstration project and
8366 recommending any changes that should be made to county policy or regulations to
8367 maintain long-term forestry in areas no longer managed for large-scale commercial
8368 forestry. In addition, a report shall be prepared annually by qualified staff retained by the
8369 Stewardship Committee of the Uplands Snoqualmie Valley Homeowners Association or

8370 subsequent management entity of the forest management plan and submitted to the Rural
8371 Forest Commission. The annual reporting shall commence six months following final
8372 approval of the subdivision. The first two annual reports shall describe the annual work
8373 program and budget for implementation of the forest management plan, progress made in
8374 implementing the work program, and success in marketing the homesites. Annual reports
8375 for the subsequent three years shall document the annual budget and continued progress
8376 in implementing the forest management plan, the level of involvement by homeowners in
8377 forest management and any problems in implementation generated by homeowners. The
8378 Rural Forest Commission shall review the annual reports and shall inform the director of
8379 the department of natural resources and parks if it has found that necessary
8380 implementation measures of the forest management plan have not been followed. If so,
8381 and if the director of the department of natural resources and parks determines it is
8382 necessary, the director shall request the Stewardship Committee of the Uplands
8383 Snoqualmie Valley Homeowners Association to take corrective action. If satisfactory
8384 action is not taken, the director may invoke the enforcement mechanism of the
8385 conservation easement. The annual reports will also provide information for further
8386 consideration of changes to county policies or regulations for maintenance of long-term
8387 forestry.

8388 SECTION 196. Ordinance 14662, Section 1, as amended, and K.C.C.

8389 21A.55.060 are each hereby amended as follows:

8390 A. The purpose of the low-impact development and Built Green demonstration
8391 projects is to determine whether innovative permit processing, site development and
8392 building construction techniques based on low-impact development and building

8393 construction practices result in environmental benefits, affordable housing and lead to
8394 administrative and development cost savings for project applicants and King County. The
8395 demonstration projects will provide information on application of these techniques to an
8396 urban infill mixed-use redevelopment project, an urban single family residential project, a
8397 Vashon Town housing project and an urban infill residential redevelopment project. The
8398 demonstration projects will also provide information to assist in the development of King
8399 County Comprehensive Plan policies to guide application and refinement of regulations
8400 such as zoning, subdivision, roads and stormwater regulations. Expected benefits from
8401 the demonstration projects include: improved conditions of habitat, ground and surface
8402 waters within a watershed; reduced impervious surface areas for new site infrastructure in
8403 developed and redeveloped projects; greater use of recycled-content building materials
8404 and more efficient use of energy and natural resources; and the opportunity to identify
8405 and evaluate potential substantive changes to land use development regulations that
8406 support and improve natural functions of watersheds. The demonstration projects will
8407 also evaluate whether consolidated administrative approval of modifications or waivers
8408 and any subsequent hearings, if required, effectively speeds the development review
8409 process while maintaining land use coordination and environmental protection, and
8410 whether that leads to administrative costs savings for project applicants and King County.

8411 B. The department shall implement the low-impact development and Built Green
8412 demonstration projects in all or a portion of each of the following: the White Center
8413 neighborhood of the Greenbridge Project as described in Attachment A to Ordinance
8414 14662; the unincorporated Urban Area north of Burien at approximately 4th Avenue
8415 Southwest and Southwest 116th Street known as Park Lake Homes II as described in

8416 Attachment A to Ordinance 16099 the unincorporated Urban Area east of Renton at
8417 approximately 148th Avenue Southeast and Southeast 128th Street as described in
8418 Attachment B to Ordinance 14662; and the Vashon Town as described in Attachment C
8419 to Ordinance 14662. If the geographic boundaries of the Greenbridge Project are
8420 expanded, the provisions of Ordinance 14662 may apply provided the criteria in
8421 subsection L. of this section are met.

8422 C. A request by the applicant to modify or waive development standards for the
8423 development proposals shall be evaluated by the department based on the criteria in
8424 subsection L. of this section. A request shall first be either approved or denied
8425 administratively and may be further reviewed as described in subsection H.3. of this
8426 section. Approval or denial of the proposed modification or waiver shall not be
8427 construed as applying to any other development application either within the
8428 demonstration project area or elsewhere in the county.

8429 D. A modification or waiver approved by the department in accordance with the
8430 low-impact development and Built Green demonstration projects shall be in addition to
8431 those modifications or waivers that are currently allowed by K.C.C. Title 9 and this title.
8432 The range of proposed modifications or waivers to development regulations that may
8433 be considered pursuant to the low-impact development and Built Green demonstration
8434 projects shall include only the following King County code regulations and related public
8435 rules:

- 8436 1. Drainage review requirements: K.C.C. chapter 9.04 and the Surface Water
8437 Design Manual;
- 8438 2. King County road standards: K.C.C. 14.42.010 and the King County road

8439 design and construction standards;

8440 3. Density and dimensions: K.C.C. chapter 21A.12, if the base density is that of
8441 the zone applied to the entire demonstration project and if the minimum density is not
8442 less than the minimum residential density of the zone calculated for the portion of the site
8443 to be used for residential purposes, in accordance with K.C.C. 21A.12.060. However, if a
8444 demonstration project provides fifty-one percent or more of the housing to households
8445 that, at the time of initial occupancy, have incomes of eighty percent or less of median
8446 income for King County as periodically published by the United States Department of
8447 Housing and Urban Development, or its successor agency, or if fifty-one percent or more
8448 of the rental housing is permanently priced to serve low-income senior citizens, then the
8449 director may approve:

8450 a. less than the minimum density; and

8451 b. for parcels within the area bounded by SW Roxbury Street, 12th Avenue
8452 SW, SW 102nd Street and 2nd Avenue SW that are developed in conjunction with the
8453 Greenbridge Project, greater than the maximum density, up to a maximum of R-48
8454 (Residential forty-eight dwelling units per acre);

8455 4. Design requirements: K.C.C. chapter 21A.14;

8456 5. Landscaping and water use: K.C.C. chapter 21A.16;

8457 6. Parking and circulation: K.C.C. chapter 21A.18;

8458 7. Signs: K.C.C. chapter 21A.20; and

8459 8. Environmentally sensitive areas: K.C.C. chapter 21A.24, if the modification
8460 results in a net improvement to the functions of the sensitive area.

8461 E. A demonstration project authorized by this section and located in the R-12

8462 through R-48 zones may contain residential and limited nonresidential uses subject to the
8463 following provisions:

8464 1. The demonstration project may request a modification or waiver of any of the
8465 development conditions contained in K.C.C. 21A.08.030, 21A.08.040, 21A.08.050,
8466 21A.08.060, 21A.08.070, 21A.08.080 and 21A.08.100, subject to the review process
8467 described in subsection H. of this section and the criteria described in subsection L. of
8468 this section.

8469 2. The demonstration project may include single family detached residential
8470 dwelling units as a permitted use, subject to the review process described in subsection H.
8471 of this section and the criteria described in subsection L. of this section.

8472 3. The demonstration project may include any nonresidential use allowed as a
8473 permitted use in the NB zone, subject to any development conditions contained in K.C.C.
8474 21A.08.040, 21A.08.050, 21A.08.060, 21A.08.070, 21A.08.080 and 21A.08.100, without
8475 the need to request a modification or waiver as described in subsection H. of this section.
8476 The applicant may request a modification or waiver of the development conditions
8477 contained in K.C.C. 21A.08.030, 21A.08.040, 21A.08.050, 21A.08.060, 21A.08.070,
8478 21A.08.080, and 21A.08.100, subject to the criteria in subsection L. of this section. If a
8479 nonresidential use is permitted in the R-12 through R-48 zones, subject to development
8480 conditions, and is permitted in the NB zone without development conditions, the use shall
8481 be permitted in the demonstration project without development conditions and without
8482 the need to request a modification or waiver.

8483 4. If a nonresidential use is subject to a conditional use permit in the R-12
8484 through R-48 zones and not subject to a conditional use permit in the NB zone, the use

8485 shall be permitted in the demonstration project without requiring a conditional use
8486 permit.

8487 5. If a use is subject to a conditional use permit in both the R-12 through R-48
8488 zones and the NB zone or only in the NB zone, the use may be permitted in the
8489 demonstration project if the demonstration project applies for and obtains a conditional
8490 use permit and satisfies the conditional use permit criteria.

8491 6. Uses authorized by this subsection shall be allowed only as part of a
8492 demonstration project under this section. All such uses shall be subject to the
8493 development standards in KCC 21A.12.030, except as may be modified or waived under
8494 subsection D. of this section and this subsection E.

8495 F. A site in the NB and R-12 through R-48 zones located in a demonstration
8496 project authorized by this section may contain residential uses subject to the following:

8497 1. The demonstration project may request a modification or waiver for the site
8498 of any of the development conditions contained in K.C.C. 21A.08.030, 21A.08.040,
8499 21A.08.050, 21A.08.060, 21A.08.070, 21A.08.080 and 21A.08.100, subject to the review
8500 process described in subsection H. of this section and the criteria described in subsection
8501 M. of this section;

8502 2. The site may include single family detached residential dwelling units as a
8503 permitted use, subject to the review process under subsection H. of this section and the
8504 criteria described in subsection M of this section;

8505 3. The site may include any residential use allowed as a permitted use in the R-
8506 12 through R-48 zones, subject to any development conditions in K.C.C. 21A.08.030,
8507 without the need to request a modification or waiver under subsection H. of this section.

8508 The applicant may request a modification or waiver of the development conditions in
8509 K.C.C. 21A.08.030, subject to the criteria in subsection M. of this section. If a residential
8510 use is permitted, subject to development conditions, in the NB zone and is permitted
8511 without conditions in the R-12 through R-48 zones, the use shall be permitted without
8512 development conditions and without the need to request a modification or waiver;

8513 4. If a residential use is a conditional use in the NB zone and is a permitted use
8514 in the R-12 through R-48 zones, the use shall be permitted as a permitted use under the
8515 conditions that apply in the R12 through R-48 zones;

8516 5. If a use is subject to a conditional use permit in both the R-12 through R-48
8517 zones and the NB zone or only in the R-12 through R-48 zones, the use shall be permitted
8518 in the demonstration project if the demonstration project applies for and obtains a
8519 conditional use permit and satisfies the conditional use permit criteria; and

8520 6. Uses authorized by this subsection shall be allowed only as part of a
8521 demonstration project under this section. All such uses shall be subject to the
8522 development standards in K.C.C. 21A.12.040, except as may be modified or waived
8523 under subsection D. of this section and this subsection F.

8524 G. This subsection authorizes a residential basics program for townhouse and
8525 apartment building types if such housing are located in a demonstration project located in
8526 the R-12 through R-48 zones, even if not otherwise authorized by the department of
8527 ~~((permitting and environmental review))~~ local services public rules chapter 16-04:
8528 residential basics program.

8529 H.1. Requests for a modification or waiver made in accordance with this section
8530 may only be submitted in writing in relation to the following types of applications:

- 8531 a. a site development permit;
- 8532 b. a binding site plan;
- 8533 c. a building permit;
- 8534 d. a short subdivision;
- 8535 e. a subdivision;
- 8536 f. a conditional use permit; or
- 8537 g. a clearing and grading permit.

8538 2. Requests shall be submitted to the department in writing before or in
8539 conjunction with an application for one or more of the permits listed in this subsection,
8540 together with any supporting documentation. The supporting documentation must
8541 illustrate how the proposed modification meets the criteria of subsection L. of this
8542 section.

8543 3. Except for an applicant's request for a modification or waiver submitted in
8544 conjunction with an application for a subdivision, the notice of application, review and
8545 approval of a proposed modification or waiver shall be treated as a Type 2 land use
8546 decision in accordance with K.C.C. 20.20.020. The request for a modification or waiver
8547 submitted in conjunction with an application for a subdivision shall be treated as a Type 3
8548 land use decision in accordance with K.C.C. 20.20.020.

8549 4. A preapplication meeting with the applicant and the department to determine
8550 the need for and the likely scope of a proposed modification or waiver is required before
8551 submittal of such a request. The department of natural resources and parks (~~and the~~
8552 ~~department of transportation~~) shall be invited to participate in the preapplication
8553 meeting, if necessary.

8554 5. If the applicant requests a modification or waiver of K.C.C. 9.04.050 or the
8555 Surface Water Design Manual, the director shall consult with the department of natural
8556 resources and parks before granting the modification or waiver.

8557 6. If the applicant requests a variance from the county road standards, the
8558 director shall refer the request to the county road engineer for decision under KCC
8559 14.42.060, with the right to appeal within the department of ~~((transportation))~~ local
8560 services as provided in K.C.C. ~~((14.42.062))~~ 14.42.060. The purposes of this
8561 demonstration ordinance are intended as a factor to be considered relative to the public
8562 interest requirement for road variances described in K.C.C. 14.42.060.

8563 7. Administrative appeals of modifications or waivers approved by the director
8564 shall be combined with any appeal of the underlying permit decision, if the underlying
8565 permit is subject to appeal.

8566 I. The hearing examiner may consider an environmental impact statement
8567 adequacy appeal in conjunction with a demonstration project plat appeal if the
8568 environmental impact statement is prepared by a lead agency other than the department
8569 and if its adequacy has not previously been adjudicated, even if not otherwise authorized
8570 by K.C.C. 20.44.120.

8571 J. An approved development proposal for any of the applications listed in
8572 subsection H.1. of this section, including site plan elements or conditions of approval,
8573 may be amended or modified at the request of the applicant or the applicant's successor in
8574 interest designated by the applicant in writing. The director may administratively
8575 approve minor modifications to an approved development proposal. Modifications that
8576 result in major changes as determined by the department or as defined by the approval

8577 conditions, shall be treated as a new application for purposes of vesting and shall be
8578 reviewed as applicable to the underlying application pursuant to K.C.C. 20.20.020. Any
8579 increase in the total number of dwelling units above the maximum number set forth in the
8580 development proposal permit or approval shall be deemed a major modification. The
8581 county, through the applicable development proposal permit or approval conditions, may
8582 specify additional criteria for determining whether proposed modifications are major or
8583 minor. The modifications allowed under this section supersede other modification or
8584 revision provisions of K.C.C. Title 16, Title 19A and this title.

8585 K.1. The preliminary subdivision approval of a subdivision with more than four
8586 hundred units that is part of a demonstration project under this section shall be effective
8587 for eighty-four months, even if not otherwise authorized by K.C.C. 19A.12.020. The
8588 director may administratively grant a one-time extension, extending the preliminary
8589 subdivision approval an additional five years, only if the applicant has shown substantial
8590 progress towards development of the demonstration project. Before granting the
8591 extension, the director will assess the applicant's compliance with the demonstration
8592 project conditions and may modify or impose new standards deemed necessary for the
8593 public health or safety.

8594 2. A code modification or waiver approved under this section is effective during
8595 the validity of the underlying development permit or for forty-eight months, whichever is
8596 longer.

8597 L.1. To be eligible to use the provisions of the demonstration project,
8598 development proposals must be located within the boundaries of the Greenbridge Project
8599 as described in Attachment A to Ordinance 15654, or as may be modified as described in

8600 subsection B. of this section; in the unincorporated urban area north of Burien at
8601 approximately 4th Avenue Southwest and Southwest 116th Street known as Park Lake
8602 Homes II as described in Attachment A to Ordinance 16099; in the area east of Renton at
8603 approximately 148th Avenue Southeast and Southeast 128th Street as described in
8604 Attachment B to Ordinance 14662; and in the Vashon Town as described in Attachment
8605 C to Ordinance 14662.

8606 2. Proposals to modify or waive development regulations for a development
8607 application must be consistent with general health, safety and public welfare standards,
8608 and must not violate state or federal law.

8609 3.a. Applications must demonstrate how the proposed project, when considered
8610 as a whole with the proposed modifications or waivers to the code, will meet all of the
8611 criteria listed in this subsection, as compared to development without the modification or
8612 waiver, and achieves higher quality urban development; enhances infill, redevelopment
8613 and greenfield development; optimizes site utilization; stimulates neighborhood
8614 redevelopment; and enhances pedestrian experiences and sense of place and community.

8615 b. Any individual request for a modification or waiver must meet two or more
8616 of the following criteria:

8617 (1) uses the natural site characteristics to protect the natural systems;
8618 (2) addresses stormwater and drainage safety, function, appearance,
8619 environmental protection and maintainability based upon sound engineering judgment;

8620 (3) contributes to achievement of a two-star or a three-star rating for the
8621 project site under the Built Green "Green Communities" program recognized by the
8622 Master Builders Association of King and Snohomish counties; or

8623 (4) where applicable, reduces housing costs for future project residents or
8624 tenants without decreasing environmental protection.

8625 4. The criteria of this subsection supersede other variance, modification or
8626 waiver criteria and provisions of K.C.C. Title 9 and Title 21A.

8627 M.1. Except for Park Lake Homes II and the part of Greenbridge that was added
8628 to the demonstration project by Ordinance 15654, regulatory modification and waiver
8629 applications, or both, authorized by this section shall be filed with the department by
8630 December 31, 2007, or by such a later date as may be specified in the conditions of any
8631 development approval for any type of modification or waiver for which the opportunity
8632 for future application is expressly granted in those conditions. For Park Lake Homes II
8633 and the part of Greenbridge that was added to the demonstration project by Ordinance
8634 15654, regulatory modification and waiver applications, or both, authorized by this
8635 section shall be filed with the department by December 31, 2010, or by such a later date
8636 as may be specified in the conditions of any development approval for any type of
8637 modification or waiver for which the opportunity for future application is
8638 expressly granted in those conditions.

8639 2. Modifications or waivers contained within an approved development
8640 proposal shall be valid as long as the underlying permit or development application
8641 approval is valid. A permit or approval that implements an approved code modification or
8642 waiver shall be considered under the zoning and other land use control ordinances in
8643 effect on the date the applicable complete code modification or waiver application is
8644 filed.

8645 3. Except for Park Lake Homes II and the part of Greenbridge that was added to

8646 the demonstration project by Ordinance 15654, modifications or waivers that are
8647 approved as separate applications must be incorporated into a valid permit or
8648 development application that must be filed by December 31, 2007. For Park Lake Homes
8649 II and the part of Greenbridge that was added to the demonstration project by Ordinance
8650 15654, modifications or waivers that are approved as separate applications must be
8651 incorporated into a valid permit or development application that must be filed by
8652 December 31, 2010.

8653 4. The director may extend the date for filing the demonstration project permit
8654 and development applications for a maximum of twelve months.

8655 5. Except for Park Lake Homes II and the part of Greenbridge that was added to
8656 the demonstration project by Ordinance 15654, the ability to establish the location and
8657 maximum size of uses that are not otherwise permitted in the R-12 through R-48 zones as
8658 set forth in subsection E. of this section expires December 31, 2007. For Park Lake
8659 Homes II and the part of Greenbridge that was added to the demonstration project by
8660 Ordinance 15654, the ability to establish the location and the maximum size of uses that
8661 are not otherwise permitted in the R-12 through R-48 zones as set forth in subsection E.
8662 of this section expires December 31, 2010. The ability to establish the location and
8663 maximum size of uses that are not otherwise permitted in the NB zone or the R-18 zone
8664 as set forth in subsection F. of this section expires at the end of the effective period
8665 established in subsection K. of this section.

8666 6. Any deadline set forth in this subsection shall be adjusted to include the time
8667 for appeal of all or any portion of the project approval.

8668 N.1. By December 31, 2006, the director shall prepare and submit to the council

8669 a report on the pilot programs that:

8670 a. describes and evaluates the pertinent preliminary results from the

8671 demonstration projects; and

8672 b. recommends changes, based on the evaluation, which should be made to the

8673 county processes and ordinances.

8674 2. If only insufficient or inconclusive data are available when this report is due,

8675 the director shall provide an interim status report and indicate the date a subsequent

8676 report or reports will be transmitted to fully evaluate outcomes of the demonstration

8677 projects.

8678 SECTION 197. Ordinance 16650, Section 1, as amended, and K.C.C.

8679 21A.55.101 are each hereby amended as follows:

8680 A.1. The purpose of the sustainable communities and housing demonstration projects

8681 is to provide affordable housing and workforce housing integrated into developments

8682 containing market rate housing and maximize sustainable development, which includes bike,

8683 pedestrian and transit connections, a mix of housing types, and the use of recyclable

8684 materials. The demonstration projects will provide information on the application of these

8685 techniques to urban infill redevelopment and urban single family residential development,

8686 some of which may include mixed use. The demonstration projects will also assist the

8687 county in refining regulations relating to zoning, subdivision, roads and stormwater as they

8688 relate to sustainable development.

8689 2. The demonstration projects will also enable the county to evaluate whether

8690 consolidated administrative approval of zoning and subdivision-related modifications or

8691 waivers and any subsequent hearings, if required, effectively speeds the development review

8692 process while maintaining land use coordination and environmental protection and whether
8693 that leads to administrative costs savings for project applicants and King County.

8694 B. The expected benefits from the demonstration projects include: the use of
8695 innovative design and development techniques to promote sustainable communities, reduced
8696 impervious surface areas for site infrastructure; a greater use of recycled-content building
8697 materials and more efficient use of energy and natural resources; and the opportunity to
8698 identify and evaluate potential substantive changes to land use development regulations that
8699 support the development of sustainable and affordable housing.

8700 C. A request by the applicant to modify or waive development standards for the
8701 development proposals shall be evaluated by the department of (~~permitting and~~
8702 ~~environmental review~~) local services, permitting division, based on the criteria in
8703 subsection J. of this section. A request shall first be either approved or denied
8704 administratively and may be further reviewed as described in subsection H.3. of this section.
8705 Approval or denial of the proposed modification or waiver shall not be construed as applying
8706 to any other development application either within the demonstration project area or
8707 elsewhere in the county.

8708 D. A modification or waiver approved by the department of (~~permitting and~~
8709 ~~environmental review~~) local services, permitting division, in accordance with this section
8710 shall be in addition to those modifications or waivers that are currently allowed by this title.
8711 The proposed modifications or waivers to development regulations that may be considered
8712 regarding sustainable communities and housing demonstration projects shall include only the
8713 following chapters and related public rules:

8714 1. Drainage review requirements: K.C.C. chapter 9.04 and the Surface Water
8715 Design Manual;

- 8716 2. King County road standards: K.C.C. chapter 14.42 and the county road
8717 standards, 2007 update;
- 8718 3. Density and dimensions: K.C.C. chapter 21A.12;
- 8719 4. Design requirements: K.C.C. chapter 21A.14;
- 8720 5. Landscaping and water use: K.C.C. chapter 21A.16;
- 8721 6. Parking and circulation: K.C.C. chapter 21A.18;
- 8722 7. Signs: K.C.C. chapter 21A.20;
- 8723 8. Critical areas: K.C.C. chapter 21A.24, if the modification results in a net
8724 improvement to the functions of the critical area; and
- 8725 9. Landscape installation timing: K.C.C. chapters 27A.30 and 27A.40.
- 8726 E. A demonstration project authorized by this section may contain residential and
8727 limited nonresidential uses subject to the following:
- 8728 1. The demonstration project may include any residential uses as allowed as a
8729 permitted use in the R12 - 48 zones, subject to any development conditions in K.C.C.
8730 21A.08.030, without the need to request a modification or waiver as described in subsection
8731 H. of this section. The applicant may request a modification or waiver of any of the
8732 development conditions for residential uses contained in K.C.C. 21A.08.030, subject to the
8733 review process described in subsection H. of this section and the criteria in subsection J. of
8734 this section;
- 8735 2. The demonstration project may include, as part of a residential project, any
8736 nonresidential use allowed as a permitted use in the NB zone under K.C.C. 21A.08.030,
8737 21A.08.040, 21A.08.050, 21A.08.060 and 21A.08.070, subject to any development
8738 conditions contained in those sections without the need to request a modification or waiver as
8739 described in subsection H. of this section, except the following uses are not allowed:

- 8740 a. automotive parking;
- 8741 b. automotive repair and automotive service, K. C.C. 21A.08.050;
- 8742 c. commuter parking lot, K.C. C. 21A.08.060 , unless as part of a transit-oriented
- 8743 development. For the purposes of this subsection E.2.c., "transit-oriented development"
- 8744 means a development that is designated as a transit-oriented development in an agreement
- 8745 with the county and that includes the construction of new housing units at or within one
- 8746 quarter mile of a county transit center or park and ride lot;
- 8747 d. gasoline service stations as defined in K.C.C. 21A.08.070;
- 8748 e. off-street required parking lot commercial and industrial accessory uses;
- 8749 f. private stormwater management facility;
- 8750 g. self-service storage; and
- 8751 h. vector waste receiving facility.
- 8752 3. The nonresidential uses shall be no greater than three thousand square feet per
- 8753 use, with a total maximum of all nonresidential uses not to exceed ten percent of the area of
- 8754 the demonstration project site or twenty thousand square feet, whichever is smaller. The
- 8755 applicant may request a modification or waiver of the development conditions for
- 8756 nonresidential uses in K.C.C. 21A.08.030, 21A.08.040, 21A.08.050, 21A.08.060 and
- 8757 21A.08.070, subject to the review process described in subsection H. of this section and the
- 8758 criteria in subsection J. of this section.
- 8759 F. A demonstration project authorized by this section allows a residential basics
- 8760 program for townhouse and apartment building types, consistent with the department of
- 8761 ~~((permitting and environmental review))~~ local services public rules chapter 16-04:
- 8762 residential basics program.
- 8763 G. All related review processes such as subdivision, building permit, inspection and

8764 similar processes for a demonstration project shall be expedited if:

8765 1. ~~((£))~~Fifty percent or more of all residential units proposed for the demonstration
8766 project are affordable to households at eighty percent of area median income, as defined by
8767 Department of Housing and Urban Development income guidelines for King County and
8768 below; or

8769 2. ~~((§))~~Seventy percent or more of all residential units for the demonstration project
8770 are affordable to households at eighty to one hundred fifteen percent of area median income,
8771 as defined by Department of Housing and Urban Development income guidelines for King
8772 County.

8773 H.1. Requests for a modification or waiver made in accordance with this section may
8774 only be submitted in writing in relation to the following types of applications:

- 8775 a. a site development permit;
- 8776 b. a binding site plan;
- 8777 c. a building permit;
- 8778 d. a short subdivision; or
- 8779 e. a subdivision.

8780 2. Requests shall be submitted to the department in writing before or in conjunction
8781 with an application for one or more of the permits listed in subsection H.1. of this section,
8782 together with any supporting documentation. The supporting documentation must illustrate
8783 how the proposed modification meets the criteria in subsection J. of this section.

8784 3. Except for an applicant's request for a modification or waiver submitted in
8785 conjunction with an application for a subdivision, the notice of application, review and
8786 approval of a proposed modification or waiver shall be treated as a Type 2 land use decision
8787 in accordance with K.C.C. 20.20.020. The request for a modification or waiver submitted in

8788 conjunction with an application for a subdivision shall be treated as a Type 3 land use
8789 decision in accordance with K.C.C. 20.20.020.

8790 4. A preapplication meeting with the applicant and the department of (~~permitting~~
8791 ~~and environmental review~~) local services, permitting division, to determine the need for
8792 and the likely scope of a proposed modification or waiver is required before submittal of such
8793 a request. If a modification or waiver requires approval of the department of natural resources
8794 and parks, (~~or the department of transportation~~) that department shall be invited to
8795 participate in the preapplication meeting.

8796 5. If the applicant requests an adjustment from the county drainage standards, the
8797 director of the department of (~~permitting and environmental review~~) local services,
8798 permitting division, shall refer the request to the department of natural resources and parks
8799 for decision under K.C.C. chapter 9.04, with the right to appeal within the department of
8800 natural resources and parks as provided in K.C.C. 9.04.050.C.6. The department of natural
8801 resources and parks shall consider the purposes of this demonstration ordinance as a factor
8802 relative to the public interest requirement for drainage adjustments described in
8803 K.C.C.9.04.050.C.

8804 6. If the applicant requests a variance from the county road standards, the director
8805 shall refer the request to the county road engineer for decision under K.C.C. 14.42.060, with
8806 the right to appeal within the department of (~~transportation~~) local services as provided in
8807 K.C.C. 14.42.060 and the associated public rule. The department of (~~transportation~~) local
8808 services shall consider the purposes of this demonstration ordinance as a factor relative to the
8809 public interest requirement for road variances described in K.C.C. 14.42.060.

8810 7. Administrative appeals of modifications or waivers approved by the director
8811 shall be combined with any appeal of the underlying permit decision, if the underlying permit

8812 is subject to appeal.

8813 I. An approved development proposal for any of the applications listed in subsection
8814 H.1. of this section, including site plan elements or conditions of approval may be amended
8815 or modified at the request of the applicant or the applicant's successor in interest designated
8816 by the applicant in writing. The director may administratively approve minor modifications
8817 to an approved development proposal. Modifications that result in major changes as
8818 determined by the department or as defined by the approval conditions shall be treated as a
8819 new application for purposes of vesting and shall be reviewed as applicable to the underlying
8820 application pursuant to K.C.C. 20.20.020. Any increase in the total number of dwelling units
8821 above the maximum number set forth in the development proposal permit or approval shall
8822 be deemed a major modification. The county, through the applicable development proposal
8823 permit or approval conditions, may specify additional criteria for determining whether
8824 proposed modifications are major or minor. The modifications allowed under this section
8825 supersede other modification or revision provisions of K.C.C. Title 16 and Title 19A and this
8826 title.

8827 J.1. To be eligible to use the provisions of this section, a demonstration project must
8828 be located on a demonstration project site identified in Ordinance 16650, ((§))Section 2, and
8829 the applicant has accepted the site as a King County sustainable communities and housing
8830 demonstration project.

8831 2. Proposals to modify or waive development regulations for a development
8832 application must be consistent with general health, safety and public welfare standards, and
8833 must not violate state or federal law.

8834 3.a. Applications must demonstrate how the proposed project, when considered as a
8835 whole with the proposed modifications or waivers to the code, will meet all of the criteria in

8836 this subsection J., as compared to development without the modification or waiver, and:

8837 (1) achieves higher quality urban development;

8838 (2) provides quality infill development;

8839 (3) optimizes site utilization; and

8840 (4) enhances pedestrian experiences and sense of place and community.

8841 b. Any individual request for a modification or waiver must meet two or more of
8842 the following criteria:

8843 (1) contributes to the creation of a sustainable community, which includes features
8844 such as a connected street network, a mix of housing types, pedestrian or bike routes
8845 throughout the development, direct bus connections, no front garages, and front porches.

8846 (2) uses the natural site characteristics to protect the natural systems;

8847 (3)(a) contributes to achievement of a three-star rating for the project site under
8848 the Built Green Communities program administered by the Master Builders Association of
8849 King and Snohomish Counties;

8850 (b) contributes to achievement of a four-star or higher rating for the single family
8851 units under the Built Green program administered by the Master Builders Association of
8852 King and Snohomish Counties or achieve a gold certification under the U.S. Green Building
8853 Council, LEED program or equivalent program; or

8854 (c) contributes to achievement of a four-star or higher rating for the multifamily
8855 units under the Built Green program administered by the Master Builders Association of
8856 King and Snohomish Counties or achieve a gold certification under the U.S. Green Building
8857 Council, LEED program or other equivalent program; and

8858 (4) provides attractive, well-designed development that will assist in improving
8859 safety and preventing crime in the development and surrounding area, including adequate

8860 outdoor lighting along walkways/trails, walkways/trails 5' or wider and low vegetation along
8861 walkways/trails.

8862 4. The criteria in this subsection supersede other variance, modification or waiver
8863 criteria and provisions of K.C.C. Title 21A.

8864 K. Regulatory modification and waiver applications, or both, authorized by this
8865 section shall be filed with the department of (~~permitting and environmental review~~) local
8866 services within three years of the approval of the development proposal, which includes
8867 issuance of a building permit or site development permit, recording of a plat, short plat or
8868 binding site plan, or by such a later date as may be specified in the conditions of any
8869 development approval for any type of modification or waiver for which the opportunity for
8870 future application is expressly granted in those conditions. Modifications or waivers
8871 contained within an approved development proposal are valid as long as the underlying
8872 permit or development application approval is valid. If modifications or waivers are approved
8873 as separate applications, they must be incorporated into a valid permit or development
8874 application within three years of approval of the development proposal. The director may
8875 extend the date for filing the demonstration project permit and development applications for a
8876 maximum of twelve months. Any deadline in this subsection shall be adjusted to include the
8877 time for appeal of all or any portion of the project approval.

8878 SECTION 198. Ordinance 13263, Section 3, as amended, and K.C.C. 23.02.010
8879 are each hereby amended to read as follows:

8880 The words and phrases designated in this section shall be defined for the purposes
8881 of this title as follows:

8882 A. "Abate" means to take whatever steps are deemed necessary by the director to
8883 return a property to the condition in which it existed before a civil code violation

8884 occurred or to assure that the property complies with applicable code requirements.

8885 Abatement may include, but is not limited to, rehabilitation, demolition, removal,

8886 replacement or repair.

8887 B. "Civil code violation" means and includes one or more of the following:

8888 1. Any act or omission contrary to any ordinance, resolution, regulation or
8889 public rule of the county that regulates or protects public health, the environment or the
8890 use and development of land or water, whether or not the ordinance, resolution or
8891 regulation is codified; and

8892 2. Any act or omission contrary to the conditions of any permit, notice and order
8893 or stop work order issued pursuant to any such an ordinance, resolution, regulation or
8894 public rule.

8895 C. "Contested hearing" means a hearing requested in response to a citation to
8896 contest the finding that a violation occurred or to contest that the person issued the
8897 citation is responsible for the violation.

8898 D. "Director" means, depending on the code violated:

8899 1. The director of the department of (~~permitting and environmental review~~)
8900 local services;

8901 2. The director of the Seattle-King County department of public health, or "local
8902 health officer" as that term is used in chapter 70.05 RCW;

8903 3. The director of the department of natural resources and parks;

8904 4. The director of any other county department authorized to enforce civil code
8905 compliance;

8906 5. Authorized representatives of a director, including compliance officers and

8907 inspectors whose responsibility includes the detection and reporting of civil code
8908 violations; or

8909 6. Such other person as the council by ordinance authorizes to use this title.

8910 E. "Found in violation" means that:

8911 1. A citation, notice and order or stop work order has been issued and not timely
8912 appealed;

8913 2. A voluntary compliance agreement has been entered into; or

8914 3. The hearing examiner has determined that the violation has occurred and the
8915 hearing examiner's determination has not been stayed or reversed on appeal.

8916 F. "Hearing examiner" means the office of the King County hearing examiner, as
8917 provided in K.C.C. chapter 20.22.

8918 G. "Mitigate" means to take measures, subject to county approval, to minimize
8919 the harmful effects of the violation where remediation is either impossible or
8920 unreasonably burdensome.

8921 H. "Mitigation hearing" means a hearing requested in response to a citation to
8922 explain mitigating circumstances surrounding the commission of a violation.

8923 I. "Permit" means any form of certificate, approval, registration, license or any
8924 other written permission issued by King County. All conditions of approval, and all
8925 easements and use limitations shown on the face of an approved final plat map which are
8926 intended to serve or protect the general public are deemed conditions applicable to all
8927 subsequent plat property owners and their tenants and agents as permit requirements
8928 enforceable under this title.

8929 J. "Person" means any individual, association, partnership, corporation or legal

8930 entity, public or private, and the agents and assigns of the individual, association,
8931 partnership, corporation or legal entity.

8932 K. "Person responsible for code compliance" means either the person who caused
8933 the violation, if that can be determined, or the owner, lessor, tenant or other person
8934 entitled to control, use or occupy, or any combination of control, use or occupy, property
8935 where a civil code violation occurs, or both.

8936 L. "Public rule" means any rule adopted under K.C.C. chapter 2.98 to implement
8937 code provisions.

8938 M. "Remediate" means to restore a site to a condition that complies with critical
8939 area or other regulatory requirements as they existed when the violation occurred; or, for
8940 sites that have been degraded under prior ownerships, restore to a condition that does not
8941 pose a probable threat to the environment or to the public health, safety or welfare.

8942 N. "Resolution" means any law enacted by resolution of the board of county
8943 commissioners prior to the establishment of the charter, or any health rule adopted by
8944 resolution of the board of health.

8945 SECTION 199. Ordinance 13263, Section 5 as amended, and K.C.C. 23.02.040
8946 are each hereby amended to read as follows:

8947 A. In order to discourage public nuisances, make efficient use of public resources
8948 and otherwise promote compliance with applicable code provisions, a director may, in
8949 response to field observations or reliable complaints, determine that civil code violations
8950 have occurred or are occurring and may:

8951 1. Enter into voluntary compliance agreements with persons responsible for
8952 code compliance, and issue notices of noncompliance if the persons responsible fail to

8953 comply with the terms of the voluntary compliance agreement;

8954 2. Issue citations and assess civil penalties as authorized by K.C.C. chapter
8955 23.20;

8956 3. Issue notice and orders, assess civil penalties and fines and recover costs as
8957 authorized by K.C.C. chapter 23.24;

8958 4. Order abatement by means of a notice and order, and if abatement is not
8959 completed in a timely manner by the person responsible for code compliance, undertake
8960 the abatement and charge the reasonable costs of such work as authorized by K.C.C.
8961 chapter 23.24;

8962 5. Allow a person responsible for code compliance to perform community
8963 service in lieu of paying civil penalties as authorized by K.C.C. chapter 23.24;

8964 6. Order work stopped at a site by means of a stop work order, and if such order
8965 is not complied with, assess civil penalties, as authorized by K.C.C. chapter 23.28;

8966 7. Suspend, revoke or modify any permit previously issued by a director or deny
8967 a permit application as authorized by K.C.C. chapter 23.24 when other efforts to achieve
8968 compliance have failed; and

8969 8. For de minimis violations, decide not to take enforcement action.

8970 B. Should violations occur involving multiple agencies, a lead agency shall be
8971 designated by the executive to coordinate the county's response. Unless otherwise
8972 determined by the directors of the affected departments, the department of ~~((permitting
8973 and environmental review))~~ local services shall serve as the lead agency.

8974 C. The procedures set forth in this title are not exclusive. These procedures shall
8975 not in any manner limit or restrict the county from remedying civil code violations or

8976 abating civil code violations in any other manner authorized by law. This title shall not
8977 be construed to affect the authority of the King County board of health in enforcement of
8978 the King County board of health code or regulations.

8979 D. In addition or as an alternative to using the procedures set forth in this title, a
8980 director may seek legal or equitable relief to abate any conditions or enjoin any acts or
8981 practices which constitute a civil code violation.

8982 E. In addition or as an alternative to utilizing the procedures set forth in this title,
8983 a director may assess or recover civil penalties accruing under this title by legal action
8984 filed in King County superior court by the prosecuting attorney on behalf of King
8985 County.

8986 F. The provisions of this title shall in no way adversely affect the rights of the
8987 owner, lessee or occupant of any property to recover all costs and expenses incurred and
8988 required by this title from any person causing such violation.

8989 G. A director may use the services of a collection agency in order to collect any
8990 fines, penalties, fees or costs owing under this title.

8991 H. In administering the provisions for code enforcement, the director shall have
8992 the authority to waive any one or more such provisions so as to avoid substantial injustice
8993 by application thereof to the acts or omissions of a public or private entity or individual,
8994 or acts or omissions on public or private property including, for example, property
8995 belonging to public or private utilities, where no apparent benefit has accrued to such
8996 entity or individual from a code violation and any necessary remediation is being
8997 promptly provided. For purposes of this clause, substantial injustice cannot be based on
8998 economic hardship.

8999 I. The provisions of this title detailing county department administration of code
9000 compliance procedures are not to be construed as creating a substantive basis for appeal
9001 or a defense of any kind to an alleged violation.

9002 J. The provisions of this title authorizing the enforcement of non-codified
9003 ordinances are intended to assure compliance with conditions of approval on plats,
9004 unclassified use permits, zone reclassifications and other similar permits or approvals
9005 which may have been granted by ordinances which have not been codified, and to
9006 enforce new regulatory ordinances which are not yet codified. Departments should be
9007 sensitive to the possibility that citizens may not be aware of these ordinances, and should
9008 give warnings prior to enforcing such ordinances, except in high risk cases.

9009 K. The director of a King County agency that owns property, or is the custodian
9010 of public property, is authorized to enforce K.C.C. 23.02.140 and any public rules
9011 adopted under this title to implement that section for properties that the director's agency
9012 owns or is custodian.

9013 SECTION 200. Ordinance 13263, Section 13, as amended, and K.C.C. 23.02.120
9014 are each hereby amended to read as follows:

9015 A. In order to ensure strict conformity with the constraints on entry imposed by
9016 state and federal law and to ensure that county employees deal with the public in a
9017 manner that respects the rights of private property owners, the directors of the department
9018 of ~~((permitting and environmental review))~~ local services or the director's designee,
9019 natural resources and parks and other departments, as needed, shall adopt internal
9020 procedures, protocols and training programs governing the conduct of searches by county
9021 staff responsible for code compliance.

9022 B. Each department operating under this title may approve public rules under
9023 K.C.C. chapter 2.98 and procedures to implement the provisions of this title. Each
9024 department shall approve procedures to implement the guidelines set out in this chapter
9025 for investigating code violations.

9026 SECTION 201. Ordinance 12024, Section 4, as amended, and K.C.C. 23.10.030
9027 are each hereby amended to read as follows:

9028 Any enforcement officer of the department of ~~((permitting and environmental
9029 review))~~ local services may inspect and certify that a vehicle is a "wrecked, dismantled or
9030 inoperative vehicle or an abandoned vehicle" as those terms are defined in K.C.C. 21A.

9031 The certification shall be made in writing.

9032 SECTION 202. Ordinance 10662, Section 42, as amended, and K.C.C. 27.02.010
9033 are each hereby amended to read as follows:

9034 The purpose of this title is: to prescribe equitable fees and fee collection for all
9035 permitting and environmental review services provided by the department of ~~((permitting
9036 and environmental review))~~ local services, permitting division; and to prescribe school
9037 impact fees to cover the proportionate share of the cost of new school facilities needed to
9038 serve new growth and development.

9039 SECTION 203. Ordinance 14238, Section 32, as amended, and K.C.C. 27.02.220
9040 are each hereby amended to read as follows:

9041 Expenditures drawn from the permitting ~~((and environmental review (DES)))~~
9042 division fund for disaster response, which are not recovered through the assessment of
9043 fees or reimbursement from the Federal Emergency Management Administration
9044 (FEMA), shall be reimbursed to the ~~((DES))~~ permitting division fund by the current

9045 expense fund within twelve months of when the expenses were incurred.

9046 SECTION 204. Ordinance 13332, Section 14, as amended, and K.C.C. 27.04.003

9047 are each hereby amended to read as follows:

9048 "Building official" means the director of the department of (~~permitting and~~
9049 ~~environmental review~~) local services or the director's designee.

9050 SECTION 205. Ordinance 10662, Section 51, as amended, and K.C.C. 27.04.005

9051 are each hereby amended to read as follows:

9052 "Department" means the department of (~~permitting and environmental review~~)
9053 local services.

9054 SECTION 206. Ordinance 8330, Section 31, as amended, and K.C.C. 27.04.010

9055 are each hereby amended to read as follows:

9056 "Development permits" mean all permits, reviews, and approvals administered by
9057 the permitting division of the department of (~~permitting and environmental review~~)
9058 local services including, but not limited to, right-of-way use permits, grading permits,
9059 building permits, fire code permits, subdivisions, short subdivisions, binding site plans,
9060 planned unit developments, zoning permits, master plan development permits, current use
9061 permits, boundary line adjustments, and environmental review and shoreline permits.

9062 SECTION 207. Ordinance 10662, Section 52, as amended, and K.C.C. 27.04.015

9063 are each hereby amended to read as follows:

9064 "Director" means the director of the department of (~~permitting and environmental~~
9065 ~~review~~) local services or designee.

9066 SECTION 208. Ordinance 13332, Section 4, as amended, and K.C.C. 27.06.010

9067 are each hereby amended to read as follows:

- 9068 A. A nonrefundable fee shall be charged for preapplication conferences as
9069 follows:
- 9070 1. Already built construction for residential use: \$690.00
9071 2. Already built construction for commercial use: \$2,760.00
9072 3. Other - per staff participant from the ~~((department of))~~ permitting
9073 ~~((and environmental review))~~ division: \$690.00
9074 4. Other - per staff participant from the ~~((department of transportation))~~
9075 road services division: \$727.00
9076 5. Other - per staff attendee from the department of natural
9077 resources and parks: \$727.00
9078 6. Cancellation of a conference without notification before its
9079 scheduled start time or failure to attend: \$50.00

9080 B. The preapplication conference fee under subsection A. of this section shall be
9081 credited against any required application or permit fees for a subsequent permit
9082 application to address work commenced without permits, but only if the subsequent
9083 permit application is filed within one hundred eighty days of the preapplication
9084 conference or within sixty days of public health department or other agency approval
9085 required for a complete development permit application.

9086 C. A nonrefundable fee of four hundred sixty dollars shall be charged for
9087 presubmittal project review. If the application fees are paid within one hundred eighty
9088 days after payment of the presubmittal project review fee, the nonrefundable fee for
9089 presubmittal project review shall be credited against fees due at submittal of an
9090 application.

9091 D. The fee for a zoning certification letter confirming an existing zoning
9092 designation or development rights is two hundred thirty dollars. The fee for zoning
9093 certification requiring historic research or review of other information is six hundred
9094 ninety dollars.

9095 E. A fee of three hundred seventy-nine dollars shall be charged for each
9096 inspection of structures for housing code compliance, damage from flood, storm, fire or
9097 other natural disaster, or for each site visit conducted prior to permit application.

9098 SECTION 209. Ordinance 13332, Section 22, as amended, and K.C.C. 27.10.070
9099 are each hereby amended to read as follows:

9100 Review of variance requests shall be charged fees as follows:

- 9101 A. Road variance review
- 9102 1. ~~((Department of transportation))~~ Road services division
9103 (if required): \$1,819.00
- 9104 2. ~~((Department of p))~~ Permitting ~~((and environmental review))~~
9105 division: \$1,472.00
- 9106 3. Plan resubmittal: \$460.00
- 9107 B. Surface Water Design Manual adjustment review
- 9108 1. Standard \$2,162.00
- 9109 2. Complex or criteria exception \$4,692.00
- 9110 3. Experimental Actual Cost

9111 SECTION 210. Ordinance 17682, Section 47, as amended, and K.C.C. 27.10.570
9112 are each hereby amended to read as follows:

9113 Fees shall be charged as follows for processing, monitoring, extending and

9114	administering the default of financial guarantees:	
9115	A. Standard monitoring of maintenance and defect guarantees for completed	
9116	installation	
9117	1. Department of ((permitting and environmental review))	
9118	<u>local services</u> administration	\$2,205.00
9119	2. Inspection of stormwater facilities - small	\$3,777.00
9120	3. Inspection of stormwater facilities - medium	\$4,595.00
9121	4. Inspection of stormwater facilities - large	\$7,034.00
9122	5. Reinspection of stormwater facilities, each	\$708.00
9123	6. Inspection of road improvements - small	\$3,777.00
9124	7. Inspection of road improvements - medium	\$4,595.00
9125	8. Inspection of road improvements - large	\$7,034.00
9126	9. Reinspection of road improvements, each	\$708.00
9127	10. Inspection of critical area mitigation, landscaping, street or	
9128	significant trees, per year required	\$506.00
9129	11. Reinspection of critical area mitigation, landscaping, street or	
9130	significant trees, each	\$506.00
9131	B. Extended monitoring of maintenance and defect guarantees - additional	
9132	year	
9133	1. Inspection of stormwater facilities	\$1,810.00
9134	2. Inspection of road improvements	\$1,810.00
9135	3. Department of ((permitting and environmental review))	
9136	<u>local services</u> administration	\$1,103.00

9137	C.	Administering default of financial guarantees - annual fee	
9138	1.	((Department of p)) Permitting ((and environmental	
9139		review)) <u>division</u>	\$2,646.00
9140	2.	((Department of transportation)) <u>Road services division</u>	\$4,068.00
9141	3.	Department of natural resources and parks	\$4,068.00

9142 SECTION 211. Ordinance 12020, Section 5, as amended, and K.C.C.

9143 27A.20.030 are each hereby amended to read as follows:

9144 "Department" means the King County department of ~~((permitting and~~
9145 ~~environmental review))~~ local services or its successor organization.

9146 SECTION 212. Ordinance 12020, Section 6, as amended, and K.C.C.

9147 27A.20.040 are each hereby amended to read as follows:

9148 "Director" means the director of the King County department of ~~((permitting and~~
9149 ~~environmental review))~~ local services or designee.

9150 SECTION 213. Ordinance 12020, Section 13, as amended, and K.C.C.

9151 27A.30.020 are each hereby amended to read as follows:

9152 Financial guarantees shall be in a form approved by the director, in consultation
9153 with the department of natural resources and parks, ~~((department of transportation,))~~ the
9154 prosecuting attorney's office, and other affected agencies. The amounts of the financial
9155 guarantees shall be based on the schedules appropriate to the required work which are
9156 updated on a periodic and frequent basis to ensure that the amount fully captures likely
9157 costs. Financial guarantees shall also require a contingency in an amount to be
9158 determined by the director.

9159 SECTION 214. Ordinance 12020, Section 16, as amended, and K.C.C.

9160 27A.30.050 are each hereby amended to read as follows:

9161 The department shall be responsible for scheduling final performance, and
9162 maintenance and defects inspections. The department should schedule such inspections
9163 approximately forty-five days prior to expiration of the performance or maintenance
9164 period. If necessary to determine completion of performance, additional inspections
9165 should also be made after the expiration of the performance period. Periodic inspections
9166 may also be made at the discretion of the director of the department of ((~~permitting and~~
9167 ~~environmental review~~)) local services or the director of the department of natural
9168 resources and parks ((~~or the director of the department of transportation~~)).

9169 SECTION 215. This ordinance takes effect only if Ordinance _____

9170 (Proposed Ordinance 2018-0313) takes effect, and in that event, this ordinance takes
9171 effect immediately after Ordinance _____ (Proposed Ordinance 2018-0313) takes effect.
9172

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

J. Joseph McDermott, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this _____ day of _____, _____.

Dow Constantine, County Executive

Attachments: None

July 6, 2018

The Honorable Joe McDermott
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember McDermott:

This letter transmits an ordinance that will enable King County to create a new Department of Local Services in a comprehensive effort to improve the efficient, effective, and timely delivery of municipal services to the nearly 250,000 people who live in unincorporated parts of King County. In consultation and partnership with the King County Council, whose members directly represent residents in these areas, our aim is to create a best-run local government to accompany the County's best-run regional government.

In the fall of 2017, Senior Deputy Executive Fred Jarrett was directed to take on a major new body of work, leading an initiative to explore new and better ways to serve the people of unincorporated King County. As a result of this effort, a proposal to develop a new Department of Local Services was launched, to include such services as permitting, roads, and our Community Service Area program of the Department of Natural Resources and Parks.

This effort is guided in part by the direction found in Motion 15125, adopted by Council this year, which emphasized the need for the Department of Local Services should center around better service coordination; strengthening and expanding partnerships; increasing responsiveness, quality, and accountability; more robust employee engagement; supporting local planning efforts; and pursuing innovative funding strategies.

The development of the Department of Local Services is predicated on being collaborative, customer-focused, and connected. We plan to align our agencies that serve unincorporated areas by collaborating, sharing resources, and creating service partnerships that measure and reinforce shared accountability for the services we deliver. We will also work to consistently monitor and evaluate our performance to make sure we deliver value to our customers. The Department of Local Services will be a conduit for enhanced communication between community members in the unincorporated areas and King County agencies that provide local services.

The creation of the Department of Local Services aligns with the County's Strategic Plan by following the guiding principle of providing quality local government in the form of effective, efficient local governance and services to unincorporated areas. It also speaks to the plan's goal and objective of "Efficient, Accountable Regional and Local Government" by ensuring that County government operates efficiently and effectively and is accountable to the public by aligning funding, policy, and operational goals of King County government with community priorities; optimizing County operations through innovation and continuous improvement; delivering consistent, responsive, equitable, high-quality services to residents, cities, and districts; exercising sound financial and risk management; and build King County's long-term fiscal strength.

The proposed department also aligns with the County's Equity and Social Justice Strategic Plan in part by investing in community partnerships; improving staff and leadership proficiencies in delivering services that respond to changing demographics; and developing tools for better engagement and access to services.

The Department of Transportation, the Department of Permitting and Environmental Review, the Road Services Division, and the Community Service Area program, in cooperation with Council offices, has undertaken an extensive stakeholder outreach process that included visits to Community Service Area Town Halls in every unincorporated area, as well as other community and individual meetings. We also created ways to interact with the public electronically, such as promoting the asklocalservices@kingcounty.gov email address throughout various media channels.

Thank you for your consideration of this ordinance. If you have any questions, please feel free to contact Harold Taniguchi, Director of the Department of Transportation at 206-477-3809.

Sincerely,

Dow Constantine
King County Executive

Enclosure

cc: King County Councilmembers
 ATTN: Carolyn Busch, Chief of Staff
 Melani Pedroza, Clerk of the Council
Dwight Dively, Director, Office of Performance, Strategy and Budget
Harold S. Taniguchi, Director, Department of Transportation

2017-2018 FISCAL NOTE

Ordinance/Motion:	2018-XXXX
Title:	Reorganization - Creating the Department of Local Services
Affected Agency and/or Agencies:	Department of Transportation, Department of Executive Services, and Department of Permitting and Environmental Review
Note Prepared By:	Bill Greene
Date Prepared:	6/26/2018
Note Reviewed By:	
Date Reviewed:	

Description of request:

This fiscal note applies to the reorganization ordinance creating the Department of Local Services

Revenue to:

Agency	Fund Code	Revenue Source	2017-2018	2019-2020	2021-2022
			0	0	0
TOTAL			0	0	0

Expenditures from:

Agency	Fund Code	Department	2017-2018	2019-2020	2021-2022
			0	0	0
TOTAL			0	0	0

Expenditures by Categories

	2017-2018	2019-2020	2021-2022
TOTAL	0	0	0

Does this legislation require a budget supplemental? No

There will be movement of funds between agencies. No net fiscal impact to the county.

[Blank Page]



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

April 18, 2018

Motion 15125

Proposed No. 2018-0159.2

**Sponsors Lambert, Upthegrove, McDermott
and Dunn**

1 A MOTION providing guidance on the establishment of a
2 department of local services.

3 WHEREAS, the county has a mission to provide fiscally responsible, quality-
4 driven local and regional services for healthy, safe and vibrant communities, and

5 WHEREAS, the population in unincorporated King County is over 247,000, a
6 population large enough to be the second largest city in the state, and

7 WHEREAS, the county has adopted a guiding principle to provide effective,
8 efficient local governance and services to unincorporated areas, and

9 WHEREAS, Executive Constantine created the local services initiative in the fall
10 of 2017 to explore new and better ways to serve the people of unincorporated King
11 County, and

12 WHEREAS, the executive has directed the executive's staff to begin the
13 formation of a department of local services to better serve the people of unincorporated
14 King County;

15 NOW, THEREFORE, BE IT MOVED by the Council of King County:

16 The executive is requested to:

17 A. Establish a new department of local services to be operational by January 1,
18 2019;

19 B. Prepare the 2019-2020 executive proposed budget reflective of a department

20 of local services and related changes to other King County departments, funds and rates;

21 C. Form a transition team with consultation from councilmembers representing
22 unincorporated areas, to recommend organizational, operational and other changes to the
23 executive, and be available to brief the council's standing and regional committees;

24 D. Develop and transmit an ordinance that would amend K.C.C. chapter 2.16 to
25 establish a department of local services that will work in partnership with each county
26 council district to focus on coordinating, enhancing and improving municipal services
27 provided to the county's unincorporated areas. The ordinance should have an emphasis
28 on:

29 1. Improving the coordination of local services by King County agencies
30 through increased collaboration;

31 2. Strengthening and expanding partnerships between the county, communities
32 and other entities;

33 3. Improving the delivery, responsiveness and quality of local services to the
34 people, businesses and communities of unincorporated King County through unified
35 accountability;

36 4. Improving local services through robust employee engagement while
37 embracing equity and social justice and continuous improvement;

38 5. Strengthening unincorporated communities by supporting local planning and
39 community initiatives; and

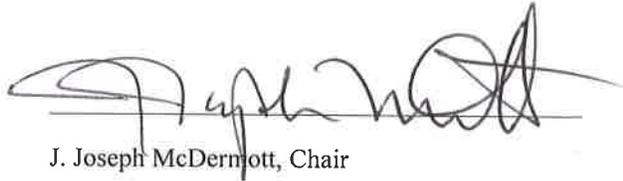
40 6. Pursuing innovative funding strategies; and

- 41 E. Develop and transmit legislation addressing funds, fund management and
42 financial policies and other legislation as appropriate to the county organizational change.
43

Motion 15125 was introduced on 3/12/2018 and passed as amended by the Metropolitan King County Council on 4/16/2018, by the following vote:

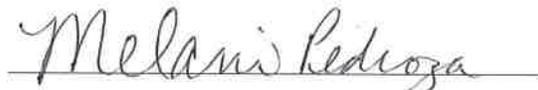
Yes: 7 - Mr. Gossett, Ms. Lambert, Mr. McDermott, Mr. Dembowski,
Mr. Upthegrove, Ms. Kohl-Welles and Ms. Balducci
No: 0
Excused: 2 - Mr. von Reichbauer and Mr. Dunn

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



J. Joseph McDermott, Chair

ATTEST:



Melani Pedroza, Clerk of the Council

Attachments: None



[Blank Page]



King County

**Metropolitan King County Council
Planning, Rural Service and Environment Committee**

STAFF REPORT

Agenda Item:	6	Name:	Erin Auzins
Proposed No.:	2018-0241	Date:	July 17, 2018

SUBJECT

Proposed Ordinance 2018-0241 would update King County’s development regulations for wineries, breweries and distilleries.

SUMMARY

Following a years-long process, the Executive transmitted a Proposed Ordinance and associated Action Plan that would modify the development regulations for wineries, breweries and distilleries. The Proposed Ordinance would add a new business license requirement for these uses; create a new “remote tasting room” use; add new development conditions and permit requirements for wineries, breweries and distilleries; establish two demonstration projects, one for remote tasting rooms and one for tourism district events; and increase citation penalties for violations by these types of businesses.

The Executive’s Action Plan also calls for improved signage for the agricultural production district, for community van and bike share projects, and for improved east-west trail connections in the Sammamish Valley.

The Committee was briefed in committee on June 19, 2018. At that briefing, Council staff provided a summary of the Executive’s proposal, and a high level overview of the policy questions for Council to consider. At today’s briefing, Council staff expect to provide, and brief: 1) a technical-only striking amendment and 2) chair’s conceptual substantive striker. These strikers will be available at the meeting.

BACKGROUND

Wineries and breweries have been uses listed in the permitted use tables since at least the 1993 Zoning Code.¹ The development conditions that apply today were largely adopted in 2003,² and standards relating to minimum lot size, maximum building size, special event limitations, and product content were first adopted. Distilleries were first

¹ Ordinance 10870

² Ordinance 14781

recognized as a land use in 2013.³ Wineries, breweries and distilleries are considered the same land use category under the code, and for each zone in which they are allowed (either outright as a Permitted use, or with a Conditional Use Permit), they have the same development conditions.

In 2010, the City of Woodinville submitted a docket request that would have expanded the Urban Growth Boundary and established new commercial zoning. In 2011, a private resident submitted a similar docket request. In each case, the County Executive did not support the proposal, and any changes would have been required to be taken up during a major Comprehensive Plan update. As part of the next such update, in 2012,⁴ the Council adopted a work plan item to work with the City of Woodinville on joint recommendations for wine and agriculture industries:

P.1. The executive shall work collaboratively with the city of Woodinville to develop joint recommendations for promoting the wine and agriculture industries.

2. In developing these recommendations, the county shall work with the city to analyze and consider the following:

a. Identification of existing and needed transportation infrastructure including traffic safety improvements, roads, sidewalks, parking, trails, tourism buses, signage and way finding;

b. The finite nature and value of agricultural soil resources and the agricultural potential of the APD;

c. The character of the surrounding rural area;

d. Vacant, buildable, and redevelopable land within the existing urban growth area;

e. The adopted Countywide Planning Policies and King County Comprehensive Plan;

f. Input from the public and interested stakeholders, including local businesses and surrounding city and unincorporated area communities;

g. Failing septic systems and pollution in the valley, in conjunction with the report set forth in subsection I of this section; and

h. Nonconforming uses on the unincorporated lands in King County and on the agricultural lands.

Between 2012 and 2015, Public Health Seattle-King County instituted a pilot program that allowed wine and distillery tasting rooms to apply for an exemption from the annual operating permit. The pilot project was intended as an alternative to a required food permit for these businesses, and was tested to see if the businesses would still comply with food safety practices. Public Health discovered during the pilot program that only about 50% of the businesses complied and we decided to end the program. For beverage-related businesses that qualified for the pilot program, extensive outreach was conducted via a series of meetings and communications with stakeholders, an

³ Ordinance 17539

⁴ Ordinance 17485

evening meeting at the Columbia Winery, and information including FAQs⁵ posted to the Food Program website.

When the Public Health decided to end the pilot program, extensive outreach to all known beverage related associations and businesses, such as wineries, tap rooms, and distilleries was conducted in the summer of 2015 to notify them of the change. This included two public meetings, emails, notices via social media, and updates posted to the FAQs on the website.

Following the 2012 Comprehensive Plan work program and the end of the food permit pilot program in 2015, and as part of the mid-biennial budget supplemental in 2016,⁶ the Executive requested, and the Council approved, an appropriation of \$75,000 for the Office of Performance, Strategy and Budget to hire a consultant to conduct a “[s]tudy to develop recommendations to improve the interface of the burgeoning wine industry with the surrounding communities. The funding will be used to secure consultant assistance to support the outreach, research and recommendation process. The study will focus on economic development, transportation, land use and agriculture in the Sammamish Valley area, and may also make recommendations for other parts of unincorporated King County as appropriate”.

Around the same time, neighbors of wineries within the Sammamish Valley filed a number of code enforcement complaints for operating in violation of the zoning code and construction without permits. The Department of Permitting and Environmental Review (DPER), knowing that the Executive would be beginning a study to look at policy recommendations, signed settlement agreements with 20 of the wineries. These settlement agreements acknowledged that aspects of the winery uses were not permitted, that the business owner would not increase non-compliance, and that any life-safety issues would be corrected. In return, DPER would not move forward with any code enforcement process while the Executive’s study was being complete and before any legislative changes were considered and adopted by the Council.

Following approval of the budget supplemental request, the Executive formed a stakeholder group of Sammamish Valley wineries, agricultural interests, and the Cities of Woodinville and Redmond. The consultant performed stakeholder interviews, and held five meetings with the stakeholders to review the goals and priorities, wine industry needs and issues, the issues with the existing development regulations, transportation issues, and potential policy changes and infrastructure improvements. The consultant also held an open public meeting and used an online public comment tool. The stakeholder group and consultant provided a series of policy recommendations in their final report, issued in September 2016.⁷

Since that time, the Executive has been working through a series of proposed policy changes, as well as on improvements within the Sammamish Valley (shuttle van, trail connections, signage). A public review draft of the proposed regulations was issued in

⁵ Here is a link to these FAQs: <https://www.kingcounty.gov/depts/health/environmental-health/food-safety/food-business-permit/~media/depts/health/environmental-health/documents/food-safety/FAQ-Beverages.ashx>

⁶ Ordinance 18239

⁷ Link to report: <https://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/Sammamish-Study-Area/CAISammValleyWineBeverageStudyFINAL-091216.ashx?la=en>

June 2017, outlining an initial proposal for public comment. After reviewing and considering the feedback on the public review draft, the Executive transmitted a final report (Attachment 4) and Proposed Ordinance 2018-0241 to the Council in April 2018.

ANALYSIS

Summary of Changes in Proposed Ordinance

Proposed Ordinance 2018-0241 would make a number of changes to the development regulations for wineries, breweries and distilleries.

Business license requirement

The Proposed Ordinance would add a new business license requirement for “adult beverage businesses”, which includes “winery, brewery, distillery or cidery, and remote tasting rooms for any of those businesses.” The annual fee for this business license would be \$100.

New Definitions

The Proposed Ordinance would establish new definitions for “remote tasting room”, and three types of “winery, brewery, distillery facilities.” The three facility definitions are different based on size, with a Facility I being “very small”, Facility II being “small”, and Facility III not having a size qualifier. In addition, a Facility I would not allow on-site sales or tasting.

Permitted Use Table

The Proposed Ordinance makes modifications to the Manufacturing permitted uses table, where wineries, breweries, and distilleries are regulated today. Within the Manufacturing permitted uses table, the Proposed Ordinance would:

- Add Winery/Brewer/Distillery Facility I to the table, and permit it with development conditions in the RA and UR zones.
- Add Winery/Brewer/Distillery Facility II to the table, and permit it with varying development conditions in the A, RA, UR, NB, CB, RB and I zones. This use would also be allowed with a Conditional Use Permit (and development conditions) in the RA zone.
- Add Winery/Brewer/Distillery Facility III to the table, and permit it as a Conditional Use Permit and with varying development conditions, in the A, RA, UR, NB, CB, RB and I zones.

The development conditions for each of the facility sizes, and in different zones, vary considerably. There is a summary of the changes by zone with a comparison to the existing code in Attachment 5. In general, the development conditions address:

- Minimum lot sizes
- Maximum building sizes

- Allowances for tasting and hours of operation
- Water use
- Product content
- Production requirements
- Facility locations for agricultural lands
- Parking maximums
- Setbacks from Rural Area and Residential zones

Parking Requirements

The parking requirements are proposed to be modified by the Proposed Ordinance. The existing parking requirements for wineries, breweries and distilleries are 0.9 spaces per 1,000 square feet of manufacturing area, plus 1 per 50 square feet of tasting area.

Under the Proposed Ordinance, the parking ratio for the tasting area would be changed to 1 per 300 square feet.

Home Occupation and Home Industry

Home occupations and home industries are regulated based on zoning district, in three sections of Code. The Proposed Ordinance would add wineries, breweries and distilleries, and remote tasting rooms, to the list of specifically prohibited uses in home occupations and home industries.

Special Events/Temporary Use Permit

The Proposed Ordinance includes the following changes for special events and temporary use permits (TUP):

- For Facility II and III in A zones, events are limited to 2 per month and all parking must be accommodated on site or through a plan approved by the director.
- For Facility II and III in RA zones, events are limited to 24 within a one-year period and all parking must be accommodated on site or through a plan approved by the director.
- For Facility II in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 125 guests.
- For Facility III in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 250 guests.
- No events or temporary use permits for facility I, legally nonconforming home occupations, or home industries.
- Facility II and III in all other zones events may be allowed under a TUP for up to 60 days a year.

Demonstration Project A

The first demonstration project proposed by the Executive would allow “remote tasting rooms” within an identified area in the Sammamish Valley near the city limits of Woodinville, and within the Vashon Rural Town. The demonstration project would allow remote tasting rooms with the following regulations:

- One or more remote tasting rooms could operate in a single location
- The approval of the remote tasting rooms would be a Type 1 land use decision.⁸
- Total space for tasting and retail is 1,000 square feet plus storage, restroom, back-of-the-house uses
- Additional 500 square feet of outdoor space allowed
- Direct access to an arterial required
- No production allowed on-site
- Incidental retail sales of products related to products tasted allowed
- Hours of operation are limited to Monday - Thursday 11am-5pm, Friday - Sunday 11am-9pm
- Required to obtain a liquor license from the state
- No events or temporary use permits allowed
- Parking limited to 150 percent of minimum required

Demonstration project A would be in effect for 3 years from effective date of the ordinance, after which DPER would stop accepting applications and the existing remote tasting rooms would become legally nonconforming uses. Annually, DPER would compile a list of applications approved and related code complaints. Based on this data, the Executive may submit additional proposed legislation extending or amending the regulation within the 3 year demonstration project.

Demonstration Project B

The second demonstration project proposed by the Executive would allow “tourism district events” such as weddings and similar uses to be reviewed and conditioned as part of Facility III conditional use permit review within an identified area in the Sammamish Valley, south of city limits and east of State Route 202. The demonstration project would waive the TUP requirement for CUP approved Facility III events. Event uses would be reviewed and approved only as part of a CUP application; CUPs are a Type 2 land use permit.⁹ This demonstration project may allow more than 24 events per year, depending on the site-specific review of each application.

Demonstration project B would be in effect for 3 years from effective date of the ordinance, after which DPER would stop accepting applications, and the existing CUPs with the special event allowance would become legally nonconforming. Annually, DPER would compile a list of applications approved and related code complaints. Based on

⁸ Type 1 land use decisions are made by the DPER Director, or their designee (usually a product line manager). These decisions do not have public notice and have no administrative appeal to the Hearing Examiner.

⁹ Type 2 land use decisions are made by the DPER Director, or their designee. These decisions do have public notice and have an administrative appeal to the Hearing Examiner.

this data, the Executive may submit additional proposed legislation extending or amending the regulations within the 3 year demonstration project.

Citation Penalties

The Proposed Ordinance would modify the citation penalties for wineries, breweries, and distilleries and remote tasting rooms. Under existing code, most code violations are subject to a \$100 penalty for the first violation, and \$500 for subsequent violations. The Proposed Ordinance would increase the citation penalty for these uses to \$500 for the first violation and \$1,000 for subsequent violations.

Policy Considerations

Applicability of Countywide Regulations

As described in the background section, the transmitted Proposed Ordinance was the result of a years-long process to address the proliferation of wineries within the Sammamish Valley. However, except for the demonstration projects, the Proposed Ordinance would apply countywide, and would apply to breweries and distilleries.

The Council may want to consider whether sufficient input from other industries, including breweries and distilleries, has been taken, and whether further input is necessary before code changes are adopted.

Additionally, the Council may want to consider whether the impacts of the proposed changes in other parts of the County have been fully analyzed. For example, a Facility III is required to connect to a Group A or Group B water system. This is a practical requirement for the Sammamish Valley where water is available, but may be more burdensome in other parts of the County that have water supply issues – and/or may not be a necessary requirement for other parts of the County.

Impact on Existing Businesses

Executive staff are aware of 54 wineries, breweries, and distilleries in unincorporated King County. Of those, only 4 are legally permitted today and all 4 would become legally nonconforming under the Proposed Ordinance as transmitted. The other 50 are operating without permits or in violation of the County's development regulations.

Executive staff estimate that 8 businesses will not be able to comply with the new regulations at their current locations – they all appear to be within Agriculture zoned areas. Of note, lands that have Farmland Preservation Program (FPP) status would not be permitted by the associated covenants to operate a winery, brewery or distillery facility or a remote tasting room on-site. For the businesses that are expected to not be able to comply, DPER states that they will start the enforcement process upon the ordinance becoming effective. DPER staff state that the plan would be to allow the businesses the same 6 month compliance period that other businesses will receive, but these businesses would not receive technical support through the consultant.

Additionally, another 16 businesses do not have direct access to an arterial, which would limit them to the Facility I category (8 of these businesses may be able to apply for a Facility II with a conditional use permit, which is intended to give the director discretion to modify the access requirement). These businesses may need to downsize their operations to comply with the new rules (e.g., size of the facility, hours of operation, tasting area, or number and scale of events).

Enforcement

There are a couple of different ways that enforcement could be an issue with the new ordinance. First, although a statement signed by business owner is required for demonstrating compliance with the product content requirement through the business license, no further evidence is required. This could create a future compliance issue: if a business license is issued based on a signed statement, and then DPER finds later that the business does not meet the product content requirements, DPER would have to start code enforcement proceedings and deny a renewal of the license.

Second, there is a \$50,000 request in the omnibus budget ordinance currently before the BFM committee.¹⁰ This \$50,000 would fund a consultant to perform outreach and provide technical assistance for businesses within the County over a six-month period after the zoning changes are adopted. After this six-month period, enforcement of the provisions would follow DPERs established code enforcement process. The Council may want to take into consideration enforcement of the provisions over the longer term, especially considering the task force recommendations and report initially focused on the Sammamish Valley and the industry and proposed development regulations encompasses the entire County. The County has limited code enforcement resources, in terms of: 1) number of code enforcement officers, 2) ability to obtain voluntary compliance quickly under the code, and 3) ability to get resolution on cases through the judicial system. Further, enforcement of the noise code provisions, is reliant on King County Sheriff's deputies, which are also limited in resources for unincorporated King County.

Third, some of the requirements in the Proposed Ordinance may pose a challenge for enforcement. It is clear how DPER will enforce requirements for minimum lot size and maximum building size through the normal permit and approval process. For other requirements it may be less clear the method for how DPER will ultimately enforce the provision. For example, the legislation proposes hours of operation for tasting rooms. These hours of operation can be listed on an issued permit as a condition, but it may be difficult to enforce this provision, as the County does not have staff available in the evenings and on the weekends to visit these businesses to ensure compliance or respond to complaints in the moment. Depending on the circumstances and staffing resources, code enforcement may be able to issue a citation based on witness statements at a later date.

¹⁰ Proposed Ordinance 2018-0267

Remote Tasting Rooms

In the Public Review Draft (PRD), remote tasting rooms were shown being added as a use in the retail table. In the transmitted legislation, this use does not appear in any land use table and is only mentioned in the demonstration project section. In past demonstration projects, the use itself appears in the table, and the development conditions say it is only allowed as part of a demonstration project.

The Council may also want consider whether remote tasting rooms could be allowed in other zones, such as the Commercial zones, as part of this Ordinance. This could be done as a permitted or conditional use, and with or without development conditions.

Special Events and Temporary Use Permits

The Council may want to consider further clarification of the definition of a “special event”. In practice, Executive staff report that it will need to be based on criteria that a DPER inspector could easily see if they visit the site. This could include: events that require tents, portable toilets, or stages on-site; and/or a need for additional parking over the permitted number of maximum spaces. Executive staff indicate that closing during allowed tasting hours for a private event would not trigger a TUP unless it meets the criteria above; however, this criteria is not stated in the Proposed Ordinance. The Council may want to consider whether the criteria should be clear in the Code for what is included within normal business operations, and what is outside of the normal operations that needs a special event TUP.

Demonstration Projects

For demonstration project A, a remote tasting room would be allowed within the Rural Town boundary. When and if the Council makes permanent changes to remote tasting rooms, by allowing them or wineries, breweries and distilleries generally, an amendment to the Vashon-Maury Island Subarea Plan and P-suffix conditions would also be necessary. As a precedent, Council may want to consider whether changes meet their policy goals to allow uses through a demonstration project that would otherwise not be allowed by a P-suffix or Special District Overlay.

Additionally, demonstration project A would allow remote tasting rooms on parcels where the underlying zoning would not allow wineries, breweries and distilleries in any form (Residential zones) elsewhere in the County. The Council may want to consider whether the Vashon-Maury Island portion of the demonstration project should include the entire Rural Town boundary or should be limited to existing nonresidential areas/zones.

The purpose of a demonstration project is to “test and evaluate alternative development standards and processes prior to amending King County policies and regulations.” The Council may want to consider whether the reporting requirements for the demonstration projects, as transmitted by the Executive, provide sufficient evaluation for the Council to make an informed decision on future permanent code changes.

Finally, the Proposed Ordinance states that DPER cannot accept applications after three years from the effective date of the ordinance for the demonstration projects. However, this will still be a codified section of Code after that date, as it doesn't have an official expiration date. The Council may want to consider making this expiration date more clear, or whether it should expire without further action by the Council.

Summary of Other Recommendations in Executive's Action Report

The Executive's Action Report called for improvements within the Sammamish Valley, to complement the regulatory changes proposed by the transmitted Proposed Ordinance.

The first are wayfinding Agricultural Production District (APD) signs. DNRP states that they worked with the Roads Services Division (RSD) to come up with some initial designs. DNRP will be taking the designs for the signs to the Agriculture Commission in September 2018 after their summer break ends. The goal would be to finalize design in the fall, have the RSD sign shop fabricate, and deploy the signs in 2019. DNRP expects the budget impact to be minimal, as RSD had planned on replacing the signs that are in the APDs currently.

The second project is a Community Van project and bike share. Transit states that the Bothell-Woodinville Community Van has been in operation since the fall of 2017. The County's annual cost is approximately \$41,000 which covers vehicle operations costs (fuel, insurance, etc.), promotion and marketing, and salary for a half-time Community Transportation Coordinator employed by UW-Bothell. The bike share concept did not move forward into planning and implementation.

The third is an east-west trail connection(s) in the Sammamish Valley. DNRP states that King County Parks is managing a study to develop a strategy for a safe crossing of the Eastside Rail Corridor (ERC) at NE 145th Street and a connection to the Sammamish River Trail along the north side of NE 145th Street. The study is jointly funded by King County Parks and the City of Woodinville, and includes participation by the City and the Woodinville Chamber. The primary stakeholder outreach will include the owners adjacent to/nearby the crossing, including Chateau Ste. Michelle, Columbia Winery, owners of the Red Hook site (which will be the home of Teatro Zinzanni and a proposed brewpub), and the Willows Lodge/Herbfarm. In addition to serving the future ERC trail, the crossing would provide a safe pedestrian route for visitors of the different food and beverage destinations along NE 145th Street. The preliminary study will be complete in the fall of 2018, and will provide direction for the next steps in implementation.

The Eastside Rail Corridor (ERC) funding commission also includes City of Woodinville representation and is intended to identify specific opportunities for the trail to benefit from and support nearby business.

Executive staff report that currently, there are no plans to look at similar recommendations/improvements for other areas of the County, but that the demonstration projects could lead to future plans.

AMENDMENT

At today's briefing, Council staff will provide, and brief, both a technical-only striking amendment, and a chair's conceptual substantive striker. The technical striker will include clarifying language, and correct drafting errors to meet the Executive's intent in the transmitted Proposed Ordinance.

ATTACHMENTS

1. Proposed Ordinance 2018-0241 with attachments
2. Transmittal Letter
3. Fiscal Note
4. King County Action Report: Sammamish Valley Winery and Beverage Study
5. Council staff summary matrix of substantive changes
6. Public comments received through July 13, 2018

INVITED

1. Jim Chan, Interim Director, DPER
2. Karen Wolf, Senior Policy Advisory, PSB
3. Calli Knight, External Relations Specialist, Executive's Office

[Blank Page]



Signature Report

July 16, 2018

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2018-0241.1

Sponsors Lambert

1 AN ORDINANCE responding to the King County
2 Sammamish Valley Wine and Beverage Study; amending
3 Ordinance 10870, Section 335, as amended, and K.C.C.
4 21A.08.080, Ordinance 10870, Section 407, as amended,
5 and K.C.C. 21A.18.030, Ordinance 10870, Section 536, as
6 amended, and K.C.C. 21A.30.080, Ordinance 15606,
7 Section 20, as amended, and K.C.C. 21A.30.085,
8 Ordinance 10870, Section 537, as amended, and K.C.C.
9 21A.30.090, Ordinance 10870, Section 549, as amended,
10 and K.C.C. 21A.32.120 and Ordinance 13623, Section 37,
11 as amended, and K.C.C. 23.32.010, adding new sections to
12 K.C.C. chapter 21A.06, adding new sections to K.C.C.
13 chapter 21A.55, adding a new chapter to K.C.C. Title 6 and
14 repealing Ordinance 15974, Section 5, and K.C.C.
15 21A.06.1427.

16 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

17 SECTION 1. Findings:

18 A. These regulatory changes are a response to the King County Sammamish
19 Valley Wine and Beverage Study that was released in September 2016. Those changes

20 will help King County prepare for and support the future of the wine and adult beverage
21 industry as it evolves in the region, while adhering to the framework of the state Growth
22 Management Act.

23 B. King County continues to support and foster agriculture, especially within the
24 five designated Agricultural Production Districts. King County also supports the wine
25 and adult beverage industry and recognizes the need to establish a strong foundation for
26 moving the industry into the future.

27 C. A business license is established for the adult beverage industry in King
28 County to provide greater certainty about where adult beverage producers and tasting
29 rooms are located and to verify that they are in compliance with county rules and laws.

30 D. Two demonstration projects are established in the rural area of the
31 Sammamish Valley, with one of the two also applicable to the Vashon Island Town
32 Center Special District Overlay. One demonstration is in two limited areas and evaluates
33 the presence of remote tasting rooms in the rural community. The second demonstration
34 is in one very limited area and evaluates incorporating industry-supporting events within
35 the conditional use permit rather than through the annual temporary use permit process.

36 SECTION 2. Sections 3 through 9 of this ordinance should constitute a new
37 chapter in K.C.C. Title 6.

38 NEW SECTION. SECTION 3. There is hereby added to the chapter established
39 in section 2 of this ordinance a new section to read as follows:

40 It is the purpose of this chapter to establish business licensing standards for adult
41 beverage businesses located in unincorporated King County, in order to promote and
42 protect the health, safety and general welfare of unincorporated King County's residents.

43 NEW SECTION. SECTION 4. There is hereby added to the chapter established
44 in section 2 of this ordinance a new section to read as follows:

45 A person or entity shall not operate or maintain an adult beverage business in
46 unincorporated King County unless the business has obtained a business license issued by
47 the director as provided by this chapter. A current adult beverage business license issued
48 under this chapter shall be prominently displayed on the licensed premises. The adult
49 beverage business licensee shall comply with all applicable laws.

50 NEW SECTION. SECTION 5. There is hereby added to the chapter established
51 in section 2 of this ordinance a new section to read as follows:

52 An application for an adult beverage business license or license renewal must be
53 submitted in the name of the business owner or the entity proposing to operate the
54 business. The application shall be signed by the owner or primary responsible officer of
55 any entity proposing to operate the business, certified as true under penalty of perjury.

56 All applications shall be submitted on a form supplied by the director, and shall include
57 the following:

58 A. The full name, current residential, email and mailing address of the owner or
59 primary responsible officer;

60 B. The name, street address and telephone number of the adult beverage
61 business;

62 C. A copy of the Washington state Liquor and Cannabis Board non-retail liquor
63 license or non-retail liquor license with retail endorsement associated with the business
64 address; and

65 D. For businesses in the A zone, a signed statement that at least sixty percent of

66 the products to be used by the business are grown on-site, as prescribed under K.C.C.
67 21A.08.080.B.3.f.

68 NEW SECTION. SECTION 6. There is hereby added to the chapter established
69 in section 2 of this ordinance a new section to read as follows:

70 An applicant for an adult beverage business license or renewal under this chapter
71 shall pay an application fee at the time of application submittal. The nonrefundable
72 application fee for an adult beverage business license or renewal is one hundred dollars.

73 NEW SECTION. SECTION 7. There is hereby added to the chapter established
74 in section 2 of this ordinance a new section to read as follows:

75 The director shall deny, suspend or revoke a license issued under this chapter if
76 the Washington state Liquor and Cannabis Board does not issue a license to the business,
77 or if the department of permitting and environmental review receives notice that the state
78 license issued to the business is suspended or revoked, or was not reissued. A business
79 owner whose application for a business license has been denied or whose license has
80 been suspended or revoked may appeal the decision to the office of the hearing examiner
81 in accordance with K.C.C. 6.01.150.

82 NEW SECTION. SECTION 8. There is hereby added to the chapter established
83 in section 2 of this ordinance a new section to read as follows:

84 An adult beverage business license expires one year from the date the business
85 license is issued by the department of permitting and environmental review. To avoid a
86 lapse in the effectiveness of a license, an application to renew a license must be submitted
87 to the director, on a form provided by the director, at least thirty days before the
88 expiration of the business license. An adult beverage business license renewal expires

89 one year from the previous license's expiration date.

90 NEW SECTION. SECTION 9. There is hereby added to the chapter established
91 in section 2 of this ordinance a new section to read as follows:

92 Within thirty days of the director's receipt of a complete adult beverage business
93 license application, the director shall issue or deny the license. Within thirty days of the
94 director's receipt of a complete renewal application, the director shall issue or deny the
95 renewal.

96 SECTION 10. Ordinance 15974, Section 5, and K.C.C. 21A.06.1427 are hereby
97 repealed.

98 NEW SECTION. SECTION 11. There is hereby added to K.C.C. chapter
99 21A.06 a new section to read as follows:

100 Adult beverage business: An adult beverage business means a winery, brewery,
101 distillery or cidery, and remote tasting rooms for any of those businesses.

102 NEW SECTION. SECTION 12. There is hereby added to K.C.C. chapter
103 21A.06 a new section to read as follows:

104 Remote tasting room: A small facility approved by the Washington state Liquor
105 and Cannabis Board as a remote tasting room for a licensed winery, brewery or distillery
106 that is operating at a location other than the licensed winery, brewery or distillery
107 production facility, for the purpose of the retail sale and sampling of the licensed product.

108 NEW SECTION. SECTION 13. There is hereby added to K.C.C. chapter
109 21A.06 a new section to read as follows:

110 Winery, brewery, distillery facility I: A very small establishment licensed by the
111 state of Washington to produce adult beverages such as wine, cider, beer and distilled

112 spirits and where on-site product tasting or retail sale of merchandise does not occur.

113 NEW SECTION. SECTION 14. There is hereby added to K.C.C. chapter

114 21A.06 a new section to read as follows:

115 Winery, brewery, distillery facility II: A small scale production facility licensed
116 by the state of Washington to produce adult beverages such as wine, cider, beer and
117 distilled spirits and that includes an adult beverage production use such as crushing,
118 fermentation, barrel or tank aging, and finishing. A winery, brewery, distillery facility II
119 may include additional product-related uses such as vineyards, orchards, wine cellars or
120 similar product-storage areas as authorized by state law, on-site product tasting and sales as
121 authorized by state law, and sales of merchandise related to products available for tasting as
122 authorized by state law.

123 NEW SECTION. SECTION 15. There is hereby added to K.C.C. chapter

124 21A.06 a new section to read as follows:

125 Winery, brewery, distillery facility III: An establishment licensed by the state of
126 Washington to produce adult beverages such as wine, cider, beer and distilled spirits and
127 that includes an adult beverage production use such as crushing, fermentation, barrel or
128 tank aging, and finishing. A winery, brewery, distillery facility III may include additional
129 product-related uses such as vineyards, orchards, wine cellars or similar product-storage
130 areas as authorized by state law, on-site product tasting as authorized by state law, and
131 sales of merchandise related to products available as authorized by state law.

132 SECTION 16. Ordinance 10870, Section 335, as amended, and K.C.C.

133 21A.08.080 are hereby amended to read as follows:

134 A. Manufacturing land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I (11)
20	Food and Kindred Products (28)								P2	P2	P2 C		P2 C
*	<u>Winery/Brewery/Distillery Facility I</u>				<u>P30</u>	<u>P30</u>							
*((/2082 /2085))	<u>Winery/Brewery /Distillery Facility II</u>	P3 (C12)			P3 C((42))31	P3			P17	P17	P29		P29
*	<u>Winery/Brewery/Distillery Facility III</u>	<u>C12</u>			<u>C12</u>	<u>C12</u>			<u>C29</u>	<u>C29</u>	<u>C29</u>		<u>C29</u>
*	Materials Processing Facility		P13 C	P14 C15	P16 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P
24	Wood Products, except furniture	P4 P18	P4 P18 C5		P4 P18 C5	P4					C6		P
25	Furniture and Fixtures		P19		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7C	P7C	P
*	Marijuana Processor I	P20			P27					P21 C22	P21 C22		
*	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													P10C
7534	Tire Retreading											C		P
781-82	Movie Production/Distribution											P		P

135 B. Development conditions.

136 1. Repealed.

137 2. Except slaughterhouses.

138 3.a. Limited to (~~wineries, SIC Industry No. 2082 Malt Beverages and SIC~~
139 ~~Industry No. 2085 Distilled and Blended Liquors~~) winery, brewery, distillery facility II
140 uses;

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

144 c. In the RA, A and UR zones, only allowed on lots of at least four and one-
145 half acres;

146 d. The aggregated floor area (~~(devoted to all processing)~~) of structures and
147 areas for winery, brewery, distillery facility uses shall not exceed three thousand five
148 hundred square feet, unless located in (~~(a building)~~) whole or in part in a structure
149 designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated
150 floor area of structures and areas devoted to winery, brewery, distillery facility uses shall
151 not exceed five thousand square feet;

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

156 f. In the A zones, (~~(S)~~)sixty percent or more of the products processed must be
157 grown (~~(in the Puget Sound counties)~~) on-site. At the time of the initial application for
158 the adult beverage licensing provisions of K.C.C. chapter 6.xx (the new chapter created
159 in section 2 of this ordinance), the applicant shall submit a projection of the source of
160 products to be produced; (~~(and)~~)

161 g. In the A zone, structures and areas for non-agricultural winery, brewery,
162 distillery facility uses shall be located on portions of agricultural lands that are unsuitable
163 for agricultural purposes, such as areas within the already developed portion of such
164 agricultural lands that are not available for direct agricultural production, or areas without
165 prime agricultural soils;

166 h. Tasting of products produced on site may be provided in accordance with
167 state law. The area devoted to tasting shall be included in the floor area limitation in
168 subsection B.3.~~((e-))~~d. of this section. Hours of operation for on-site tasting of products
169 shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays, tasting
170 room hours shall be limited to 11:00 a.m. through 5:00 p.m.; and Fridays, Saturdays and
171 Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00 p.m.;

172 i. On a site with direct access to an arterial;

173 j. Off-street parking is limited to one hundred and fifty percent of the
174 minimum requirement for wineries, breweries or distilleries specified in K.C.C.
175 21A.18.030;

176 k. The business operator shall obtain an adult beverage business license in
177 accordance with the adult beverage licensing provision of K.C.C. chapter 6.xx (the new
178 chapter created in section 2 of this ordinance); and

179 l. Events may be allowed with an approved temporary use permit under K.C.C.
180 chapter 21A.32.

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

183 5. Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No.

184 2431-Millwork. For RA zoned sites, if using lumber or timber grown off-site, the
185 minimum site area is four and one-half acres.

186 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and
187 No. 2431-Millwork, (excluding planing mills).

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

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

190 9. Only within enclosed buildings.

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

192 11. For I-zoned sites located outside the urban growth area designated by the
193 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.
194 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for
195 rural industrial uses as set forth in K.C.C. chapter 21A.12.

196 12.a. Limited to (~~wineries, SIC Industry No. 2082 Malt Beverages and SIC~~
197 ~~Industry No. 2085 Distilled and Blended Liquors~~) winery, brewery, distillery facility III
198 uses;

199 b.~~((1) Except as provided in subsection B.12.b.(2) of this section, t))~~The
200 aggregated floor area of structures and areas for ((wineries, breweries and distilleries and
201 any accessory)) winery, brewery, distillery facility uses shall not exceed a total of eight
202 thousand square feet((-)), except that ((F))the floor area may be increased by up to an
203 additional eight thousand square feet of underground storage that is constructed
204 completely below natural grade, not including required exits and access points, if the
205 underground storage is at least one foot below the surface and is not visible above
206 ground; ((and

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

210 c. The minimum site area is four and one-half acres. If the aggregated floor
211 area of structures for winery, brewery, distillery uses exceeds six thousand square feet,
212 including underground storage, the minimum site area shall be ten acres;

213 d. Wineries, breweries and distilleries shall comply with Washington state
214 Department of Ecology and King County board of health regulations for water usage and
215 wastewater disposal, and must connect to an existing Group A water system or an
216 existing Group B water system if a Group A water system is not available. ~~((Wineries,~~
217 ~~breweries and distilleries using water from exempt wells shall install a water meter;~~

218 ~~d. Off street parking is limited to one hundred and fifty percent of the~~
219 ~~minimum requirement for wineries, breweries or distilleries specified in K.C.C.~~
220 ~~21A.18.030;))~~

221 e. Structures and parking areas ~~((used for processing))~~ for winery, brewery
222 distillery uses shall be set back a minimum distance of seventy-five feet from property
223 lines adjacent to rural area and residential zones, unless ~~((the processing is))~~ located in a
224 building designated as historic resource under K.C.C. chapter 20.62;

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

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

229 ~~(2) a minimum of two and one-half acres of the site shall be used for the~~

230 ~~growing of agricultural products;~~

231 ~~g. The facility shall be limited to processing agricultural products and))~~ In the
232 A zone, sixty percent or more of the products processed must be grown ~~((in the Puget~~
233 ~~Sound counties))~~ on-site. At the time of the initial application for the adult beverage
234 licensing provisions of K.C.C. chapter 6.xx (the new chapter created in section 2 of this
235 ordinance), the applicant shall submit a projection of the source of products to be
236 processed; ~~((and))~~

237 g. In the A zone, structures and areas for non-agricultural winery, brewery,
238 distillery facility uses shall be located on portions of agricultural lands that are unsuitable
239 for agricultural purposes, such as areas within the already developed portion of such
240 agricultural lands that are not available for direct agricultural production, or areas without
241 prime agricultural soils;

242 h. Tasting of products produced on site may be provided in accordance with
243 state law. The area devoted to tasting shall be included in the aggregated floor area
244 limitation in subsection B.12.b. and c. of this section. Hours of operation for on-site
245 tasting of products shall be limited as follows: Mondays, Tuesdays, Wednesdays and
246 Thursdays, tasting room hours shall be limited to 11:00 a.m. through 5:00 p.m.; and
247 Fridays, Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m.
248 through 9:00 p.m.;

249 i. On a site with direct access to an arterial;

250 j. Off-street parking is limited to one hundred and fifty percent of the
251 minimum requirement for wineries, breweries or distilleries specified in K.C.C.
252 21A.18.030;

253 k. The business operator shall obtain an adult beverage business license in
254 accordance with the adult beverage licensing provision of K.C.C. chapter 6.xx (the new
255 chapter created in section 2 of this ordinance); and

256 l. Events may be allowed with an approved temporary use permit under K.C.C.
257 chapter 21A.32.

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

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

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

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

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

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

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

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

276 17.a. Limited to (~~wineries, SIC Industry No. 2082 Malt Beverages and SIC~~
277 ~~Industry No. 2085 Distilled and Blended Liquors~~) winery, brewery, distillery facility II
278 uses;

279 b. The aggregated floor area (~~devoted to all processing~~) of structures and
280 areas for winery, brewery, distillery facility uses shall not exceed three thousand five
281 hundred square feet, unless located in (~~a building~~) whole or in part in a structure
282 designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated
283 floor area of structures and areas devoted to winery, brewery, distillery facility uses shall
284 not exceed five thousand square feet;

285 c. Structures and parking areas (~~used~~) for (~~processing~~) winery, brewery,
286 distillery facility uses shall maintain a minimum distance of seventy-five feet from
287 property lines adjoining rural area and residential zones, unless located in a building
288 designated as historic resource under K.C.C. chapter 20.62; (~~and~~)

289 d. Tasting of products produced on site may be provided in accordance with
290 state law. The area devoted to tasting shall be included in aggregated the floor area
291 limitation in subsection B.~~((18-))~~17.b. of this section; and

292 e. The business operator shall obtain an adult beverage business license
293 pursuant to the adult beverage licensing provisions of K.C.C. chapter 6.xx (the new
294 chapter created in section 2 of this ordinance).

295 f. Events may be allowed with an approved temporary use permit under K.C.C.
296 chapter 21A.32.

297 18. Limited to:

298 a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-

299 Millwork, as follows:

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

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

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

306 (4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to
307 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

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

312 (6) Outside lighting is limited to avoid off-site glare; and

313 b. SIC Industry No. 2411-Logging.

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

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

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

318 c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

319 d. Only with documentation that the operator has applied for a Puget Sound

320 Clean Air Agency Notice of Construction Permit. All department permits issued to either

321 marijuana producers or marijuana processors, or both, shall require that a Puget Sound

322 Clean Air Agency Notice of Construction Permit be approved before marijuana products
323 are imported onto the site; and

324 e. Accessory marijuana processing uses allowed under this section are subject
325 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

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

327 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

328 c. Only with documentation that the operator has applied for a Puget Sound

329 Clean Air Agency Notice of Construction Permit. All department permits issued to either

330 marijuana producers or marijuana processors, or both, shall require that a Puget Sound

331 Clean Air Agency Notice of Construction Permit be approved before marijuana products

332 are imported onto the site;

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

336 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and
337 every marijuana-related entity occupying space in addition to the two-thousand-square-
338 foot threshold area on that lot shall obtain a conditional use permit as set forth in
339 subsection B.22. of this section.

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

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

344 c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.; and

345 d. Only with documentation that the operator has applied for a Puget Sound
346 Clean Air Agency Notice of Construction Permit. All department permits issued to either
347 marijuana producers or marijuana processors, or both, shall require that a Puget Sound
348 Clean Air Agency Notice of Construction Permit be approved before marijuana products
349 are imported onto the site.

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

351 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

352 c. Only with documentation that the operator has applied for a Puget Sound
353 Clean Air Agency Notice of Construction Permit. All department permits issued to either
354 marijuana producers or marijuana processors, or both, shall require that a Puget Sound
355 Clean Air Agency Notice of Construction Permit be approved before marijuana products
356 are imported onto the site;

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

360 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and
361 every marijuana-related entity occupying space in addition to the two-thousand-square-
362 foot threshold area on that lot shall obtain a conditional use permit as set forth in
363 subsection B.24. of this section.

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

365 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

366 c. Only with documentation that the operator has applied for a Puget Sound
367 Clean Air Agency Notice of Construction Permit. All department permits issued to either

368 marijuana producers or marijuana processors, or both, shall require that a Puget Sound
369 Clean Air Agency Notice of Construction Permit be approved before marijuana products
370 are imported onto the site; and

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

374 25.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

375 b. Only with documentation that the operator has applied for a Puget Sound
376 Clean Air Agency Notice of Construction Permit. All department permits issued to either
377 marijuana producers or marijuana processors, or both, shall require that a Puget Sound
378 Clean Air Agency Notice of Construction Permit be approved before marijuana products
379 are imported onto the site; and

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

383 26.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

384 b. Only with documentation that the operator has applied for a Puget Sound
385 Clean Air Agency Notice of Construction Permit. All department permits issued to either
386 marijuana producers or marijuana processors, or both, shall require that a Puget Sound
387 Clean Air Agency Notice of Construction Permit be approved before marijuana products
388 are imported onto the site; and

389 c. Per lot, limited to a maximum aggregate total of thirty thousand square feet of
390 gross floor area devoted to, and in support of, the processing of marijuana together with

391 any separately authorized production of marijuana.

392 27.a. Marijuana processors in all RA zoned areas except for Vashon-Maury
393 Island, that do not require a conditional use permit issued by King County, that receive a
394 Washington state Liquor and Cannabis Board license business prior to October 1, 2016,
395 and that King County did not object to within the Washington state Liquor and Cannabis
396 Board marijuana license application process, shall be considered nonconforming as to
397 subsection B.27.e. of this section, subject to the provisions of K.C.C. 21A.32.020 through
398 21A.32.075 for nonconforming uses;

399 b. Only with a lighting plan that complies with K.C.C. 21A.12.220.G.;

400 c. Only with documentation that the operator has applied for a Puget Sound
401 Clean Air Agency Notice of Construction Permit. All department permits issued to either
402 marijuana producers or marijuana processors, or both, shall require that a Puget Sound
403 Clean Air Agency Notice of Construction Permit be approved before marijuana products
404 are imported onto the site;

405 d. Only allowed on lots of at least four and on-half acres on Vashon-Maury
406 Island;

407 e. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres,
408 except on Vashon-Maury Island;

409 f. Only as an accessory use to a Washington state Liquor Cannabis Board
410 licensed marijuana production facility on the same lot; and

411 g. Accessory marijuana processing uses allowed under this section are subject to
412 all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

413 28. If the food and kindred products manufacturing or processing is associated

414 with agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.

415 29.a. The business operator shall obtain an adult beverage business license
416 pursuant to the adult beverage licensing provisions of K.C.C. chapter 6.xx (the new chapter
417 created in section 2 of this ordinance).

418 b. Events may be allowed with an approved Temporary Use Permit under
419 K.C.C. chapter 21A.32.

420 30. a. Limited to winery, brewery, distillery facility I uses;

421 b. The aggregated floor area of structures and areas for the winery, brewery,
422 distillery use shall not exceed one thousand five hundred square feet;

423 c. Structures and parking areas for winery, brewery, distillery uses shall be set
424 back a minimum distance of seventy-five feet from property lines adjacent to rural area
425 and residential zones, unless located in a building designated as historic resource under
426 K.C.C. chapter 20.62;

427 d. No more than one nonresident employee shall be permitted to work on-site;

428 e. One on-site parking place shall be provided if a nonresident is employed to
429 work on-site;

430 f. The business operator shall obtain an adult beverage business license in
431 accordance with the adult beverage licensing provision of K.C. C. chapter 6.xx (the new
432 chapter created in section 2 of this ordinance); and

433 g. No product tasting, retail sale or events requiring a Temporary Use Permit
434 under K.C.C. chapter 21A.32 shall be allowed.

435 31.a. Limited to winery, brewery, distillery facility II uses;

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

437 c. The aggregated floor area of structures and areas for winery, brewery,
438 distillery facility uses shall not exceed three thousand five hundred square feet, unless
439 located in whole or in part in a structure designated as historic resource under K.C.C.
440 chapter 20.62, in which case the aggregated floor area of structures and areas devoted to
441 winery, brewery, distillery facility uses shall not exceed five thousand square feet;

442 d. Structures and parking areas for winery, brewery, distillery facility uses
443 shall maintain a minimum distance of seventy-five feet from property lines adjoining
444 rural area and residential zones, unless located in a building designated as historic
445 resource under K.C.C. chapter 20.62;

446 e. Tasting of products produced on site may be provided in accordance with
447 state law. The area devoted to tasting shall be included in the floor area limitation in
448 subsection B.3.c. of this section. Hours of operation for on-site tasting of products shall
449 be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays, tasting room
450 hours shall be limited to 11:00 a.m. through 5:00 p.m.; and Fridays, Saturdays and
451 Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00 p.m.;

452 f. On a site with direct access to a public roadway;

453 g. Off-street parking is limited to one hundred and fifty percent of the
454 minimum requirement for wineries, breweries or distilleries specified in K.C.C.
455 21A.18.030;

456 h. The business operator shall obtain an adult beverage business license in
457 accordance with the adult beverage licensing provision of K.C.C. chapter 6.xx (the new
458 chapter created in section 2 of this ordinance); and

459 i. Events may be allowed with an approved temporary use permit under K.C.C.

460 chapter 21A.32.

461 SECTION 17. Ordinance 10870, Section 407, as amended, and K.C.C.

462 21A.18.030 are hereby amended to read as follows:

463 A. Except as modified in K.C.C. 21A.18.070.B((-)). through D., off-street
 464 parking areas shall contain at a minimum the number of parking spaces as stipulated in
 465 the following table. Off-street parking ratios expressed as number of spaces per square
 466 feet means the usable or net square footage of floor area, exclusive of non-public areas.
 467 Non-public areas include but are not limited to building maintenance areas, storage areas,
 468 closets or restrooms. If the formula for determining the number of off-street parking
 469 spaces results in a fraction, the number of off-street parking spaces shall be rounded to
 470 the nearest whole number with fractions of 0.50 or greater rounding up and fractions
 471 below 0.50 rounding down.

LAND USE	MINIMUM PARKING SPACES REQUIRED
RESIDENTIAL (K.C.C. 21A.08.030.A):	
Single detached/Townhouse	2.0 per dwelling unit
Apartment:	
Studio units	1.2 per dwelling unit
One bedroom units	1.5 per dwelling unit
Two bedroom units	1.7 per dwelling unit
Three bedroom units or larger	2.0 per dwelling unit

Mobile home park	2.0 per dwelling unit
Senior citizen assisted	1 per 2 dwelling or sleeping units
Community residential facilities	1 per two bedrooms
Dormitory, including religious	1 per two bedrooms
Hotel/Motel including organizational hotel/lodging	1 per bedroom
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility
RECREATION/CULTURAL (K.C.C. 21A.08.040.A):	
Recreation/culture uses:	1 per 300 square feet
Exceptions:	
Bowling center	5 per lane
Golf course	3 per hole, plus 1 per 300 square feet of club house facilities
Tennis Club	4 per tennis court plus 1 per 300 square feet of clubhouse facility
Golf driving range	1 per tee
Park/playfield/paintball	(director)
Theater	1 per 3 fixed seats
Conference center	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces.

LAND USE	MINIMUM PARKING SPACES REQUIRED
GENERAL SERVICES (K.C.C. 21A.08.050.A):	
General services uses:	1 per 300 square feet
Exceptions:	
e	1 per 50 square feet of chapel area
Daycare I	2 per facility
Daycare II	2 per facility, plus 1 space for each 20 children
Churches, synagogue, temple	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Outpatient and Veterinary clinic offices	1 per 300 square feet of office, labs and examination rooms
Nursing and personal care Facilities	1 per 4 beds
Hospital	1 per bed
Elementary schools	1 per classroom, plus 1 per 50 students
Secondary schools	
Middle/junior high schools	1 per classroom, plus 1 per 50 students
High schools	1 per classroom, plus 1 per 10 students
High schools with stadiums	greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium
Vocational schools	1 per classroom, plus 1 per five students
Specialized instruction Schools	1 per classroom, plus 1 per two students

Artist Studios	0.9 per 1,000 square feet of area used for studios
GOVERNMENT/BUSINESS SERVICES (K.C.C. 21A.08.060.A):	
Government/business services uses:	1 per 300 square feet
Exceptions:	
Public agency yard	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair areas
Public agency archives	0.9 per 1000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
E	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
Police facility	(director)
Fire facility	(director)
Construction and trade	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area
Warehousing and storage	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Self-service storage	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Outdoor advertising services	1 per 300 square feet of office, plus 0.9

	per 1,000 square feet of storage area
Heavy equipment repair	1 per 300 square feet of office, plus <u>0.9</u> per 1,000 square feet of indoor repair areas
Office	1 per 300 square feet
LAND USE	MINIMUM PARKING SPACES REQUIRED
RETAIL/WHOLESALE (K.C.C. 21A.08.070.A):	
Retail trade uses:	1 per 300 square feet
Exceptions:	
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet
Gasoline service stations w/o grocery	3 per facility, plus 1 per service bay
Gasoline service stations w/grocery, no service bays	1 per facility, plus 1 per 300 square feet of store
Restaurants	1 per 75 square feet in dining or lounge areas
Wholesale trade uses	<u>0.9</u> per 1000 square feet
Retail and wholesale trade mixed use	1 per 300 square feet
MANUFACTURING (K.C.C. 21A.08.080.A):	
Manufacturing uses	<u>0.9</u> per 1,000 square feet
Winery/Brewery/ <u>Distillery Facility II</u>	<u>0.9</u> per 1,000 square feet, plus 1 per ((50)) <u>300</u> square feet of tasting area

RESOURCES (K.C.C. 21A.08.090.A):	
Resource uses	(director)
REGIONAL (K.C.C. 21A.08.100.A):	
Regional uses	(director)

472 B. An applicant may request a modification of the minimum required number of
473 parking spaces by providing that parking demand can be met with a reduced parking
474 requirement. In such cases, the director may approve a reduction of up to fifty percent of
475 the minimum required number of spaces.

476 C. When the county has received a shell building permit application, off-street
477 parking requirements shall be based on the possible tenant improvements or uses
478 authorized by the zone designation and compatible with the limitations of the shell
479 permit. When the range of possible uses result in different parking requirements, the
480 director will establish the amount of parking based on a likely range of uses.

481 D. Where other provisions of this code stipulate maximum parking allowed or
482 reduced minimum parking requirements, those provisions shall apply.

483 E. In any development required to provide six or more parking spaces, bicycle
484 parking shall be provided. Bicycle parking shall be bike rack or locker-type parking
485 facilities unless otherwise specified.

486 1. Off-street parking areas shall contain at least one bicycle parking space for
487 every twelve spaces required for motor vehicles except as follows:

488 a. The director may reduce bike rack parking facilities for patrons when it is
489 demonstrated that bicycle activity will not occur at that location.

490 b. The director may require additional spaces when it is determined that the
491 use or its location will generate a high volume of bicycle activity. Such a determination
492 will include but not be limited to the following uses:

- 493 (1) Park/playfield,
- 494 (2) Marina,
- 495 (3) Library/museum/arboretum,
- 496 (4) Elementary/secondary school,
- 497 (5) Sports club, or
- 498 (6) Retail business (when located along a developed bicycle trail or
499 designated bicycle route).

500 2. Bicycle facilities for patrons shall be located within 100 feet of the building
501 entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a
502 structure attached to the pavement.

503 3. All bicycle parking and storage shall be located in safe, visible areas that do
504 not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.

505 4. When more than ten people are employed on site, enclosed locker-type
506 parking facilities for employees shall be provided. The director shall allocate the
507 required number of parking spaces between bike rack parking and enclosed locker-type
508 parking facilities.

509 5. One indoor bicycle storage space shall be provided for every two dwelling
510 units in townhouse and apartment residential uses, unless individual garages are provided
511 for every unit. The director may reduce the number of bike rack parking spaces if indoor
512 storage facilities are available to all residents.

513 SECTION 18. Ordinance 10870, Section 536, as amended, and K.C.C.

514 21A.30.080 are hereby amended to read as follows:

515 In the R, UR, NB, CB and RB zones, residents of a dwelling unit may conduct one
516 or more home occupations as accessory activities, only if:

517 A. The total floor area of the dwelling unit devoted to all home occupations shall
518 not exceed twenty percent of the floor area of the dwelling unit.

519 B. Areas within garages and storage buildings shall not be considered part of the
520 dwelling unit and may be used for activities associated with the home occupation;

521 C. All the activities of the home occupation or occupations shall be conducted
522 indoors, except for those related to growing or storing of plants used by the home
523 occupation or occupations;

524 D. A home occupation or occupations is not limited in the number of employees
525 that remain off-site. No more than one nonresident employee shall be permitted to work
526 on-site for the home occupation or occupations;

527 E. The following uses, by the nature of their operation or investment, tend to
528 increase beyond the limits permitted for home occupations. Therefore, the following shall
529 not be permitted as home occupations:

- 530 1. Automobile, truck and heavy equipment repair;
- 531 2. ~~((Autobody))~~ Auto body work or painting;
- 532 3. Parking and storage of heavy equipment;
- 533 4. Storage of building materials for use on other properties;
- 534 5. Hotels, motels or organizational lodging;
- 535 6. Dry cleaning;

536 7. Towing services;

537 8. Trucking, storage or self service, except for parking or storage of one

538 commercial vehicle used in home occupation; (~~and~~)

539 9. Veterinary clinic; (~~and~~)

540 10. Recreational marijuana processor, recreational marijuana producer or

541 recreational marijuana retailer; and

542 11. Winery, brewery, distillery facility I, II, and III, and remote tasting room;

543 F. In addition to required parking for the dwelling unit, on-site parking is provided

544 as follows:

545 1. One stall for each nonresident employed by the home occupations; and

546 2. One stall for patrons when services are rendered on-site;

547 G. Sales are limited to:

548 1. Mail order sales;

549 2. Telephone, Internet or other electronic commerce sales with off-site delivery;

550 and

551 3. Items accessory to a service provided to patrons who receive services on the

552 premises;

553 H. On-site services to patrons are arranged by appointment;

554 I. The home occupation or occupations use or store a vehicle for pickup of

555 materials used by the home occupation or occupations or the distribution of products from

556 the site, only if:

557 1. No more than one such a vehicle is allowed; and

558 2. The vehicle is not stored within any required setback areas of the lot or on

559 adjacent streets; and

560 3. The vehicle does not exceed an equivalent licensed gross vehicle weight of one
561 ton;

562 J. The home occupation or occupations do not:

563 1. Use electrical or mechanical equipment that results in a change to the
564 occupancy type of the structure or structures used for the home occupation or occupations;
565 or

566 2. Cause visual or audible interference in radio or television receivers, or
567 electronic equipment located off-premises or fluctuations in line voltage off-premises;
568 ~~((and))~~

569 K. There shall be no exterior evidence of a home occupation, other than growing or
570 storing of plants under subsection C. of this section or a permitted sign, that would cause
571 the premises to differ from its residential character. Exterior evidence includes, but is not
572 limited to, lighting, the generation or emission of noise, fumes or vibrations as determined
573 by using normal senses from any lot line or on average increase vehicular traffic by more
574 than four additional vehicles at any given time;

575 L. Customer visits and deliveries shall be limited to the hours of 8:00 a.m. to 7:00
576 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends; and

577 M. Uses not allowed as home occupations may be allowed as a home industry
578 under K.C.C. 21A.30.090.

579 SECTION 19. Ordinance 15606, Section 20, as amended, and K.C.C.
580 21A.30.085 are hereby amended to read as follows:

581 In the A, F and RA zones, residents of a dwelling unit may conduct one or more

582 home occupations as accessory activities, under the following provisions:

583 A. The total floor area of the dwelling unit devoted to all home occupations shall
584 not exceed twenty percent of the dwelling unit.

585 B. Areas within garages and storage buildings shall not be considered part of the
586 dwelling unit and may be used for activities associated with the home occupation;

587 C. Total outdoor area of all home occupations shall be permitted as follows:

588 1. For any lot less than one acre: Four hundred forty square feet; and

589 2. For lots one acre or greater: One percent of the area of the lot, up to a
590 maximum of five thousand square feet.

591 D. Outdoor storage areas and parking areas related to home occupations shall be:

592 1. No less than twenty-five feet from any property line; and

593 2. Screened along the portions of such areas that can be seen from an adjacent
594 parcel or roadway by the:

595 a. planting of Type II landscape buffering; or

596 b. use of existing vegetation that meets or can be augmented with additional
597 plantings to meet the intent of Type II landscaping((-));

598 E. A home occupation or occupations is not limited in the number of employees
599 that remain off-site. Regardless of the number of home occupations, the number of
600 nonresident employees is limited to no more than three who work on-site at the same time
601 and no more than three who report to the site but primarily provide services off-site((-));

602 F. In addition to required parking for the dwelling unit, on-site parking is provided
603 as follows:

604 1. One stall for each nonresident employed on-site; and

- 605 2. One stall for patrons when services are rendered on-site;
- 606 G. Sales are limited to:
- 607 1. Mail order sales;
- 608 2. Telephone, Internet or other electronic commerce sales with off-site delivery;
- 609 3. Items accessory to a service provided to patrons who receive services on the
- 610 premises;
- 611 4. Items grown, produced or fabricated on-site; and
- 612 5. On sites five acres or larger, items that support agriculture, equestrian or
- 613 forestry uses except for the following:
- 614 a. motor vehicles and parts (North American Industrial Classification System
- 615 ("NAICS" Code 441);
- 616 b. electronics and appliances (NAICS Code 443); and
- 617 c. building material and garden equipment and supplies (NAICS Code 444);
- 618 H. The home occupation or occupations do not:
- 619 1. Use electrical or mechanical equipment that results in a change to the
- 620 occupancy type of the structure or structures used for the home occupation or occupations;
- 621 2. Cause visual or audible interference in radio or television receivers, or
- 622 electronic equipment located off-premises or fluctuations in line voltage off-premises; or
- 623 3. Increase average vehicular traffic by more than four additional vehicles at any
- 624 given time;
- 625 I. Customer visits and deliveries shall be limited to the hours of 8:00 a.m. to 7:00
- 626 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;
- 627 J. The following uses, by the nature of their operation or investment, tend to

628 increase beyond the limits permitted for home occupations. Therefore, the following shall
629 not be permitted as home occupations:

630 1. Hotels, motels or organizational lodging;

631 2. Dry cleaning((:));

632 3. Automotive towing services, automotive wrecking services and tow-in parking
633 lots; ((and))

634 4. Recreational marijuana processor, recreational marijuana producer or
635 recreational marijuana retailer((:)); and

636 5. Winery, brewery, distillery facility I, II, and III, and remote tasting room;

637 K. Uses not allowed as home occupation may be allowed as a home industry under
638 K.C.C. chapter 21A.30; and

639 L. The home occupation or occupations may use or store vehicles, as follows:

640 1. The total number of vehicles for all home occupations shall be:

641 a. for any lot five acres or less: two;

642 b. for lots greater than five acres: three; and

643 c. for lots greater than ten acres: four;

644 2. The vehicles are not stored within any required setback areas of the lot or on
645 adjacent streets; and

646 3. The parking area for the vehicles shall not be considered part of the outdoor
647 storage area provided for in subsection C. of this section.

648 SECTION 20. Ordinance 10870, Section 537, as amended, and K.C.C.

649 21A.30.090 are hereby amended to read as follows:

650 A resident may establish a home industry as an accessory activity, as follows:

- 651 A. The site area is one acre or greater;
- 652 B. The area of the dwelling unit used for the home industry does not exceed fifty
653 percent of the floor area of the dwelling unit.
- 654 C. Areas within attached garages and storage buildings shall not be considered part
655 of the dwelling unit for purposes of calculating allowable home industry area but may be
656 used for storage of goods associated with the home industry;
- 657 D. No more than six nonresidents who work on-site at the time;
- 658 E. In addition to required parking for the dwelling unit, on-site parking is provided
659 as follows:
- 660 1. One stall for each nonresident employee of the home industry; and
661 2. One stall for customer parking;
- 662 F. Additional customer parking shall be calculated for areas devoted to the home
663 industry at the rate of one stall per:
- 664 1. One thousand square feet of building floor area; and
665 2. Two thousand square feet of outdoor work or storage area;
- 666 G. Sales are limited to items produced on-site, except for items collected, traded
667 and occasionally sold by hobbyists, such as coins, stamps, and antiques;
- 668 H. Ten feet of Type I landscaping are provided around portions of parking and
669 outside storage areas that are otherwise visible from adjacent properties or public rights-of-
670 way;
- 671 I. The department ensures compatibility of the home industry by:
- 672 1. Limiting the type and size of equipment used by the home industry to those that
673 are compatible with the surrounding neighborhood;

674 2. Providing for setbacks or screening as needed to protect adjacent residential
675 properties;

676 3. Specifying hours of operation;

677 4. Determining acceptable levels of outdoor lighting; and

678 5. Requiring sound level tests for activities determined to produce sound levels
679 that may be in excess of those in K.C.C. chapter 12.88; ~~((and))~~

680 J. Recreational marijuana processors, recreational marijuana producers and
681 recreational marijuana retailers shall not be allowed as home industry; and

682 K. Winery, brewery, distillery facility I, II, and III, and remote tasting room shall
683 not be allowed as home industry.

684 SECTION 21. Ordinance 10870, Section 549, as amended, and K.C.C.
685 21A.32.120 are hereby amended to read as follows:

686 Except as otherwise provided in this chapter or in K.C.C. chapter 21A.45,
687 temporary use permits shall be limited in duration and frequency as follows:

688 A. The temporary use permit shall be effective for one year from the date of
689 issuance and may be renewed annually as provided in subsection D. of this section;

690 B.1. The temporary use shall not exceed a total of sixty days in any three-
691 hundred and sixty five day period. This requirement applies only to the days that the
692 event or events actually take place.

693 2. For a winery, brewery, distillery facility II and III in the A ~~((or RA))~~ zones,
694 the temporary use shall not exceed a total of two events per month and all event parking
695 ~~((for the events))~~ must be accommodated on site or managed through a parking
696 management plan approved by the director.

697 3. For a winery, brewery, distillery facility II and III in the RA zones, the
698 temporary use shall not exceed a total of twenty-four days in any three-hundred-sixty-
699 five-day period and all event parking must be accommodated on site or managed through
700 a parking management plan approved by the director. This requirement applies only to
701 the days that the event or events actually take place;

702 4. For a winery, brewery, distillery facility II in the A or RA zones, in addition
703 to all other relevant facts, the department shall consider building occupancy limits and
704 parking limitations during permit review. The department shall condition the number of
705 guests allowed for a temporary use. No permit shall authorize attendance of more than
706 one hundred twenty-five guests.

707 5. For a winery, brewery, distillery facility III in the A or RA zones, in addition
708 to all other relevant facts, the department shall consider building occupancy limits and
709 parking limitations during permit review. The department shall condition the number of
710 guests allowed for a temporary use. No permit shall authorize attendance of more than
711 two hundred fifty guests.

712 6. Events that require a temporary use permit are prohibited for any winery,
713 brewery, distillery facility I, any nonconforming winery, brewery, distillery facility home
714 occupation, and any nonconforming winery, brewery, distillery facility home industry.
715 No temporary use permit shall be issued to the operator or a winery, brewery, distillery
716 facility I, a nonconforming home occupation winery, brewery, distillery facility or a
717 nonconforming home industry winery, brewery, distillery facility.

718 C. The temporary use permit shall specify a date upon which the use shall be
719 terminated and removed; and

720 D. A temporary use permit may be renewed annually for up to a total of five
721 consecutive years as follows:

722 1. The applicant shall make a written request and pay the applicable permit
723 extension fees for renewal of the temporary use permit at least seventy days before the
724 end of the permit period;

725 2. The department must determine that the temporary use is being conducted in
726 compliance with the conditions of the temporary use permit;

727 3. The department must determine that site conditions have not changed since
728 the original temporary permit was issued; and

729 4. At least forty-five days before the end of the permit period, the department
730 shall notify property owners within five hundred feet of the property boundaries that a
731 temporary use permit extension has been requested and contact information to request
732 additional information or to provide comments on the proposed extension.

733 NEW SECTION. SECTION 22. There is hereby added to K.C.C. chapter
734 21A.55 a new section to read as follows:

735 A.1. There is hereby created the Sammamish Valley and Vashon Town Center
736 wine and adult beverage remote tasting room demonstration project A. The purpose of
737 demonstration project A is to support agriculture and synergistic development of mixed
738 use wine and adult beverage facilities in order to boost agritourism and both areas'
739 reputations as food and adult-beverage destinations.

740 2. The demonstration project will enable the county to determine if expanded
741 wine and adult beverage-based uses can be permitted while maintaining the core
742 functions and purposes of the Rural Area and Agricultural Production District zones. The

743 expected benefits from the demonstration projects include: developing a clear picture of
744 wine and adult beverage industry impacts on and benefits to Rural Area and Agricultural
745 Production District zoned communities, opportunity for additional exposure for locally
746 sourced agricultural products; and the opportunity to identify and evaluate potential
747 substantive changes to countywide land use regulations to support the development of
748 additional areas of unincorporated King County that may benefit from growth in wine
749 and adult beverage industry agritourism.

750 B. An application for a demonstration project remote tasting room under this
751 section shall be approved or denied administratively by the department of permitting and
752 environmental review based upon compliance with the criteria in subsections D. and E. of
753 this section. Approval or denial of a remote tasting room application shall not be
754 construed as applying to any other development application either within the
755 demonstration project area or elsewhere in the county.

756 C. The use that the department may approve pursuant to this Sammamish Valley
757 and Vashon Town Center wine and beverage tourism demonstration project A shall
758 include only the following: Remote tasting room as defined in K.C.C. chapter 21A.06.

759 D.1. This section allows establishment and operation of a remote tasting room
760 use.

761 2. A demonstration project remote tasting room use may be approved, subject to
762 the following:

763 a. One or more winery, brewery, distillery facility I, II or III may operate
764 within one remote tasting room;

765 b. The aggregated total space devoted to tasting and retail activity shall be

766 limited to one thousand square feet of gross floor area, not including areas devoted to
767 storage, restrooms, and similar back-of-the-house uses;

768 c. Notwithstanding subsection D.2.b. of this section, an additional five hundred
769 square feet of immediately adjacent outdoor space may be used for tasting, subject to
770 applicable state regulations limiting sale, service and consumption of alcoholic
771 beverages;

772 d. The site must have direct access to an arterial;

773 e. The remote tasting room site shall not be used as a winery, brewery,
774 distillery facility I, II or III production facility;

775 f. Incidental retail sales of products and merchandise related to the products
776 being tasted is allowed;

777 g. The hours of operation for the tasting room shall be limited as follows:
778 Mondays, Tuesdays, Wednesdays and Thursdays, tasting room hours shall be limited to
779 11:00 a.m. through 5:00 p.m.; and Fridays, Saturdays and Sundays, tasting room hours
780 shall be limited to 11:00 a.m. through 9:00 p.m.;

781 h. An adult beverage business license is required, in accordance with K.C.C.
782 Title 6;

783 i. A remote tasting room may not operate without proof of Washington state
784 Liquor and Cannabis Board approval;

785 j. Events that require a temporary use permit shall be prohibited at remote
786 tasting rooms; and

787 k. Parking shall be limited to one hundred fifty percent of minimum required
788 for retail trade uses in accordance with K.C.C. 21A.18.030.

789 E.1. To be eligible to use the provisions of this section, a remote tasting room
790 must be located on a demonstration project site identified in Attachment A to this
791 ordinance.

792 2. Projects proposed in accordance with this section must be consistent with
793 general health, safety and public welfare standards, and must not violate state or federal
794 law.

795 3. The criteria in this subsection supersede other variance, modification or
796 waiver criteria and provisions of K.C.C. Title 21A.

797 F.1. Projects proposed in accordance with this section may be submitted in
798 conjunction with an application for an adult beverage business license or a building
799 permit.

800 2. Requests shall be submitted to the department in writing, together with any
801 supporting documentation and must illustrate how the proposal meets the criteria in
802 subsections D. and E. of this section.

803 3. A director's decision regarding a remote tasting room application shall be
804 treated as a Type I land use decision in accordance with K.C.C. 20.20.020.

805 G. Applications in accordance with this section may be accepted by the
806 department of permitting and environmental review only within three years of the
807 effective date of this ordinance. Remote tasting room uses approved in accordance with
808 this section may continue as long as an underlying business license or renewal is
809 maintained, and subject to the nonconformance provisions of K.C.C. chapter 21A.32.

810 H. One year after the effective date of this ordinance, and on an annual basis for
811 three years thereafter, the director shall compile a list of demonstration project

812 applications submitted and related code complaints, if any.

813 I. After considering the information compiled under subsection H. of this section,
814 the executive may submit additional proposed legislation extending or otherwise
815 amending this ordinance within three years of the effective date of this ordinance.

816 NEW SECTION. SECTION 23. There is hereby added to K.C.C. chapter
817 21A.55 a new section to read as follows:

818 A.1. The purpose of the Sammamish valley wine and adult beverage tourism
819 district events demonstration project B is to support agriculture and synergistic
820 development of mixed use wine and adult beverage facilities in order to boost agritourism
821 and the area's reputation as a food and adult beverage destination.

822 2. The demonstration project will enable the county to determine if expanded
823 wine and adult beverage-based uses can be permitted while maintaining the core
824 functions and purposes of the Rural Area and Agricultural Production District zones. The
825 expected benefits from the demonstration projects include: developing a clear picture of
826 wine and adult beverage industry impacts on and benefits to surrounding Rural Area and
827 Agricultural Production District zoned communities; the opportunity for additional
828 exposure for locally sourced agricultural products; and the opportunity to identify and
829 evaluate potential substantive changes to countywide land use regulations to support the
830 development of additional areas of unincorporated King County that may benefit from
831 growth in wine and adult beverage industry agritourism.

832 B. A wine and beverage tourism demonstration project district B application to
833 modify development standards for on-site winery, brewery, distillery facility III wedding
834 and events shall be administratively approved by the department of permitting and

835 environmental review, and upon such an approval K.C.C. chapter 21A.42 review
836 procedures shall be applied. Demonstration project uses may be approved and
837 conditioned by the department if compliant with the criteria in K.C.C. 21A.44.040.
838 Approval of the proposed demonstration project shall not be construed as applying to any
839 other development application either within the demonstration project area or elsewhere
840 in the county, and shall not render uses authorized under this section "otherwise
841 permitted in the zone" under K.C.C. 21A.32.100.A.

842 C. The development regulations that shall be waived upon application include the
843 following:

- 844 1. K.C.C. 21A.32.100 through 21A.32.140;
- 845 2. K.C.C. 21A.44.020; and
- 846 3. K.C.C. 21A.08.080.B.12.1

847 D.1. A demonstration project authorized by this section allows a winery,
848 brewery, distillery facility III operator to obtain authorization for on-site weddings and
849 similar uses pursuant to conditional use review mechanisms in K.C.C. 21A.44.040, and
850 applicable to those uses under K.C.C. 21A.08.080.A and B;

851 2. Demonstration project conditional use permits are subject to all King County
852 Code provisions except those specifically excluded by subsection C. of this section,
853 including but not limited to, K.C.C. chapters 21A.42 and 20.20.

854 E.1. Demonstration project applications made in accordance with this section
855 may only be submitted in relation to an application for a winery, brewery, distillery
856 facility III conditional use permit or winery, brewery, distillery facility conditional use
857 permit modification or expansion.

858 2. Demonstration project applications shall be submitted to the department in
859 writing before or in conjunction with an application for a winery, brewery, distillery
860 facility III conditional use permit or an application for a winery, brewery, distillery
861 facility III conditional use permit modification or expansion. The supporting
862 documentation must illustrate how the proposal meets the criteria in K.C.C 21A.44.040.

863 3. A demonstration project conditional use permit, conditional use modification
864 or conditional use expansion decision shall be treated as a Type II land use decision in
865 accordance with K.C.C. 20.20.020.

866 F.1. To be eligible to use the provisions of this section, a demonstration project
867 must be located on a demonstration project site identified in Attachment B to this
868 ordinance.

869 2. Demonstration project applications must be consistent with general health,
870 safety and public welfare standards, and must not violate state or federal law.

871 G. Demonstration project applications authorized by this section shall be filed
872 with the department of permitting and environmental review within three years of the
873 effective date of this ordinance. Conditional uses permitted under this section are subject
874 to the nonconformance provisions of K.C.C. Title 21A.32. Any deadline in this
875 subsection shall be adjusted to include the time for appeal of all or any portion of the
876 project approval.

877 H. One year after the effective date of this ordinance, and on an annual basis for
878 three years thereafter, the director shall compile a list of demonstration project
879 applications, an evaluation of the impacts of wedding and similar uses authorized
880 pursuant to demonstration project conditional use permits, and related code complaints, if

881 any.

882 I. The executive may submit additional proposed legislation reflecting
883 information compiled under subsection H of this section within three years of the
884 effective date of this ordinance.

885 SECTION 24. Ordinance 13623, Section 37, as amended, and K.C.C. 23.32.010
886 are hereby amended to read as follows:

887 A.1. Civil fines and civil penalties for civil code violations shall be imposed for
888 remedial purposes and shall be assessed for each violation identified in a citation, notice
889 and order, voluntary compliance agreement or stop work order pursuant to the following
890 schedule:

a. citations, except for winery, brewery, distillery facility I, II
and II and remote tasting room:

- | | |
|--|---|
| (1) with no previous similar code violations | \$100 |
| (2) with no previous code violations of K.C.C. chapter 12.86
within the past twelve months | \$125 |
| (3) with one previous code violation of K.C.C. chapter 12.86
within the past twelve months | \$250 |
| (4) with one or more previous similar code violations, or with
two previous code violations of K.C.C. chapter 12.86 within the
past twelve months | \$500 |
| (5) with two or more previous violations of K.C.C. Title 10, or
three or more previous code violations of K.C.C. chapter 12.86
within the past twelve months | Double the rate
of the previous
penalty |

b. citations for violations of winery, brewery, distillery facility I,

II, and III and remote tasting room zoning conditions, including but not limited to unapproved events;

- (1) with no previous similar code violations \$500
- (2) with one or more previous similar code violations within \$1,000

the past twelve months;

c. violation of notice and orders and stop work orders:

- (1) stop work order basic penalty \$500
- (2) voluntary compliance agreement and notice and order basic \$25

penalty

(3) additional initial penalties may be added in the following amounts for violations where there is:

- (a) public health risk \$15
- (b) environmental damage risk \$15
- (c) damage to property risk \$15
- (d) one previous similar code violation \$25
- (e) two previous similar code violations \$50
- (f) three or more previous similar code violations \$75
- (g) economic benefit to person responsible for violation \$25

~~((e))~~ d. cleanup restitution payment: as specified in K.C.C. 23.02.140.

~~((d))~~ e. reinspection following the issuance of a notice and order, if the violation has not been abated in accordance with the notice and order:

- (1) first reinspection, which shall occur no sooner than the day \$150 following the date compliance is required by the notice and order

(2) second reinspection, which shall occur no sooner than \$300
fourteen days following the first reinspection

(3) third reinspection, which shall occur no sooner than \$450
fourteen days following the second reinspection

(4) reinspection after the third reinspection, which shall only be \$450
conducted immediately preceding an administrative or court
ordered abatement or at the direction of the prosecuting attorney for
the purpose of presenting evidence in the course of litigation or
administrative hearing against the person responsible for code
compliance

891 2. For the purposes of this section, previous similar code violations that can
892 serve as a basis for a higher level of civil penalties include violations of the same chapter
893 of the King County Code. Any citation, stop work order or notice and order previously
894 issued by the department shall not constitute a previous code violation for the purposes of
895 this section if that stop work order or notice and order was appealed and subsequently
896 reversed.

897 B. The penalties assessed pursuant to this section for any failure to comply with a
898 notice and order or voluntary compliance agreement shall be assessed daily, according to
899 the schedule in subsection A of this section, for the first thirty days following the date the
900 notice and order or voluntary compliance agreement required the code violations to have
901 been cured. If after thirty days the person responsible for code compliance has failed to
902 satisfy the notice and order or voluntary compliance agreement, penalties shall be
903 assessed daily at a rate of double the rate for the first thirty days. Penalties may be
904 assessed daily until the person responsible for code compliance has fully complied with

905 the notice and order.

906 C. Penalties based on violation of a stop work order shall be assessed, according
907 to the schedule in subsection A. of this section, for each day the department determines
908 that work or activity was done in violation of the stop work order.

909 D. Citations and cleanup restitution payments shall only be subject to a one-time
910 civil penalty.

911 E. The director may suspend the imposition of additional civil penalties if the
912 person responsible for code compliance has entered into a voluntary compliance
913 agreement. If the person responsible for code compliance enters into a voluntary
914 compliance agreement and cures the code violations, the director may also waive all or
915 part of the accrued civil penalties in accordance with K.C.C. 23.32.050. Penalties shall
916 begin to accrue again pursuant to the terms of the voluntary compliance agreement if any
917 necessary permits applied for are denied, canceled or not pursued, or if corrective action
918 identified in the voluntary compliance agreement is not completed as specified.

919 F. The civil penalties in this section are in addition to, and not in lieu of, any
920 penalties, sanctions, restitution or fines provided for in any other provisions of law.

921 **SECTION 25. Severability.** If any provision of this ordinance or its application
922 to any person or circumstance is held invalid, the remainder of the ordinance or the
923 application of the provision to other persons or circumstances is not affected.

924

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

J. Joseph McDermott, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, _____.

Dow Constantine, County Executive

Attachments: A. Demonstration Project Overlay A - Remote Tasting Rooms Exhibits 1 & 2, B. Demonstration Project Overlay B - Winery, Brewery, Distillery III Events

Demonstration Project Overlay A: Remote Tasting Rooms

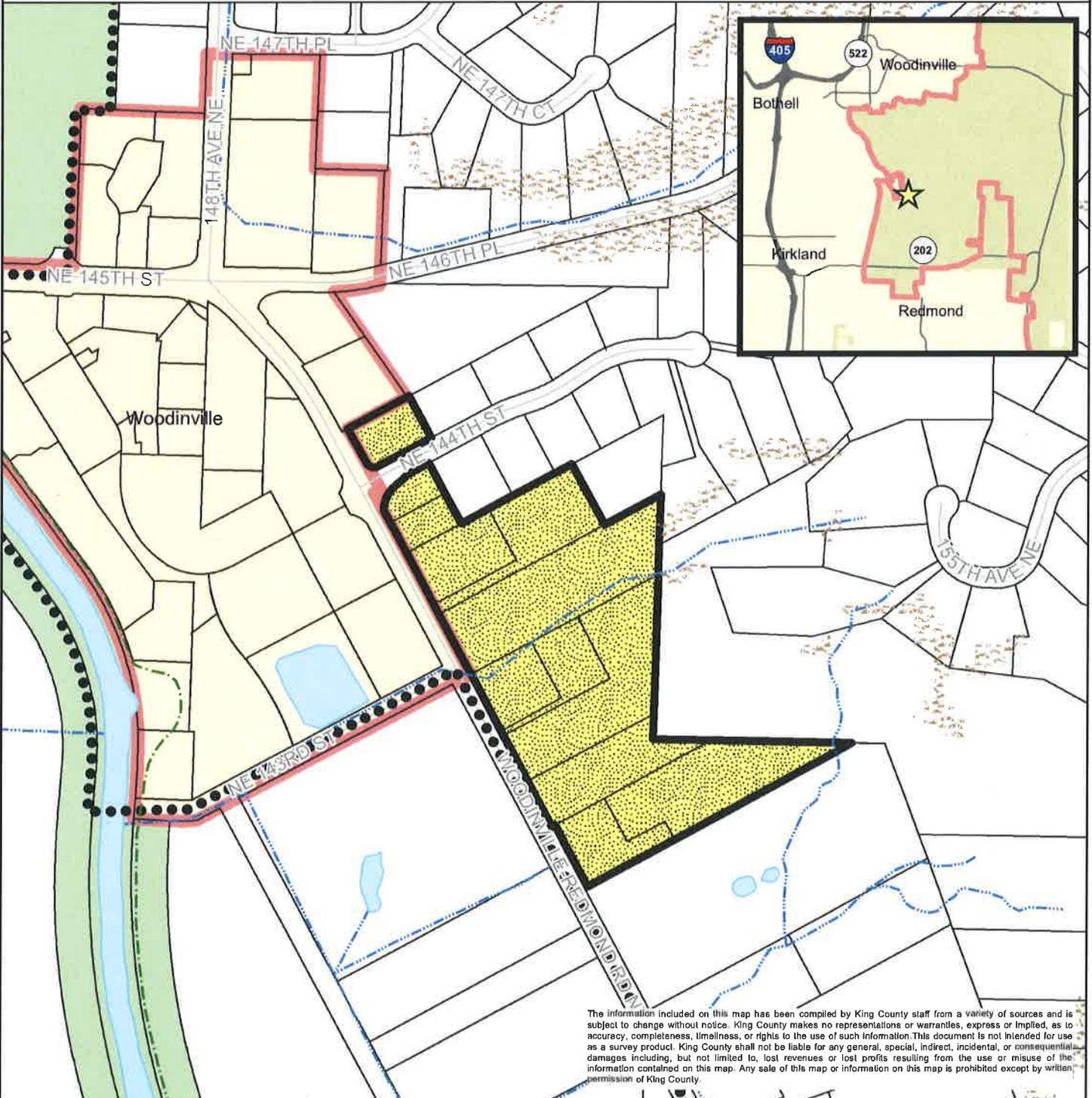
- Demonstration Overlay A
- Agricultural Production District
- Regional Trails
- Streams
- Railroads
- Urban Growth Boundary
- Parcels
- Incorporated Area
- Wetland & Steep Slope
- Parks & OS
- Waterbodies



0 200 400
Feet



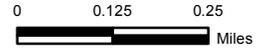
Date: 3/7/18



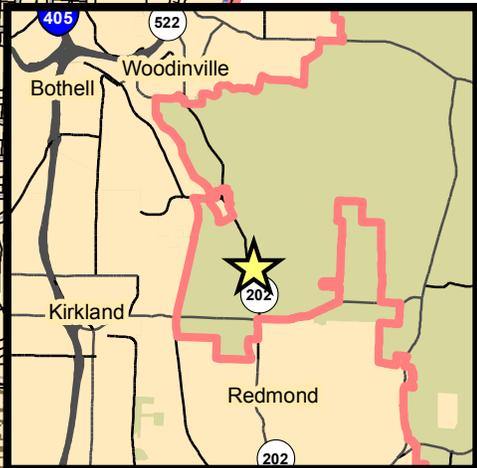
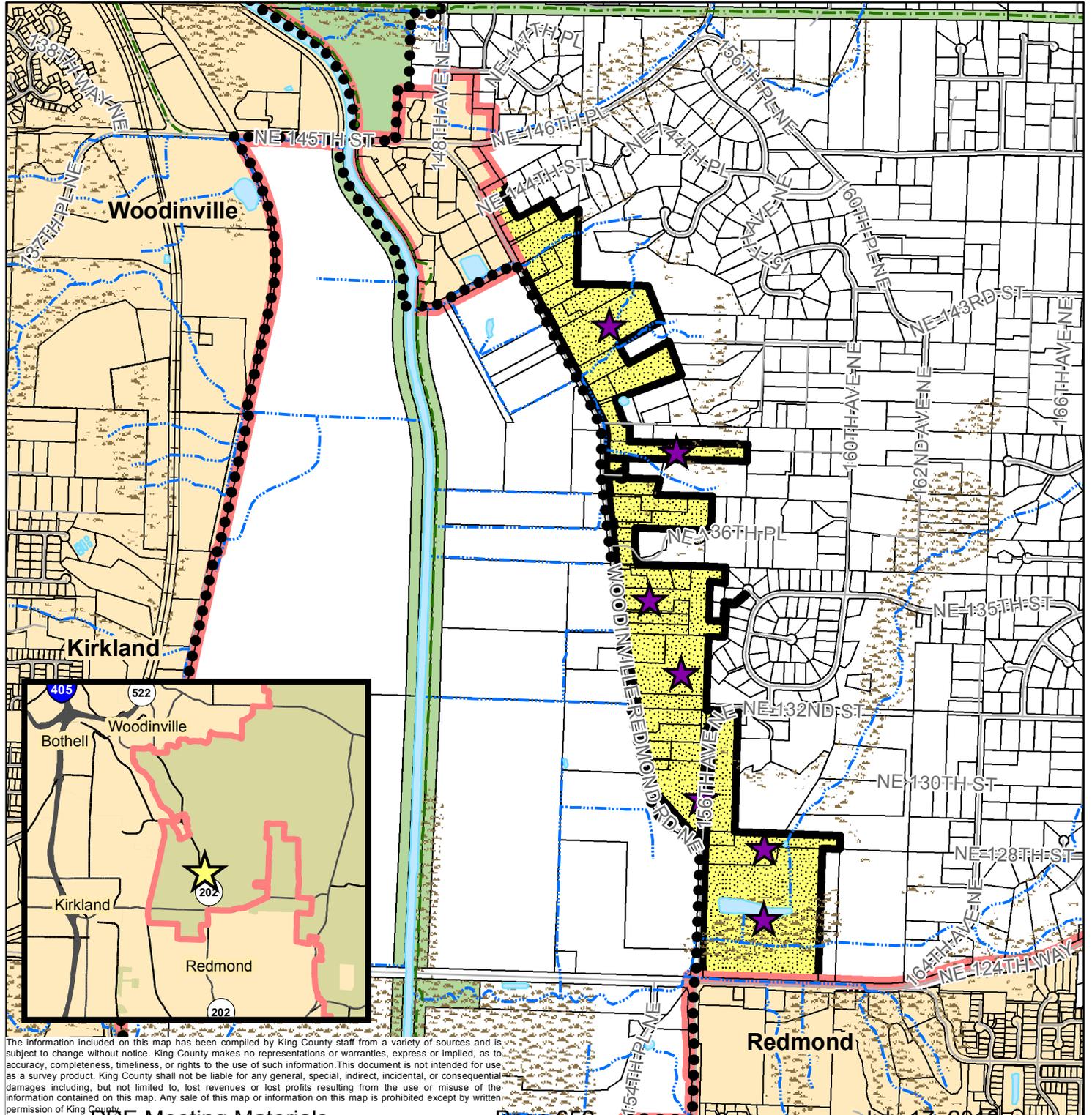
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Demonstration Project Overlay B: Winery, Brewery, Distillery III Events

-  Affected Parcels 4.5 acres or larger
-  Demonstration Overlay B
-  Agricultural Production District
-  Regional Trails
-  Streams
-  Railroads
-  Urban Growth Boundary
-  Parcels
-  Incorporated Area
-  Wetland & Steep Slope
-  Parks & OS
-  Waterbodies



Date: 1/31/18



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

[Blank Page]

April 26, 2018

The Honorable Joe McDermott
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember McDermott:

This letter transmits an ordinance and a report that will enable King County to prepare for and support the future of the wine and adult beverage industry as it grows and evolves in King County while respecting our rural and agricultural areas. We refer to the “wine industry” generally, but our response addresses all adult beverage industry uses including wineries, breweries, distilleries, and cideries.

The ordinance and report are in response to the King County Sammamish Valley Wine and Beverage Study, which was released in September 2016 following a six-month review process with a stakeholder committee and the general public. While the initial motivation for the report was the rapidly growing wine industry in and around the Sammamish Valley, this response addresses the wine industry throughout the rural and agricultural areas of King County.

In Washington, the wine and beverage industry is a fast growing and quickly evolving industry. These businesses support local economic development through the production and sale of wine, beer, and distilled beverages, as well as through tourism. With growth comes concern about enforcement of current land use regulations and the overall impact of the wine and beverage industry on the quality of life and the sense of place not only in the Sammamish Valley, but throughout rural King County. The attached ordinance updates the regulatory structure for wineries, breweries, and distilleries, establishes a business license for these industries, and proposes two short-term demonstration projects in limited areas to test the suitability of tasting rooms and an alternative way to regulate events at the larger wineries.

This proposal integrates the requirements of the state Growth Management Act and the county’s Comprehensive Plan as they relate to urban growth areas, farmland preservation, and rural areas using a framework that is based on accommodating the wine and adult beverage industries at a size and scale appropriate for the rural and agricultural areas in King County. The attached report outlines a series of possible actions including an adult beverage

The Honorable Joe McDermott
April 26, 2018
Page 2

toolkit, updated signage, and trail connections in the Sammamish Valley. This report advances the Healthy Environment and Economic Vitality goals of the King County Strategic Plan.

Robust stakeholder and community engagement guided our work at each step in the process. Public involvement included: five stakeholder meetings, one large public meeting, an online comment portal, issuance of the public review draft for broad public comment, and 213 emails received over the course of developing the proposal.

We retained a consultant to assist staff in supporting the stakeholder committee, conducting public outreach, and preparing the King County Sammamish Valley Wine and Beverage Study. The consultant contract was \$75,000. In addition, King County staff from several departments contributed to the report over the course of two years. The estimated cost of the staff time spent on preparing the report is \$150,000 for an estimated total cost of \$225,000.

Thank you for your consideration of this ordinance. This important legislation will allow King County to establish a strong foundation for moving the wine and adult beverage industry into the future, while honoring and protecting the rural and agricultural lands in the Sammamish Valley and throughout King County.

If you have any questions, please feel free to contact Rachel Smith, Chief of Staff to the King County Executive, at 206-263-9628.

Sincerely,

Dow Constantine
King County Executive

Enclosures

cc: King County Councilmembers
 ATTN: Carolyn Busch, Chief of Staff
 Melani Pedroza, Clerk of the Council
Dwight Dively, Director, Office of Performance, Strategy and Budget
Rachel Smith, Chief of Staff to the King County Executive

2017-2018 FISCAL NOTE

Ordinance/Motion:
 Title:
 Affected Agency and/or Agencies: Department of Permitting and Environmental Review
 Note Prepared By: Andrew Bauck
 Date Prepared: June 8, 2017
 Note Reviewed By: Warren Cheney
 Date Reviewed: June 8, 2017

Description of request:

This ordinance implements the recommendations of the Sammamish Valley area wine and beverage industry study by implementing a new annual license for affected businesses and making changes to the regulation of wineries and other alcoholic beverage businesses.

Revenue to:

Agency	Fund Code	Revenue Source	2017-2018	2019-2020	2021-2022
DPER - Permit Administration	1340	Winery licenses	3,000	3,000	3,000
TOTAL			3,000	3,000	3,000

Expenditures from:

Agency	Fund Code	Department	2017-2018	2019-2020	2021-2022
DPER	1340	Permit Admin.	0	0	0
TOTAL			0	0	0

Expenditures by Categories

	2017-2018	2019-2020	2021-2022
TOTAL	0	0	0

Does this legislation require a budget supplemental? No.

Notes and Assumptions:

- Revenue estimate assumes 30 annual licenses per year at a cost of \$100 each.
- Permitting and code enforcement requirements of this ordinance will be done within DPER's existing appropriation.

[Blank Page]

**King
County
Action
Report**

April 26

2018

**Sammamish Valley Winery and
Beverage Study**

Table of Contents

	INTRODUCTION	2
	Introduction and Background	1
	Next Steps	2
	MAP – Study Area Map	Insert
1	DEFINING AND IMPLEMENTING	5
	Code Enforcement	5
	Wine and Beverage Industry Toolkit	6
	Business License	6
2	WINE, BEVERAGE, AND TOURISM	7
3	TRANSPORTATION	8
	Alternative Means of Access	8
	Park and Trails	10
	MAP – Trail Connections	13
	Road Improvements	14
4	AGRICULTURE	15
	Agriculture Production District (APD)	15
	MAP – APD Ag Uses	Insert
	MAP – APD Protected Land	Insert
	Land Conservation in the APD	17
	Signage	18
5	RURAL ZONED AREAS – THE REGULATIONS	20
6	ZONING CODE REGULATIONS MATRIX	Last Page

King County Action Report: Sammamish Valley Wine and Beverage Study Responses

Introduction

This report is a proposed response to the King County Sammamish Valley Wine and Beverage Study that was released in September, 2016. King County supports the wine and adult beverage industry and recognizes the need to establish a strong foundation for moving the industry into the future while respecting our rural and resource communities. The goal is to add more clarity to the current regulations, which were adopted when King County's wine industry was in its infancy. The over arching goal is that the proposed strategies and actions adhere to the framework of the state Growth Management Act and ensure continued protection for Agricultural Production Districts (APD) and support for rural communities.

Background

The Sammamish Valley, located primarily in unincorporated King County is adjacent to the cities of Redmond and Kirkland and contains portions of the City of Woodinville, one of the state's major wine tourism destinations. The valley also contains one of the county's five designated APD's, which are intended to protect and support the continuing presence of agriculture in the county.

The agricultural activity adds to the distinctive character in the area, particularly for visitors to the more than 100 wineries and tasting rooms in Woodinville and the nearby unincorporated areas. This area attracts hundreds of thousands of wine tourists annually. Nearly all of the Woodinville area wineries use grapes grown in Eastern Washington.

The wine industry is a fast growing, and quickly evolving sector in Washington, supporting broad-based economic activity. Wineries support local economic development through the production and sale of wine, as well as through tourism, the latter drawing visitors from outside the region. With growth has come concerns about enforcement of current land use regulations and the overall impact of the wine and beverage industry on the quality of life and the sense of place in the Sammamish Valley.

In the spring of 2016, King County engaged Community Attributes, Inc. (CAI) to assist in the facilitation of a stakeholder group and the development of a report to address the burgeoning wine industry in King County.

The Sammamish Valley Wine and Beverage Study Report – September 2016

The primary objectives of the study were to develop policy and code recommendations for King County to consider in addressing the wine industry as it has evolved in the county based on the following guiding principles:

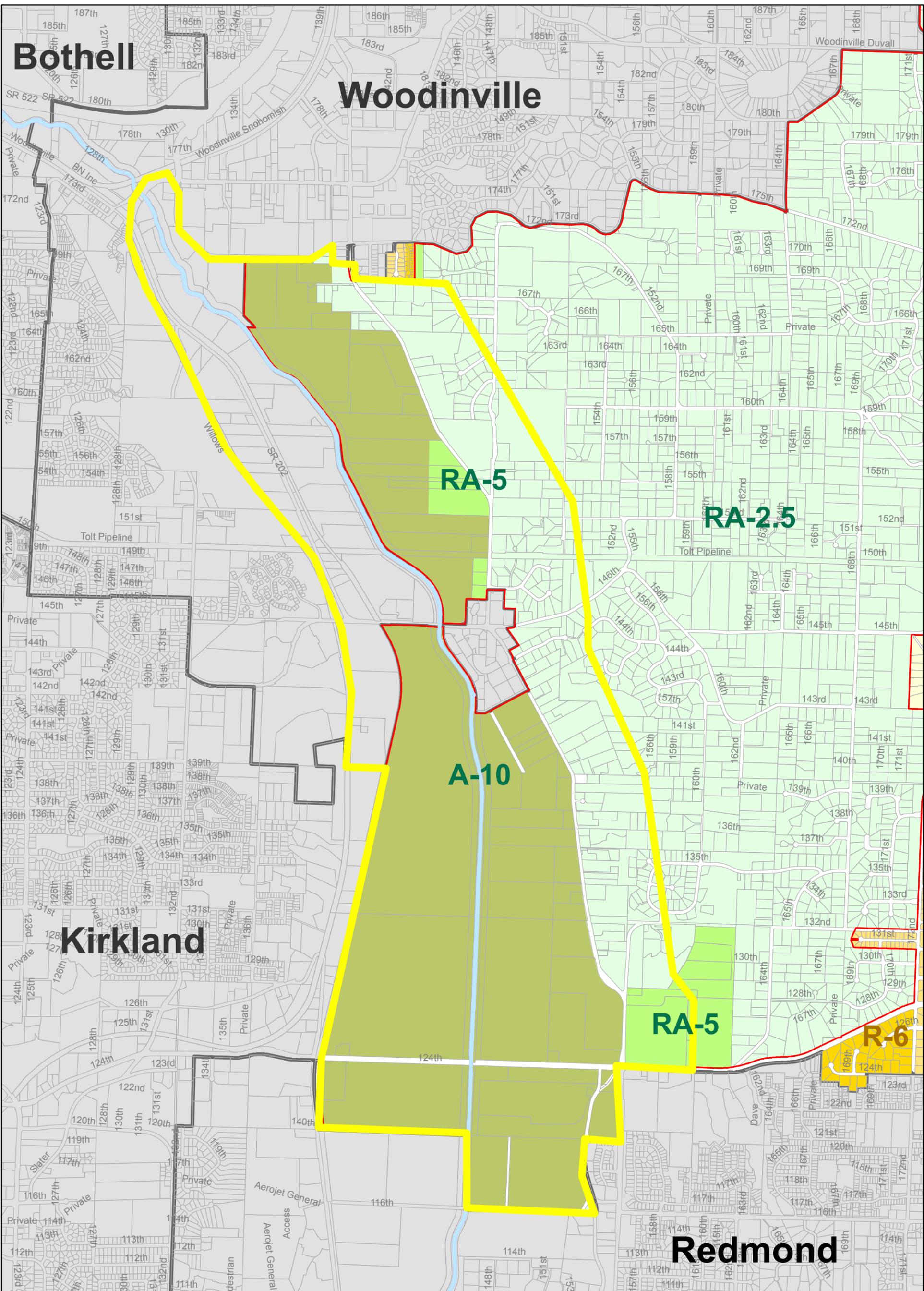
- Nurture the burgeoning wine and beverage industry in King County;
- Improve the interface of wine-related businesses with the surrounding communities; and
- Honor the requirements of the state Growth Management Act and the policies of the county’s Comprehensive Plan as they relate to urban growth areas, farmland preservation, and to rural areas.

The policy recommendations incorporate feedback and ideas from the stakeholder working group, public comments received during the workshop and through the online project portal, and analysis of existing conditions.

The King County Action Report

This report is King County’s response to the policy recommendations outlined in the report, as described above. The response focuses on those recommendations that received strong or mixed support from the stakeholders. The organization of the action report follows the structure of the policy recommendations in the study report, which are included and use the same numbering system.

The action report addresses issues both specific to the Sammamish Valley and the original study area, and to the county in its entirety. For example, the proposed trail connections outlined in the report are located in the Sammamish Valley while the updated winery regulations will apply countywide.



Sammamish Valley Area Winery Study

-  Urban Growth Boundary
-  Cities



-  A-10 - Agricultural, one DU per 10 acres
-  A-35 - Agricultural, one DU per 35 acres
-  RA-2.5 - Rural Area, one DU per 5 acres
-  RA-5 - Rural Area, one DU per 5 acres
-  RA-10 - Rural Area, one DU per 10 acres



Map by: Nanette M Lowe
Map Date: Oct 16, 2015
File: karenwolf/WooAPD.mxd

July 17, 2018

1 Defining and Implementing

Study Recommendation: Code Enforcement

1.1.1 Review current methods and commit to a more consistent land use enforcement program in the Sammamish Valley.

King County Response:

Once the new regulations are in place, King County will ensure that businesses comply with them. The proposed approach to achieving compliance is to dedicate specific resources using existing staff augmented with a contract resource and implementing a tailored approach for addressing code enforcement for those adult beverage businesses that are out of compliance.

The Department of Permitting and Environmental Review (DPER) proposes to contract with a firm that is experienced in the Washington wine industry. The firm would start the enforcement process with personal visits to adult beverage businesses that are out of compliance to explain the process the County has recently used to update its zoning requirements, why this was necessary, talk about their own non-conformance, and encourage compliance as a way not only to be legal but also as a way to be a good representative of the industry. The aim of this approach is to achieve compliance results faster than the standard code enforcement process, because many such businesses would willingly comply with the new regulations. This process is estimated to last six months.

At the same time, there will be some businesses that are less willing to comply. If DPER finds that to be the case after initial contacts, the cases will be transferred to the County's direct code enforcement staff to take over those files. Also, if there is any legal documentation that is required or interpretation of code—even for willing compliers—direct code enforcement staff will handle those tasks, too.

The proposed approach to code enforcement for adult beverage businesses would not begin until new zoning regulations are adopted by the King County Council. If after six months, this process is not achieving voluntary compliance, cases will be moved through the normal code enforcement process.

Adult beverage businesses compliant with King County regulations prior to the adoption of new regulations would be permissible in the future as a non-conforming use if not compliant with the new regulations. However, an adult beverage business that was not permissible prior to the study must comply with the new regulations, which may result in such a business needing to close, relocate, or change its use.

Study Recommendation: Wine and Beverage Industry Toolkit

- 1.1.2 Create a wine and beverage industry tool kit and/or bulletin for prospective businesses in unincorporated King County to improve awareness of adopted rules and regulations.***

King County Response:

DPER has a number of customer bulletins that provide permit requirements and helpful tips for preparing an application for submittal. DPER would create a new bulletin for the adult beverage business. By way of illustration, a link is provided to the existing bulletin for tenant improvements. A new bulletin for the adult beverage business will be created based on this format once new zoning regulations are adopted by the Council.

The establishment of a mandatory business license (see below) for adult beverage businesses will enable DPER to create a list of all operating businesses and then contact them with information on the new regulations and procedures.

For an example of a bulletin issued by the Department of Permitting and Environmental Review, please refer to the Tenants Improvement [Bulletin](http://www.kingcounty.gov/~media/depts/permitting-environmental-review/dper/documents/bulletins/5.ashx?la=en).
<http://www.kingcounty.gov/~media/depts/permitting-environmental-review/dper/documents/bulletins/5.ashx?la=en>

Study Recommendation: Business License

- 1.1.3 Establish a business license for wine and beverage production establishments in unincorporated King County to assist in regulating monitoring growth in the industry.***

King County Response:

If approved by the Council, King County will establish a business license requirement for all adult beverage producers in unincorporated King County. Under the proposal, all remote tasting rooms, and wineries, breweries, and distilleries would need to obtain an annual, renewable business license from the DPER. The purpose of the license would be to have greater certainty about where adult beverage producers and tasting rooms are in the County and verify that they are in compliance with the County rules and laws that apply to them. Only adult beverage businesses that are required to obtain a license from the Washington State Liquor and Cannabis Board would be required to obtain a County license, meaning that hobby wineries, breweries, and distilleries that are not selling their products nor making their products available to the general public for sampling would not be required to obtain a County business license. The proposed application process is simple, and has an annual fee of \$100.

2 Wine, Beverage, and Tourism

Study Recommendation:

- 2.1.1 Support development of mixed use wine and beverage facilities in Woodinville that support and boost the tourism industry and the area's reputation as a food destination.**
- 2.1.2 Engage the Port of Seattle in supporting the wine industry in the Sammamish Valley and Woodinville through, for example, partnerships with the cruise ship industry.**
- 2.1.5 Support agriculture in the Sammamish Valley as a synergistic component of the tourism and wine and beverage industries.**

King County Response:

Staff from King County met with the City of Woodinville and Port of Seattle representatives in September 2016 to discuss opportunities for cooperative actions that would assist in support of the wine and beverage industry within the Sammamish Valley and the City of Woodinville. At that time, the Port of Seattle was offering a new grant program to cities (Economic Development Partnership Program) for economic development purposes. The City of Woodinville determined their next step would be to seek a grant from the Port to conduct a study to identify issues and barriers facing businesses and visitors. The grant was funded and a community survey was initiated Feb. 1, 2017, with in May 2017. Results of the survey provided the City of Woodinville potential actions to support the tourism industry (Woodinville Tourism Study, May 2017).

King County will continue to engage with the City, as they identify actions from the study, and with representatives from the wine and beverage industry, to determine how the County can support activities that will boost the tourism industry throughout the entire area. Several areas of recommendation in the Woodinville Tourism Study that align with King County priorities relate to supporting local food. The Woodinville study identifies a local food hub, a permanent farmers market facility, food and beverage tours and trails as potential tools to support existing businesses and working farmlands.

King County will continue to support and work with the Sammamish Valley Alliance through the Community Service Area program, Farm King County, the Local Food Initiative and other programs. One simple way to spotlight the area is to identify when visitors are entering the Agricultural Production district by installing distinctive signs around the district. King County has developed prototype signs and will work with the Agriculture Commission and community representatives to refine design and identify the best locations for sign placement in the Agriculture Production District, with the goal of installing the new signs by the end of 2017/early 2018. See a more detailed description of two approaches to signage under the Agriculture section of this report.

3 Transportation

Study Recommendation: Alternative Means of Access

- 3.1.1** *Study the feasibility of instituting a weekend shuttle service from Downtown Woodinville, Marymoor Park or other park & ride lots through a partnership between King County and the City of Woodinville.*
- 3.1.2** *Explore the feasibility of a bicycle rental program through partnerships with local companies and/or non-profits and improve biking access from trails to local businesses.*

King County Response:

The Metro Community Connections program currently has a project underway in Bothell and Woodinville. This project includes a number of mobility solutions that will serve people traveling to, from, and within these communities. Two of these solutions could address needs identified in the strategies above.

Metro Community Connections: Bothell – Woodinville Project

In the first quarter of 2016, Metro Community Connections (formerly Alternative Services) conducted a community engagement process to understand mobility needs in and around Bothell and Woodinville. During this process community members identified an important transit gap in the Woodinville Tourist District. Many survey respondents and stakeholder group members said the area has no fixed-route service and that they would go to the Woodinville tourism district more often and without driving alone if an alternative service were developed to serve that area. However, these trips are different from the rest of the transportation needs identified through the outreach process. Tourists want to access the area from hotels in Bothell for one-off trips on weekends and evenings. Employees want to reach the area during their work hours, but these work hours may be irregular and fall outside the peak.

Community Van

One of the solutions that Metro will be implementing as part of the Bothell-Woodinville Community Connections project could be well suited to providing group trips to and from the Winery District – A *Community Van*. This new transportation pilot program offers prearranged, recurring, or one-time group trips that meet locally identified transportation needs. Metro owns the vans and provides fuel, maintenance, and vehicle insurance. Metro also vets the volunteer drivers and provides funding for a part-time Community Transportation Coordinator. An Advisory Group comprised of representatives from Metro, UW Bothell/Cascadia College Commuter Services and the cities of Bothell and Woodinville to provide program direction and oversight to the Community Transportation Coordinator. Launch planning and roll-out for the Bothell-Woodinville Community Van is pending hiring of the Community Transportation Coordinator.

Bike Share

The Sammamish Valley is currently served by the Sammamish River Trail and in the future will also have the Eastside Rail Corridor system connecting it to the west, south and north. The trail system and connected parks and destinations offer an opportunity to encourage and promote biking as a way to experience the agricultural and beverage industry within the Valley, to downtown Woodinville and the industrial area where the other concentration of wineries are found. As trails and connections are improved, the ability to move around by bike will also improve.

Pairing and promoting bicycling and winery/beverage tours is being done in many areas across the country. For example, Napa has a [Napa Valley Vine Trail](#), and in the Yakima River Valley, there is the [Rattlesnake Hills Wine Trail](#).

The recommendation to explore a bike share program from the winery stakeholder group could provide an added option for visitors to park remotely and ride to the concentrated areas of wineries and tasting rooms in the Sammamish Valley area. It could also serve as a recreational attraction for hotel guests to visit the wineries without having to rely on a car.

A bike share concept that mirrors this recommendation from the winery study stakeholder group is also under consideration as a potential service solution from Metro's Community Connection program. As a next step, Metro staff will be working with staff from the City of Woodinville to discuss development of a framework for a daytime bike sharing concept in order to assess its viability as a solution.

Study Recommendation: Parks and Trails

3.1.4 Develop long term east-west connections--explore Eastside Rail Corridor concepts to develop a shared use path along 145th connecting to the Sammamish River Trail

King County Response:

King County Parks has developed two options for creating an east-west connection between the Eastside Rail Corridor (ERC), Sammamish River Trail and extending into the Hollywood District. The County and the City of Woodinville have begun discussing these plans and will proceed on further feasibility studies and alternatives development. The goal for either option would be to improve trail connectivity between the County's regional trails and directly into wine tourism areas, in particular the Hollywood District from the ERC Trail and Sammamish River Trail. Please refer to the Trails Connection map (located at the end of this section).

The first option would be a connection between the ERC trail spur line and Sammamish River Trail along NE 145th Street, which has been studied during ERC master planning and is another way to integrate trails with the wine and tourism areas. In addition to developing east-west connectivity between the ERC and the Sammamish River Trail, this option would include a trail extension along the NE 145th Street alignment further east from the Sammamish River Trail directly to the Hollywood District. There would be different alternative alignments to achieve these connections that would need to be further studied in coordination with the City of Woodinville, area stakeholders and the community.

Key considerations for an east-west connection along NE 145th Street include whether to place it on the south or north side of the roadway. On the north side there is an existing pathway that would need to be improved. Appropriate improvements to the existing path could include widening, vegetation/tree clearing to avoid further root damage to the trail and limb overhang, and resurfacing. The existing path traverses Red Hook Brewery and Willows Lodge properties, and improvements would require approval from these property owners.

To extend this path into the Hollywood District, a bike path would need to be built between the Sammamish River Trail and 148th Ave. NE along the north side of NE 145th Street, which could impact the parking area to the Northshore Athletic Fields, and could require use of portions of City of Woodinville ROW to extend to 148th Ave. NE.

One benefit to this alignment is that a trail bridge already exists across the Sammamish River and this east-west path already has a direct connection to the Sammamish River Trail. This option would also require the installation of a trail crossing of NE 145th Street along the ERC Spur. The City of Woodinville has expressed a preference to build this as a grade-separated crossing, or bridge, over the roadway. The need for this crossing would exist independently of the east-west connector trail but would otherwise not be developed until the ERC Spur is going to be developed further to the north of NE 145th Street.

If the east-west connection were to be developed on the south side of NE 145th there would be additional technical and environmental challenges that would need further study to determine feasibility. The current understanding of this scenario includes the following factors:

- Topography south of the road drops away quickly so that a trail with adequate separation from the eastbound travel lane would likely require substantial fill.
- The low-lying areas south of the road are within the 100-year floodplain so compensatory storage would likely be required for the substantial fill.
- The low-lying area south of the road has a fish-bearing stream connected to the Sammamish River.
- There are above-ground power poles along the south side of the road that may have to be relocated to accommodate trail.
- The available right of way on the south side of the road may not be wide enough to cover the trail, potential stream relocation, and potential power pole relocations. Any property acquisition will involve agricultural land.
- A new pedestrian/bicycle bridge would be required to cross the Sammamish River.
- The connecting loop to the Sammamish River Trail may require property acquisition to achieve accessible grades.
- A bike path would need to be built between the Sammamish River Trail and 148th Ave. NE along the south side of NE 145th, either reconfiguring a portion of the sidewalk in the City of Woodinville ROW, or acquiring an easement for the path on the northern edge of a privately owned parcel or parcels.

The second option would be to develop an improved, or paved, connection between the Sammamish River Trail and 148th Ave. NE along the existing gravel Tolt Pipeline Trail alignment. The Tolt Pipeline Trail is a gravel and dirt path located in a utility right of way owned by Seattle Public Utilities (SPU). The County's use and actions related to the trail are governed by a Trails Agreement between the parties. The Trails Agreement allows for the trail surface to be improved, but only with prior written consent from the SPU Director, and conditioned by SPU approval of all plans and specifications at 30%, 60% and 90% design. The County's use of the Tolt Pipeline right of way is also subject to all terms and conditions of an easement held by Puget Sound Energy. King County Roads is installing a signalized roadway crossing on 148th Ave. NE at the location where the Tolt Pipeline Trail crosses.

This trail connection would be independent of any improvements to the ERC Trail and would not create connections between the ERC and the Sammamish River Trail or between the ERC and the wine tourism area.

For this option to serve as a feasible and appropriate route for winery tourism, there would need to be bike lanes or a separate bike path constructed along 148th Ave. to connect the Tolt Pipeline Trail improvement to the Hollywood Wine District. The approximately 600 foot segment of 148th Ave NE south of the Tolt Pipeline Trail to the city limits of Woodinville is significantly constrained by an adjacent Class 2 salmon-bearing stream, wetlands, and a steep embankment. The feasibility of widening the road to construct a bike lane or pathway is questionable. If it were to be determined feasible after additional technical analysis, there would be significant stream alterations and mitigation needed and cost of the project would likely be more than \$1 million.

King County will continue to explore these trail development options with the City of Woodinville and with involvement from area stakeholders and community members.



Study Recommendation: Road Improvements

3.1.6 *Conduct an interjurisdictional transportation study to fully vet traffic growth, concurrency, impacts and potential mass transit solutions.*

3.1.8 *Improve the pedestrian environment and overall pedestrian safety in the Sammamish Valley, especially those areas connecting major tourism draws and winery concentrations.*

King County Response:

The Road Services Division reviewed the potential for nonmotorized and capacity improvements along the 148th Avenue NE/140th Place NE Corridor. The physical and environmental conditions along the corridor were found to pose several significant challenges.

Right-of-Way: The available right-of-way (approximately 18 feet on each side) is not sufficient to accommodate widening the road from two to four lanes, based on county standards. The right-of-way appears sufficient to accommodate a nonmotorized pathway on one side of the roadway or potentially a turn lane in some locations.

Transportation concurrency: The corridor is currently meeting the county's adopted concurrency level of service standard of "B" for rural areas.

Environmental Issues: The corridor contains numerous wetlands and streams, as well as seismic, steep slope, and landslide hazard areas and buffers. Portions of the corridor are also within a Shoreline Management Act rural shoreline, Critical Aquifer Recharge Area, and Farmland Preservation area. All of these features have stringent regulatory requirements. Construction of a nonmotorized or capacity improvement project would involve impacts to the wetlands, streams, buffers, and other environmentally sensitive features along the corridor. Environmental mitigation and other regulatory compliance efforts would be required. These may include wetland and stream mitigation or payment for mitigation banking, fish passable culvert installation, additional stormwater treatment infrastructure, etc.

The existing open drainage ditches along the roadway would need to be relocated or put into a new piped drainage system to address environmental regulations.

Expanding the roadway for nonmotorized or capacity improvements would require removal or relocation of numerous trees, power poles, fences, landscaping, mailboxes and other public or private features along the roadside.

Cost Estimates: The planning level cost estimate to construct a nonmotorized pathway on one side of the road and meet the associated drainage and environmental regulatory requirements is approximately \$5 million. Capacity improvements could cost upwards of \$20 million. Further study would be necessary to evaluate more specific improvement concepts such as nonmotorized improvements or turn lanes.

4 Agriculture

Study Recommendation: Agriculture Production District (APD)

4.1.1 Continue to support retail sales of locally grown products on agricultural zoned lands

4.1.2 Limit changes to the current agricultural production zone rules and regulations

King County Response:

King County recommends that no changes be made to the boundaries and or primary regulatory structure of the APD. The proposal does change the product content requirement for production to be at least 60% grown on site.

APD History:

Agricultural land in King County had declined by approximately 60% between 1950 and 1969 and was projected to occupy less than 3% of the 1964 coverage by 2000. As a result of the documented loss of significant farmland acreage, King County Council passed Ordinance 1096 in 1972 to recognize and protect agricultural lands as “Open Space Elements” in the revised Comprehensive Plan, which was originally adopted in 1964. Specifically, Ordinance 1096 stated:

Farmlands must be included in the open space system because they provide products for consumption; serve as buffers between urbanizing areas; and provide beautiful and natural scenery. These land areas will be lost to industrial development, subdivision, and to highway development unless they are included in the system.”

The following year, that directive was strengthened by Council Ordinance 1839, which stated:

“The Council of King County declares it to be in the public interest to retain prime agricultural lands and certain farmlands within a system of open space. This open space system is recognized as having scenic and aesthetic values that contributes natural buffers within existing and potential urban areas. Furthermore, the retention of agricultural and certain farmlands provide both unique and supplemental food stuffs and contribute to and diversify the economic base.”

The 1975 Supplement to the King County Comprehensive Plan called out the Lower Green-Duwamish Valley and Sammamish Valley as being especially threatened from continued urban expansion because “of the valley’s proximity to a highly urban area, but because of transportation lines and flood control improvements that make these areas also highly suited for industrial and

commercial development.” The Supplement combined Ordinance 1839 and others that, together, provided justification for establishing agricultural zones that protected “prime agricultural lands.”

The Supplement provided one overarching goal for agricultural land preservation: “To preserve prime agricultural lands and significant other farmlands in the open space system.” A suite of criteria were provided to help identify priority agricultural lands, including soil type, size, cropping history, flood risk, public opinion, and lack of water and sewer services. Agricultural zoning (A Zone) was to be applied “wherever appropriate to protect good, agricultural land from incompatible use and development.”

In 1977, Council Ordinance 3064 amended the Comprehensive Plan and created eight “King County Agricultural Districts,” which were the Snoqualmie Valley/Patterson Creek Agricultural District, the North Creek Agricultural District, the Upper Snoqualmie Agricultural District, the Sammamish Valley/Bear Creek Agricultural District, the Lower Green River Valley Agricultural District, the Upper Green River Valley Agricultural District, the Enumclaw Plateau Agricultural District, and the Vashon Island Agricultural District. The County was directed to use rezoning options, permit reviews and other options to “ensure that to the fullest extent possible the agricultural potential of the District will not be adversely affected.”

Ordinance 3064 provided maps of the eight Agricultural Districts as well as the “Agricultural Lands of County Significance,” which were the highest priority agricultural lands within those districts. The district boundaries were many times larger than the areas delineated as priority agricultural lands. For example, the Sammamish Valley/Bear Creek Agricultural District included the entire Sammamish River and Bear Creek floodplain, as well as the major tributaries, and stretched from Lake Sammamish to the Snohomish County line. The identified priority agricultural lands comprised less than 20 percent of the delineated district.

The Technical Appendix for the Executive Proposed General Development Guide was released in 1984 to provide further guidance for resource land conservation and use in rural and urban areas. The Guide proposed revised Agricultural Districts, which were based upon a review of the existing Agricultural Districts established by Ordinance 3064. The districts established in Ordinance 3064 included many lands not suited to agriculture and the new districts excluded non-productive lands and land uses differed based upon whether a parcel was within or adjacent to a district. Major changes from the Ordinance 3064 districts included elimination of the Vashon and Bear Creek districts and refining the Sammamish Agricultural District to eliminate the Bear Creek watershed and constricting the remaining boundaries to include the most productive agricultural lands near Woodinville.

The 1989 King County Resource Lands (Area Zoning) document, which further modified the boundaries of the Sammamish and Green River Valley Agricultural Districts, was adopted by King County Council via Ordinance 8848. Ordinance 8848 further recognized the importance of the agricultural districts and established “Agricultural Production Districts” within those agricultural

districts via enhanced agricultural zoning. The current boundaries of the Sammamish APD are very similar to the boundaries outlined in the Area Zoning document.

King County Council passed Ordinance 4341 in June 1979 to provide for the issuance of general obligation bonds to purchase property interest in priority agricultural regions in King County with the Sammamish and Green River valleys specifically identified as first priorities. Proposition 3 on the November 1979 General Election Ballot, which proposed the issuance of up to \$50 million in general obligation bonds for the purpose of “acquiring and preserving voluntarily offered farm and open space lands in the county,” was passed by King County voters.

1979 bond money provided the initial capital to support establishment of King County’s Farmland Protection Program (FPP), which subsequently has benefited from additional infusion of funding from other sources, most significantly funds generated through the Transfer of Development Rights and grants through the Conservation Futures Tax program.

Summary of Sammamish APD conservation activities:

- Total acres in APD: **1,082**
- Acres in the APD protected via FPP easements: **779**
- Acres in food production within the APD: **305**
- Acres in equestrian, sod, nursery or tree farm: **500**
- Acres currently “not farmable”: **230**

Study Recommendation: Land Conservation in the Agriculture Production District (APD)

4.1.4 Explore and facilitate additional development right purchases for agricultural zoned properties in the Sammamish Valley

King County Response:

Protecting Remaining Unprotected Acreage in the APD: While King County has been successful in protecting three quarters of the acreage in the Sammamish APD, there are still several parcels that do not have Farmland Preservation Program (FPP) easements protecting them from future development. These parcels, particularly those that are on the boundary between the APD and the City of Woodinville are a high priority for protection by the County.

King County’s Farmland Preservation Program will continue to conduct outreach to the owners of these high priority parcels to engage them in a discussion about removing the development rights from their parcel, and preserving it as agricultural land in perpetuity. Preservation of these lands will be a top priority for the County.

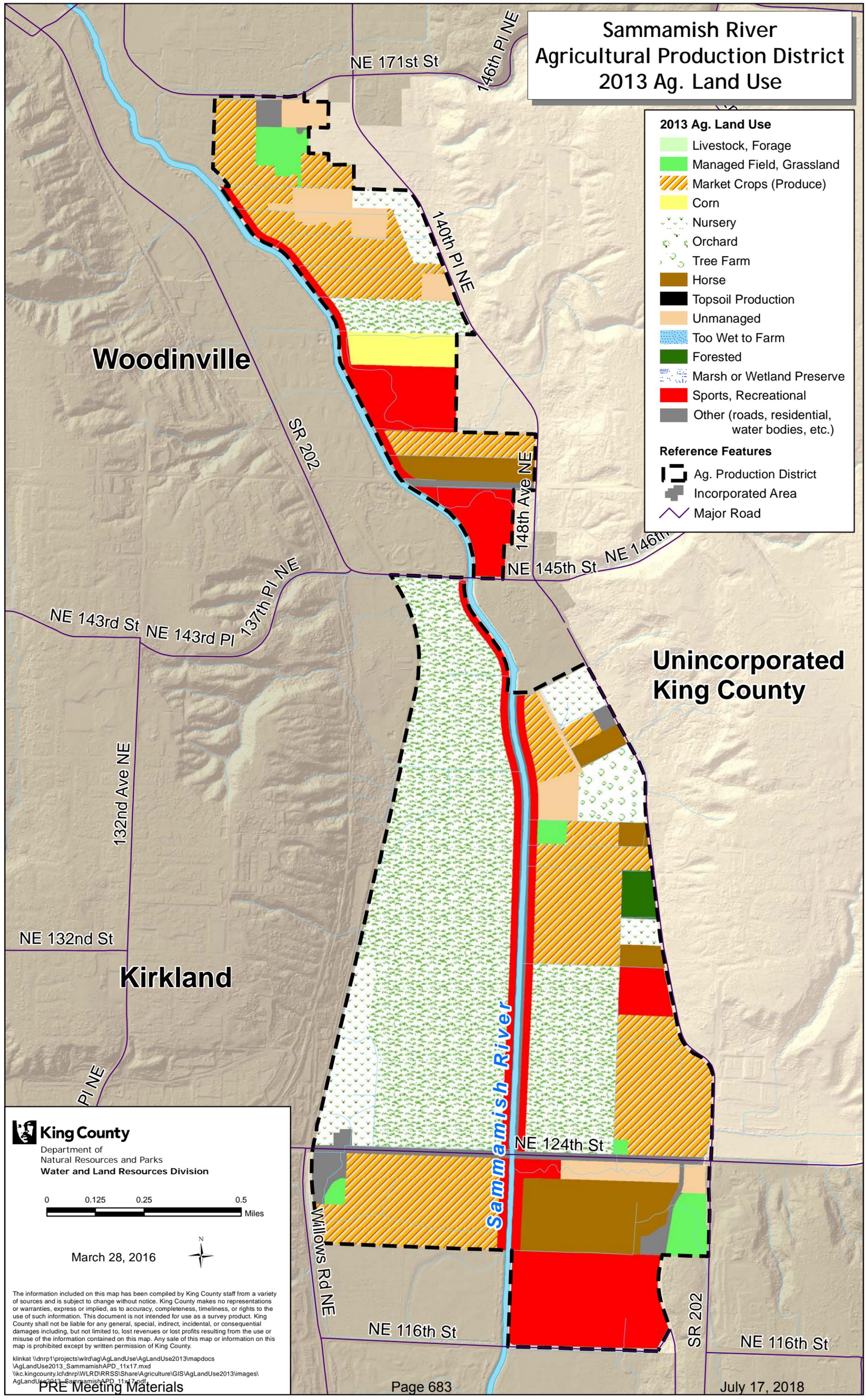
Sammamish River Agricultural Production District 2013 Ag. Land Use

2013 Ag. Land Use

- Livestock, Forage
- Managed Field, Grassland
- Market Crops (Produce)
- Corn
- Nursery
- Orchard
- Tree Farm
- Horse
- Topsoil Production
- Unmanaged
- Too Wet to Farm
- Forested
- Marsh or Wetland Preserve
- Sports, Recreational
- Other (roads, residential, water bodies, etc.)

Reference Features

- Ag. Production District
- Incorporated Area
- Major Road



Woodinville

Kirkland

**Unincorporated
King County**

Sammamish River

King County
Department of
Natural Resources and Parks
Water and Land Resources Division



March 28, 2016

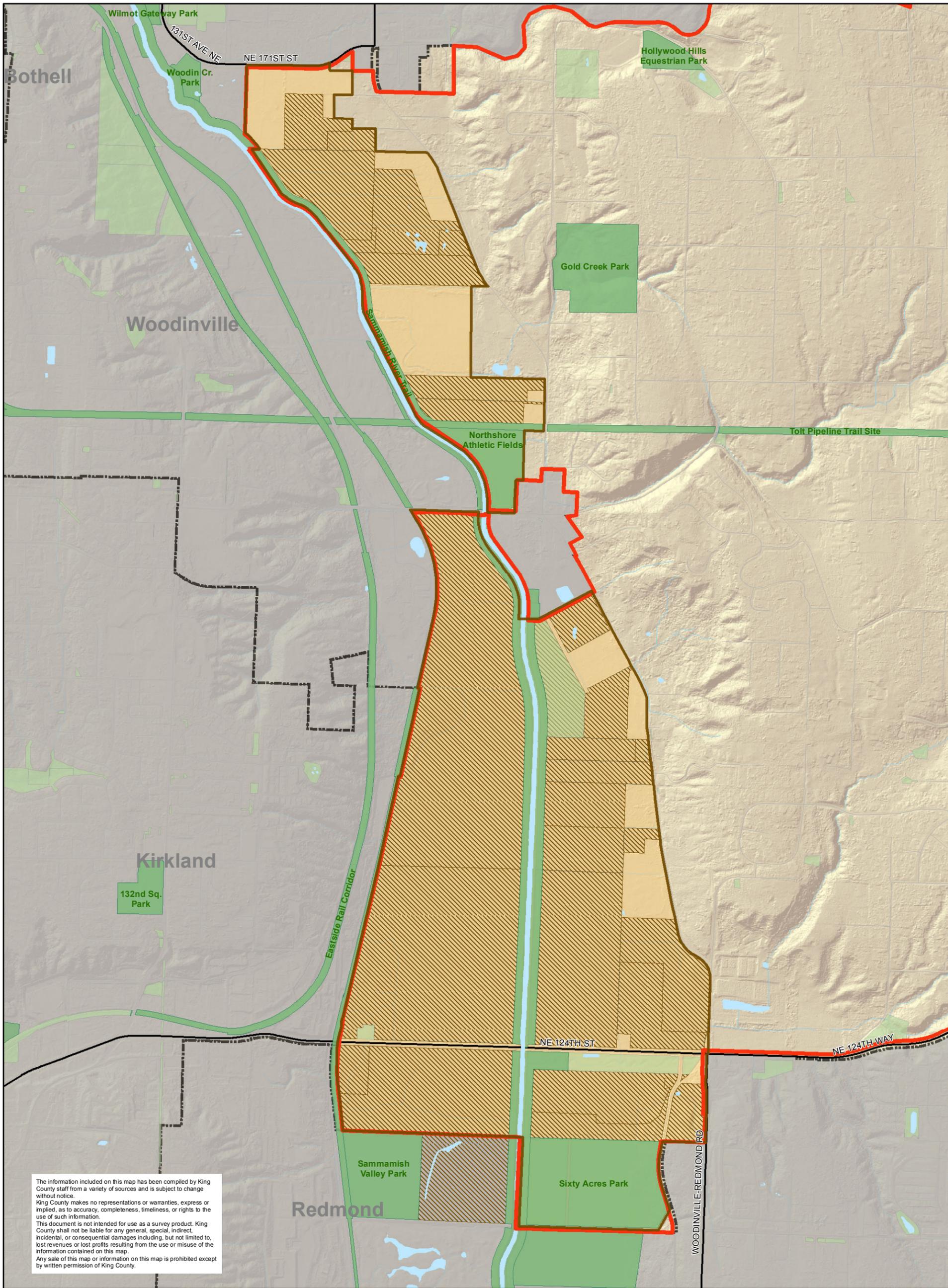


The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

klinkat \vdrp1\projects\wdr\ag\AgLandUse\AgLandUse2013\mapdocs
AgLandUse2013_SammamishAPD_11x17.mxd
\\kc.kingcounty.lcl\drp\WLRD\RRSS\Share\Agriculture\GIS\AgLandUse2013\images\
AgLandUse2013-SammamishAPD_11x17.pdf

PRE Meeting Materials

SAMMAMISH VALLEY AGRICULTURAL PRODUCTION DISTRICT



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Legend

- Agricultural Production District
- Current King County Urban Growth Boundary
- Protected Farmland (FPP)
- Parks in King County
- Other Public Lands
- Incorporated Cities in KC
- Major Roads



0 0.25 0.5 Miles



Study Recommendation: Signage

2.1.5 Support agriculture in the Sammamish Valley as a synergistic component of the tourism and wine and beverage industries

King County Response:

Public Signage for the Agricultural Production District (APD) and Farmland Preservation Program (FPP) Parcels

APD Signage. King County has erected signs identifying some, but not all of the Agricultural Production Districts. Given that these areas are critical to protecting valuable agricultural soils and form the foundation of the King County’s agricultural economy they should be clearly signed, with the intent of alerting the public that they are entering an area of natural resource and economic significance. In evaluating a program for placing signage in all of the APDs, the County has developed the following principle to guide development and placement of the signs:

- Signs should be distinctive and readily identifiable as an indication of the boundary for an agricultural zone.
- Signs should be placed in multiple areas of high-visibility.
- Should help avoid incompatible land use decisions that arise out of ignorance of the existence of the APD.
- Signs should have the same basic design, but could be customized for each APD.
- Signs should be readable and aesthetically pleasing.
- King County has developed a “Farm King County” brand to promote the County Executive’s Local Food Initiative – we may want to consider expanding use of the brand in the APD signs.
- We want to integrate an emphasis on driving safety with an increased awareness of APDs.

The current timeline is to develop several sign options, and present them to the King County Agriculture Commission and solicit input on design and level of community outreach needed to engage the broader agricultural community. Based on feedback from the Commission we will develop final designs and an engagement process.

FPP Signage. King County’s Farmland Preservation Program has been successful in protecting almost 15,000 acres of farmland from development. While we have approximately 300 farms across the County enrolled in the program, we have never asked property owners to take any action to acknowledge or celebrate that parcels are permanently protected. King County

agriculture program staff has been exploring the option of developing signage for all parcels enrolled in the FPP program. Following are principles the staff drafted to guide development of such a program:

- Placement of signs would be contingent on agreement by the landowner. FPP is a voluntary program, and we want to recognize landowner commitment to farmland preservation and sustainable land management.
- Signs would be standardized for FPP program, but we would try to have an option of customizing for individual farms.
- Signs need to be clear that they do not indicate public access – FPP parcels remain private property.

The goal would be to develop this program in consultation with the King County Agriculture Commission and a stakeholder group of FPP program participants. We would need to work through issues of design, placement, and how to allocate the cost of the program. This effort would be implemented on a separate timeline from the effort to provide signage in and around the APDs.

5 Rural and Agriculture Zoning – The Regulations

Study Recommendation:

Defining and Implementing

- 1.2.1 *Production Facilities-- define based on the size and scale of the facilities and use this definition to scale regulations***
- 1.2.2 *Limit impacts of tasting rooms through regulation of number of events, size of events, and hours of operation***
- 1.2.3 *Develop new definitions for tasting rooms, special events, winery production facilities, and other associated uses***

Wine, Beverage, and Tourism Industries

- 3.1.7 *Limit the operating hours or size of tasting rooms/event spaces to be outside of the PM peak hour of traffic***

Transportation

- 4.1.5 *Direct wine and beverage industry facilities looking to locate in unincorporated portions of the Sammamish Valley to properties located along arterial roads (see 5.2.5)***

Agriculture

- 4.1.6 *Explore potential impacts of expanding the locally grown requirement for product sales in agriculture zones (currently at 60% originating from the Puget Sound) to include Washington State***

Rural Zoned Areas

- 5.1.1 *Differentiate between tasting room only facilities and winery production facilities in terms of land use regulations in unincorporated King County***
- 5.1.3 *Consider smaller lot size requirements in the study area for smaller production facilities (not applicable to subdivisions of land)***

- 5.1.4** *Develop regulations that limit hours of operation, special events, and overall traffic to facilities where appropriate and tailor regulations for distinct neighborhoods within the RA Zone*
- 5.2.3** *Allow for wine and beverage industry uses through the home occupation regulations and be clear about when tasting rooms/production facilities can exist outside of a home occupation*
- 5.2.5** *Direct wine and beverage industry facilities looking to locate in unincorporated portions of the Sammamish Valley to properties located along arterial roads (see 4.1.5)*

King County Response:

Please refer to the proposed ordinance for specific details on the regulatory structure for Winery, Brewery, Distillery Facilities.

Approach:

Recognize the changing nature of the wine industry in King County. Allow less intensive winery, brewery, distillery uses on smaller lots in the Rural Area and more intensive uses on larger lots with direct access to an arterial. Allow for remote tasting rooms in a very limited area as a pilot project. Prohibit wineries and tasting rooms as home occupations or home industries. In the Rural Area, allow agricultural products being processed to be grown without restriction to location. Limited changes to the current regulations in the Agriculture Production District.

(Reference to Strategy Number in parenthesis)

Definitions and Allowed Uses:

Remote Tasting Room: (Permitted Use) A 1,000 maximum square foot facility indoor with additional 500 square foot of outdoor space that is remote from the production facility of the winery. Limited to serving wine and minimal food items and sales of merchandise related to products available for tasting. Events are prohibited. Hours are limited as follows: Monday, Tuesdays, Wednesdays, and Thursdays, tasting rooms can be open from 11:00 AM through 5:00 PM. On Fridays, Saturdays, and Sundays tasting rooms can be open from 11:00 AM through 9:00 PM. To be allowed in a very limited area as a pilot program in two areas defined as Demonstration Overlay A, Exhibits 1 and 2. *(1.2.3, 3.1.7, 5.1.1, 5.2.3)*

Winery, Brewery, Distillery Facility I: (Permitted Use) A very small production establishment limited to 1,500 square feet. No on-site product tasting, events, or sales of merchandise would be allowed. The intent is to authorize a small-scale production facility to replace the allowance for a home occupation but with more conditions of operations to limit impacts to neighboring properties. *(1.2.1, 5.1.1, 5.1.3, 5.2.3)*

Winery, Brewery, Distillery Facility II: (Permitted Use) A small-scale production facility located on at least 2.5 acres and limited to 3,500 square feet. Product tasting and sales of related merchandise would be allowed. Events subject to a Temporary Use Permit. No growing requirement in the RA and UR zones. In the A zones, 60% of products produced required to be grown on-site. (1.2.1, 1.2.3, 4.1.5, 4.1.6, 5.1.3, 5.2.3, 5.2.5)

Winery, Brewery, Distillery Facility III: (Conditional Use) A larger-scale production facility located on at least 4.5 acres and limited to 6,000 square feet, or up to 8,000 square feet on properties of at least 10 acres. Product tasting and sales of related merchandise would be allowed. Remove square footage limitation for Vashon Island so same as rest of the Rural Area. No growing requirement in the RA and UR zones. In the A zones, 60% of products required to be grown on-site. Events subject to a Temporary Use Permit. In a very limited area, as a pilot program in the area defined as Demonstration Overlay B, events will be allowed as a condition of acquiring the Conditional Use Permit. (1.2.1, 1.2.3, 4.1.5, 4.1.6, 5.1.3, 5.2.3, 5.2.5)

Demonstration Overlays: King County is proposing two Demonstration Overlays as pilot projects for new concepts regarding wine and beverage facilities that will be evaluated annually and then expire after three years. DPER will compile a list of demonstration project applications submitted and any related code complaints. At the end of the three-year period, the concepts will be evaluated for expansion to other areas of King County.

- **Demonstration Overlay A:** Two distinct areas in unincorporated King County. One is a very small area directly east of the Woodinville city boundaries ranging from one property north of NE 144th street south for approximately .25 miles. In this area, remote tasting rooms will be allowed. The second area is within the boundaries of the Vashon Town Center.(1.2.2)
- **Demonstration Overlay B:** a defined area directly east of the Sammamish Valley Agriculture Production District as it extends south from Woodinville city limits along SR 202 to the Redmond city limits. In this area, a facility with a Conditional Use Permit to operate as a Winery, Brewery, Distillery III can hold events without being subject to a Temporary Use Permit. (5.1.4)

Special Events: Temporary Use Permit (TUP) required for events beyond regular promotion and sales of the product being produced and tasted. In the RA zones, the number of events for Winery, Brewery, Distillery Facility II & III will be limited to 24 events per year. In the A zones, the number of events will remain as currently defined at two per month. All events will be limited in size: 125 guests for a Winery, Brewery, Distillery Facility II and 250 guests for a Winery, Brewery, Distillery Facility III. For Winery, Brewery, Distillery III in the area defined as Demonstration Overlay B, east of the Sammamish Valley Agricultural Production District, events allowed as integral to the Conditional Use Permit, as a pilot program.

Summary of Proposed Regulations for Winery/Brewery/Distillery Uses in the Rural Area and the Agriculture Zones

Issue/Condition	Rural Area			Agriculture Zones		Demonstration Projects – Rural Area		Comments
	Winery I	Winery II	Winery III	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley Exhibit: Vashon Town Center	Winery III in Overlay B	
Type of Permit	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted	Conditional Use	Allowed square footage remains the same (except that tasting rooms & Winery I's are new uses)
Min. Lot Size	n/a	2.5 acres	4.5 acres* 10 acres**	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres+ 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	1,500 sf	3,500 sf	6,000 sf* 8,000 sf**	3,500 sf	6,000 sf* 8,000 sf**	1,000 sf + 500 sf outdoors	6,000 sf* 8,000 sf**	Same square footage as currently allowed (except for tasting rooms & Winery I's are new uses)
Tastings	Not allowed	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Remote tasting rooms not currently allowed; establish hours of operation.
Home Occupations	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Currently allowed – to be replaced with Winery I
Events	Not allowed	Up to 24/year with TUP – max. size = 125 guests; parking accommodated on-site or managed through parking plan	Up to 24/year with TUP – max. size = 250 guests; parking accommodated on-site or managed through parking plan	Up to 2/month with TUP – max. size = 125 guests; parking accommodated on-site or managed through parking plan	Up to 2/month with TUP – max. size = 250 guests; parking accommodated on-site or managed through parking plan	Not allowed	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
Water	Adhere to Public Health standards	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New condition: Winery III's must hook-up to an existing domestic public water system – preference for existing Group A systems
Access	Not specified	¹ Direct access from an arterial ² Can be modified through CUP	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	New condition
Product Content	Not specified	Not specified	Not specified	60% of product to be processed to be grown on site.	60% of product to be processed to be grown on site.	Not specified	Not specified	Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on site
Production	Required	Required	Required	Required	Required	Not allowed	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Parking	Not allowed	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 7-8 spaces)	Determined through CUP	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
Setbacks	75'	75'	75'	75'	75'	Not specified	75'	Current standard
KC Bus. License	Required	Required	Required	Required	Required	Required	Required	New requirement. \$100/year.
Fines & Penalties	\$500/\$1,000	\$500/\$1,000	\$500/\$1,000	\$500/\$1,000	\$500/\$1,000	\$500/\$1,000	\$500/\$1,000	Increase from \$100 for 1 st & \$500 for subsequent violations
Demonstration Project Review	n/a	n/a	n/a	n/a	n/a	3 years with annual review	3 years with annual review	Demon. project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive

Proposed Ordinance 2018-0241 – Substantive Summary of Changes by Zoning District

Issue/Condition	Agriculture Zones			
	Existing Code		Proposed Ordinance 2018-0241	
			Winery II (DC#3)	Winery III (DC#12)
Type of Permit	Permitted – as an accessory to agricultural use	Conditional Use	Permitted– only as an accessory to agricultural use	Conditional Use
Min. Lot Size	None	4.5 acres when floor area is less than 6,000 sf Except if floor area is over 6,000 sf, the minimum lot size is 10 acres and a minimum 2.5 acres must be used to grow products	2.5 acres (NOTE: transmitted ordinance has an error and says 4.5 acres)	4.5 acres Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres
Max. Building Size	3,500 sf, except historic buildings	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage On Vashon-Maury Island, maximum floor area 6,000 sf, including underground storage	3,500 sf (historic buildings maximum is 5,000 sf)	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage
Tastings	Tasting of products produced on-site, and no extra floor area allowed for tasting	Tasting of products produced on-site, and no extra floor area allowed for tasting	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm
Events	For wineries: Up to 2/month with TUP; parking accommodated on-site For breweries and distilleries: 60 days in a one-year period	For wineries: Up to 2/month with TUP; parking accommodated on-site For breweries and distilleries: 60 days in a one-year period	Up to 2 events/month with TUP. Max. size = 125 guests; parking accommodated on-site or managed through parking plan	Up to 2 events/month with TUP. Max. size = 250 guests; parking accommodated on-site or managed through parking plan
Water	Not specified	Meet requirements for water and wastewater; water meters required for use of wells	Not specified	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available
Access	Not specified	Not specified	Direct access from an arterial	Direct access from an arterial
Product Content	60% of product content required to be grown in Puget Sound counties	Limited to processing of agricultural products and 60 percent of the products must be from Puget Sound counties	60% of product to be processed must be grown on site.	60% of product to be processed must be grown on site.
Production/ Facility Location	Not specified	Not specified	Required Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.	Required Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.
Parking	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area Parking maximum 150% of minimum requirement	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area Limited to 150% of minimum required	Determined through CUP (NOTE: transmitted ordinance has an error and says limited to 150% of minimum required)
Setbacks	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.
KC Bus. License	None	None	Required	Required

Proposed Ordinance 2018-0241 – Substantive Summary of Changes by Zoning District

Issue/Condition	Rural Area Zones				
	Existing Code		Proposed Ordinance 2018-0241		
			Winery I (DC#30)	Winery II (DC#3 and DC#31)	Winery III (DC#12)
Type of Permit	Permitted	Conditional Use	Permitted – only one nonresident employee allowed	Permitted Conditional Use	Conditional Use
Min. Lot Size	4.5 acres	4.5 acres Except if floor area is over 6,000 sf, the minimum lot size is 10 acres and a minimum 2.5 acres must be used to grow products	None	P and C: 2.5 acres (NOTE: transmitted ordinance has an error and says 4.5 acres)	4.5 acres Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres
Max. Building Size	3,500 sf, except historic buildings	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage On Vashon-Maury Island, maximum floor area 6,000 sf, including underground storage	1,500 sf	P and C: 3,500 sf (historic buildings maximum is 5,000 sf)	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage
Tastings	Tasting of products produced on-site, and no extra floor area allowed for tasting	Tasting of products produced on-site, and no extra floor area allowed for tasting	Not allowed	P and C: Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm
Events	For wineries: Up to 2/month with TUP; parking accommodated on-site For breweries and distilleries: 60 days in a one-year period	For wineries: Up to 2/month with TUP; parking accommodated on-site For breweries and distilleries: 60 days in a one-year period	Not allowed	Up to 24 days/year with TUP. Max. size = 125 guests; parking accommodated on-site or managed through parking plan	Up to 24 days/year with TUP Max. size = 250 guests; parking accommodated on-site or managed through parking plan
Water	Not specified	Meet requirements for water and wastewater; water meters required for use of wells	Not specified	Not specified	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available
Access	Not specified	Not specified	Not specified	P: Direct access from an arterial C: Direct access from public roadway. Can be modified through CUP (NOTE: transmitted ordinance has an error and does not include this)	Direct access from an arterial
Product Content	60% of product content required to be grown in Puget Sound counties	Limited to processing of agricultural products and 60% percent of the products must be from Puget Sound counties	None	None	None
Production/ Facility Location	Not specified	Not specified	Required	Required	Required

Proposed Ordinance 2018-0241 – Substantive Summary of Changes by Zoning District

Parking	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area Parking maximum 150% of minimum requirement	One parking stall allowed for nonresident employee	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area P: Limited to 150% of minimum required C: Limited to 150% of minimum required	Determined through CUP (NOTE: transmitted ordinance has an error and says limited to 150% of minimum required)
Setbacks	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	P and C: 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.
KC Bus. License	None	None	Required	P and C: Required	Required

Proposed Ordinance 2018-0241 – Substantive Summary of Changes by Zoning District

Issue/Condition	Urban Reserve Zone				
	Existing Code		Proposed Ordinance 2018-0241		
			Winery I (DC#30)	Winery II (DC#3)	Winery III (DC#12)
Type of Permit	Permitted	Conditional Use – No separate authorization for a CUP in UR zone	Permitted – only one nonresident employee allowed	Permitted	Conditional Use
Min. Lot Size	4.5 acres		None	2.5 acres (NOTE: transmitted ordinance has an error and says 4.5 acres)	4.5 acres Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres
Max. Building Size	3,500 sf, except historic buildings		1,500 sf	3,500 sf (historic buildings maximum is 5,000 sf)	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage
Tastings	Tasting of products produced on-site, and no extra floor area allowed for tasting		Not allowed	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm
Events	60 days in a one-year period		Not allowed	60 days in a one-year period Max. size = no limit Parking not specified	60 days in a one-year period Max. size = no limit Parking not specified
Water	Not specified		Not specified	Not specified	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available
Access	Not specified		Not specified	Direct access from an arterial	Direct access from an arterial
Product Content	60% of product content required to be grown in Puget Sound counties		None	None	None
Production/ Facility Location	Not specified		Required	Required	Required
Parking	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area		One parking stall allowed for nonresident employee	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area Limited to 150% of minimum required	Determined through CUP (NOTE: transmitted ordinance has an error and says limited to 150% of minimum required)
Setbacks	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.		75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.
KC Bus. License	None		Required	Required	Required

Proposed Ordinance 2018-0241 – Substantive Summary of Changes by Zoning District

Issue/Condition	Commercial and Industrial Zones			
	Existing Code		Proposed Ordinance 2018-0241	
	NB and CB	RB and I	NB and CB	RB and I
Type of Permit	Permitted	Permitted	WBD I – not permitted WBD II – permitted (DC#17) WBD III – conditional use (DC#29)	WBD I – not permitted WBD II – permitted (DC#29) WBD III – conditional use (DC#29)
Min. Lot Size	None	None	None	None
Max. Building Size	3,500 sf, except historic buildings	None	WBD II – 3,500 sf, except historic buildings are 5,000 sf	None
Tastings	Tasting of products produced on-site, and no extra floor area allowed for tasting	Not specified	WBD II – Tasting of products produced on-site, and no extra floor area allowed for tasting	Not specified
Events	60 days in a one-year period	60 days in a one-year period	WBD II and III – 60 days in a one-year period Max. size = no limit Parking not specified	WBD II and III – 60 days in a one-year period Max. size = no limit Parking not specified
Water	None	None	None	None
Access	None	None	None	None
Product Content	None	None	None	None
Production/Facility Location	Not specified	Not specified	Not specified	Not specified
Parking	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	WBD II – 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area WBD III – not specified	WBD II – 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area WBD III – not specified
Setbacks	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.	5 or 10 feet	WBD II – 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. WBD III – 5 or 10 feet	5 or 10 feet
KC Bus. License	None	None	WBD II and III– Required	WBD II and III– Required

[Blank Page]



King County

Proposed Ordinance 2018-0241

**Winery/Brewery/Distillery Code
Update**

**Public Comments Received Through
July 13, 2018**



SAMMAMISH VALLEY ALLIANCE
Preserving & Sustaining
Local Agriculture

June 18, 2018
Planning, Rural Service and Environment Committee
Kathy Lambert, Chair

My name is Tom Quigley; I am the President of the Sammamish Valley Alliance, a non-profit that works to inform the public about Sammamish Valley farms, farmers and the importance of sustaining a local food source. I am also President of Olympic Nursery, Inc. I have operated my tree sales business on FPP property in the Sammamish Valley since 19

The Wine and Beverage Study was born out of necessity as King County failed to enforce existing code that has well served the agricultural and rural lands surrounding the Sammamish Valley. Had code enforcement been carried out as written and intended, there would have been no need for such a study. We have heard that King County desires to 'nurture' the wine industry but the wine and spirits industry in Western Washington hardly needs nurturing. This is especially true in and around Woodinville where the presence of agricultural lands has added to the ambience that so many people appreciate as part of their 'wine experience'.

Lack of code enforcement has fueled land use speculation, which in-turn has escalated rural and agricultural land prices and has removed viable parcels from active agricultural use.

I include information hear on six parcels that have been dramatically impacted by the lack of code enforcement, which in turn has bred speculative investing; three (3) Rural zoned parcels, and three (3) Agricultural zoned parcels.

The former Jack's Tractors property was until recently a small parcel where the homeowner lived on the property and ran a tractor sales and repair business, serving local agriculture and equestrian farm tractor needs. The property was sold and the new owner converted the modest and affordable house into a tavern and converted the tractor repairs sheds into tasting rooms. No code enforcement encouraged even further code violations on the property.

Just north of this property, Feliciano Winery converted a single-family home into a tasting room and now advertises concerts and other corporate events. Again, an affordable residence previously occupied by a family that made honey meads made from their own bees, nurtured on-site, was lost to a corporate tasting room with no production on-site.

Just north of Feliciano, the Mathews Winery property was originated as a home-based business where wine was produced on-site with an occasional bottling party and tasting. The property was sold and the new owners removed the on-site production and converted the property to a tasting room and bed and breakfast, with ever increasing number of corporate events, weddings and drinking parties attended by hundreds of people weekly.

The lack of code enforcement on these and other similar rural zoned properties has emboldened others to speculate that they too can open such enterprises, leading to speculative land purchases where potential revenue that can be derived by such activity justifies paying greatly inflated prices for what should be affordable single family rural properties.

While every person involved in the study and debate agrees that agricultural lands are sacred and untouchable, agricultural lands have hardly escaped the impacts. In their eagerness to cater to land developers, the City of Woodinville used eminent domain to take farmland by condemnation in order to build a traffic round-about. Despite a SEPA review process, King County failed to enforce their own agricultural land protections and approved the round-about construction, partially on ag land.

The former Kirchner trailer property, a five-acre agricultural parcel within the Sammamish APD was sold several years ago, and the new owner converted a former horse trailer/repair building into a retail baked goods business, again, with no code enforcement by King County. This parcel was sold again in 2017, with the current owner attempting to open a coffee shop and retail baked goods store. It appears that other former ag buildings on the property are being converted to tasting rooms.

And almost immediately following Executive Constantine's announcement of potential changes to code that might allow for a winery to operate on agricultural lands, a prime agricultural property has gone on the market for upwards of 1.5 million dollars per acre.

Conversely, one recent sale and one pending sale of agricultural land within the APD have per acre prices of approximately \$33k per acre. These sales were not impacted by speculative uses because the owner of the parcels saw to it that the potential buyers understood the deed restrictions and assured that the purchaser would use the parcels for agricultural purposes.

While you say that you want to preserve the rural character of the Sammamish Valley and protect agricultural resource lands, the lack of code enforcement and the protraction of this process has fueled land use speculation, resulting in greatly inflated prices.

King County's visionary thinking in the 1980's set aside and created Agricultural Production Districts and funded a Farmland Protection program. This model is hailed by farmland protection advocates nation-wide as the model to be emulated. Please do not take the easy road of urban sprawl, do not cater to the greed of a few that would seize our valuable resource lands. Now more than ever, we must provide leadership that recognizes that what we have can so easily be lost.

My name is Emma Glover and I live at 13645 162nd Ave NE, Woodinville.

I would like the committee to drop Overlay A and B from the Ordinance.

Rural Area zoned lands do not have the services infrastructure to support commercial activities. Without proper infrastructure significant harm will be caused to adjacent farms and residential properties.

1. Water management can make or break farms and agricultural-related businesses. Rural areas do not have storm sewers, so storm water runoff from roads and uphill properties pollutes farmland and makes it too wet to farm. Farmers can't afford to build diversion ditches for polluted runoff. Commercialization creates more impervious surfaces and more runoff.
2. Sewer services are not available in rural lands outside the Urban Growth Boundary. Commercial enterprises, especially those hosting regularly scheduled, large events, cannot function effectively on a septic system.
3. Bars and event centers need large-scale parking, which requires lots of impervious surfaces or the building of parking structures, as well an ingress and egress for vehicles off arterial roads. Large-scale parking can cause dust storms and compaction of land, leading to runoff issues. Commercial businesses are also tempted to park cars on adjacent open lands. Several incidents have already occurred in the Sammamish Valley where businesses holding events have parked cars on prime farmland, thus directly compacting and damaging land in the APD. Parking lots are also incompatible with rural character.
4. Redmond-Woodinville Road is a 2-lane rural road, not designed to support extensive drive up commercial business activity. Traffic is already a major nightmare for the residents and businesses within the valley.
5. Pedestrian safety is already an issue, even within the legally zoned Woodinville Tourist District where inebriated tourists are often found tottering along the edge of the roundabout. The County has already acknowledged this in the Transportation section of the King County Action Report. There is no infrastructure -- no sidewalks or curbs - for supporting pedestrians along the rural 2-lane road bordering the DPOs.

In summary, commercial businesses like bars and event centers belong in the urban core where there is sufficient infrastructure to support them and should not be allowed on rural area lands.

WINE COUNTRY OPPORTUNITY

Offered At \$6,500,000

LAND SPECULATION



13229 Redmond Woodinville Rd NE; Redmond, WA 98052

Attention Winemakers, Brewers, Farms & Chefs. Opportunity is knocking with the winery study regulations now realized, making this the best find in the Valley! Located in the heart of Sammamish Wine Country's Agricultural Production District, home to 40+ wineries and restaurants within walking distance. Currently operating as an equestrian business, farm & homestead, this property includes 2 large barns, an office space, greenhouse, expansive farm land and a lovely home to operate your business idea from. Contact us today for more details! See Sammamish Valley Wine & Beverage Study. *New regulations allow for large scale winery, distillery, & brewery with tasting room & a multitude of business opportunities. Buyer to Verify*

4 Acre Lot, with a 2300 Sq Ft Home & 2 Large Barns in the APD District near Hollywood Wine District

Teresa & Toby Parker
206.595.3006

toby.parker@kw.com
teresa.parker@kw.com

www.KellerWilliams.com



Each Office Independently Owned and Operated. This property is listed with another Broker, therefore this is not a solicitation. Keller Williams Realty does not warrant the accuracy of square footage, lot size, or other information. The condition or features of the property are provided by the seller or obtained from public records. The buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

PRE Meeting Materials

Page 701

July 17, 2018



Speech

Dominique Torgerson
Four Horsemen Brewery

We are at the forefront of a crisis. You are being presented with an ordinance that seeks to destroy current businesses and in no way works reasonably with or for the businesses and takes no account of much community feedback. This ordinance was written in a way that shows PREJUDICE, IGNORANCE and COMPLETE LACK OF UNDERSTANDING of our business models. and those that label as bias show extreme ignorance and stupidity

The organizations that funded the Sammamish study have proven to be targeting our businesses because they are completely biased against us. We cannot allow hidden agendas to be enforced upon business that only serve to better their communities and enhance rural character.

King County is strangling small businesses and its residents. Quite frankly, until you modify and make the existing code enforcement and permitting system reasonable and financially feasible, King County has no business adding any regulations or requirements on businesses, especially those you have no understanding of.

The County can't even get through what should be a simple permit application process, largely due to the fact that in order to get permitted you have to go through at least four to six different departments, and NOBODY communicates between each other. So if King County can't even give consistent information with regards to the processes you're supposed to follow, how can you expect businesses to be able to know what they're supposed to do?

This County is proving to be a very corrupt and oppressive municipality, and if we can't stop the corruption, EVERYONE will be consumed by it.

- Lack of Due Process within code enforcement cases
- Permitting processes set up for failure (ABC & CUP)

I plead that you accept my revision of the ordinance, and let it be the start of a reasonable and good working relationship between our local government and small business.

Brewery Support letter

Dear Council Members,

My name is Anthony Walker, and I work for Skagit Valley Malting (**SVM**). I would like give you a quick background, so that you know who is writing this letter. I'm a veteran, retired Central Park, Olympia, WSU firefighter, WSU Graduate, regional sales manager for Cascade Hardwood a local hardwood mill, and regional sales manager for Skagit Valley Malting (SVM). I'm a true "on shore flow" loving Washingtonian. I've committed my life to serving my fellow people, anything Washington State, and that's why I'm writing this letter. SVM has reinvented the wheel on how to malt barley. Up until now, mankind has only figured out how to malt 7 species of barley, and so far, we think we have a machine that can malt the other 3,000. It hasn't always been this great though. In fact, when we originally went to market and we failed. We had the local farmers growing the malt, we were malting our product locally in the Skagit Valley, but we could not sell our malt to the big breweries. They were unwilling to take a chance on us.

It was Dominique and Dane, at Four Horsemen Brewery, and other local breweries that carried us through the hardships to where we are at now. Other small craft breweries, like Lumber House and Four Generals should also be valued for their agricultural support, since they also buy SVM products. The combination of all the small craft breweries is something we truly value. Their support over the past 3 years has changed our future for the best. We saw we had to change our business model, by turning to our local brewers for support, and boy they didn't disappoint. Businesses like Four Horsemen Brewery, Lumber House, and Four Generals are just a few of the craft breweries who helped put us on the map. They bought our product, and soon after, they made epic beer with it. Four Horsemen even won Best Washington Malt Beer in 2016. This helped peak interest with other local brewers in King County and throughout the state. Fast forward a year, and now we can't keep enough malt going through our system. We are expanding as fast as possible as our agriculture business is booming.

Skagit Valley Malting has created a true, money making, job building, famous, and thriving economy here in Washington State. Our local farmers are now more profitable and sustainable. Instead of tilling the barley back into the ground, we pay the farmers for it. SVM malts the barley, brewers (like Four Horsemen, Lumber House, and Four Generals) buy it and brew with it, thus completing the cycle. For folks in my world, that's a frown turned upside down. In the future, the small craft Washington State brewers that use SVM malt will be considered some of the pioneers in the new era of brewing. Four Horsemen, Lumber House, and Four Generals are now some of a few who will use, experiment, and create beer that has never been tasted before. Their small businesses make a huge impact on our agricultural support and sustainability.

Though, in the end, what am I asking? Simply put, we need your support. We are trying to create something revolutionary, and truly only found in Washington State. Our venture at SVM isn't written in stone. Our local farmers are taking risks growing different species of barley, and we need Four Horsemen, Lumber House and their industry peers to take that barley and keep creating amazing new brews. We need them to sell locally and distribute the brew to keep the ball rolling. Four Horsemen, Lumber House, and Four generals are our cornerstone breweries. Our farmers depend on us, and now we depend on these breweries, so we can keep supporting the farmers. There are few breweries with the skill that it takes to take our locally grown malt and make something special out of it. There are few innovators who can see the great possibilities and know how to achieve success through supporting our states' local economy. I only hope that now you feel the same way. We need to support their business models so we can support ours. We need them, the farmers need them, and the breweries need you. Your support is crucial.

Thank you for your support.

Go Army Beat Navy, Support Local, and always Go Cougs!

Anthony Michael Walker.

--

Anthony Walker

360-584-3948

www.skagitvalleymalting.com



Adult Beverage Industry Supporting Evidence

RCW 36.70A.011

Findings—Rural lands.

The legislature finds that this chapter is intended to recognize the importance of rural lands and rural character to Washington's economy, its people, and its environment, while respecting regional differences. Rural lands and rural-based economies enhance the economic desirability of the state, help to preserve traditional economic activities, and contribute to the state's overall quality of life.

The legislature finds that to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development. Further, the legislature finds that rural counties must have the flexibility to retain existing businesses and allow them to expand. The legislature recognizes that not all business developments in rural counties require an urban level of services; and that many businesses in rural areas fit within the definition of rural character identified by the local planning unit.

Finally, the legislature finds that in defining its rural element under RCW 36.70A.070(5), a county should foster land use patterns and develop a local vision of rural character that will: Help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses that are consistent with existing and planned land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life.

[2002 c 212 § 1.]

Dear Executive Constantine and King County Councilmembers:

We the wineries of unincorporated King County, are writing on behalf of some of the various 40+ Craft Beverage businesses here in Unincorporated King County that would be greatly impacted by any changes to the King County zoning codes.

We would like to start by thanking you and your staff for the tremendous effort that has gone into the Sammamish Valley Wine and Beverage Study. The process brought forward many of the feelings of those in this industry that have opened their businesses here and care deeply about this region.

Most everyone can agree that the current zoning rules for wineries in Unincorporated King County are out of date and need some changing. From the County's perspective, there are some rules that are currently unenforceable and are out of date compared to the State rules. From the Beverage community's perspective, there is significant confusion and lack of clear guidance for those of us that proudly run our businesses here.

One common value we all hold – we support the agriculture industry here in Woodinville and across Unincorporated King County. In fact, many of us in the wine industry view ourselves as part of the agriculture community. In order to bolster the agriculture production both here in the Sammamish Valley and within greater King County, we view wineries and the greater beverage industry, as an integral part of that solution.

Washington's Growth Management Act in the findings for rural lands (Attachment 1) instructs counties that they need to "create opportunities for businesses and allow them to expand", it also goes on to state that a county should, "foster opportunities for a small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses".

King County's Countywide Planning Policy EC-3 (Attachment 2) requires, "identify and support industry clusters and subclusters within King County that may emerge as having significance to King County's economy".

With that in mind, we believe there are few industries that have emerged in the last 11 years (since winery was introduced in the zoning codes) within King County that has had more significance to the county's economy. In fact, according to Washington State Wine Commission, 2014; Washington State Department of Revenue, 2015; Community Attributes Inc., 2015, data (reported to the Sammamish Valley Area Wine and Beverage Industry Study task force by CAI Community Attributes Inc, on April 7th, Attachment 3), the wine industry accounted for over \$642 million in revenue and directly employed 1,900 workers and supported an additional 1,900 jobs indirectly.

As a significant industry, we ask for your support for needed changes to zoning and codes in King County to support the wine and beverage industry while continuing to support and promote the agricultural industry and residents surrounding wineries.

King County does not currently define, or clearly define, activities related to the various craft beverage industries and it needs to update the county wide codes to better align with the growing business needs inside the County.

Looking at other municipalities and counties in and around King County, they have kept up with the growing beverage business needs by amending current or adding new, zoning rules to better align with the Wineries, Breweries, & Distilleries business needs. Some examples are:

- 2009 → Snohomish County adds winery specific provisions under their 'Home Occupation'
- 2009 → Woodinville defines 'Tasting Room'
- 2013 → Woodinville changed as part of Ord. 560, the land use table to allow for wineries in more areas, allow for food in those areas, & provide production limits for wineries, breweries, & Distilleries

We appreciate King County looking at amending and adding new zoning rules and some of these ideas should be considered here as well.

King County's Countywide Planning Policy DP-58 (Attachment 4) promotes activities and infrastructure, such as farmer's markets, farm worker housing and agricultural processing facilities. Wineries, Breweries, & Distilleries along with others involved in the craft beverage industry, are in fact an agriculture support industry, as proven via other counties in WA defining them as such (Attachment 5). However, King County still has not defined either a 'Tasting Room' or 'Remote Tasting Room', even though the WA State changed its law (RCW 66.24.170) in 2000 to allow two such remote facilities (Attachment 6). This change alone would provide clarity for many of the businesses attempting to operate here. The State is considering another bill that would allow more remote tasting rooms as outlined in a recent article in *Great Northwest Wine* (Attachment 7).

A great example of defining and allowing wineries, breweries & distilleries as other incidental uses & activities can be found in Yakima County (other counties examples can be found on Attachment 8).

- Yakima County defines: "Winery" means an agriculturally related industrial facility where wine is processed and manufactured. A winery is specifically designed to include, at a minimum, two or more of the following: vineyards, crushing, fermentation, and barrel aging of wine. A winery may also include any of the following: barrel rooms, bottling rooms, tank rooms, laboratories, and offices. ***Uses that are clearly incidental to the production of wine are allowed accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, employee day care, tours, tasting and sales rooms when they are accessory to the on-site production facility and, ancillary retail sales, picnic areas, and food service.*** Food service is limited by the type of Yakima Health District License, Agricultural Tourist Operation or commercial zoning district where the winery is located.

The wineries signed herein respectfully request that the King County Council take action to update the aging King County zoning code to reflect the growth in the craft beverage business community within King County. The problems within the code are not isolated to just a few wineries in the Sammamish Valley. As it stands today, there are over 50+ craft beverage related businesses (and growing) in unincorporated King County and if the county was to strictly enforce the current zoning code, most would end up closing their doors.

In the following recommendation, you will find we are proposing changes that we believe will bring the code up to date with what's going on in the industry and comparable to what other counties in WA are

doing. By doing this we believe that it will help. We also believe that if implemented correctly these recommendations will help with both enforcement and confusion.

It is our hope that our recommendations can help satisfy the needs for all stakeholders and find a common ground. During the task force meeting we have heard concerns from farmers who want to protect the farmlands, from those who live in essentially residential areas within the RA zone who want to protect the tranquility of their neighborhoods and those who reside and operate a business along the busy arterial known as 140th Ave/148th Ave/Hwy 202. We have heard from the traffic consultants that this arterial is an alternative North-South passageway for I-405 and that most of the traffic along this arterial is from cars traveling through the area and are not local.

Some tenants around our recommendations are:

- **Agritourism:** We believe that it is important to promote this within King County and it is our goal also to ensure that farmland is not only preserved but celebrated as a valuable resource within the county. We know that the craft beverage community is a strong tourist activity and the pairing with other agricultural business/activities allow for an even better experience and draw to King County. As an example, one could picture a winery hiring a local farmer to help them produce or supply them with crops for a CSA box or for a farm-to-table dinner event. It could also be as simple as hosting a farm stand or artesian event to help draw in more folks to purchase from local farmers or artisans.
- **Independent of Lot Size Requirement:** Our recommendations are based upon what activities should be allowed in each zone without regard to lot size as we feel that the lot size should be determined by the intensity of the use, size of the business, current impervious surface and parking requirements based upon the occupancy and not a minimum acre requirement. The lot size for a small craft beverage business could be much smaller than the lot size for a much larger winery depending on how intense your use will be and how much available land you have for impervious surface and parking requirements.
- **Independent of Home Business/Industry Use:** It is our belief that it is impractical for the craft beverage industry to be classified under the "Home Business" or "Home Industry" zoning classification. This classification is simply too restrictive for the needs of the industry with regards to needed functions to operate successfully (where wine is produced, tasting, sales, events, etc.).

In contrast, we strongly believe that properly written codes with proper definition of the various craft beverage industries roles are critical for our growing industry should eliminate a lot of the current confusion and make enforcement easier.

In summary, our recommendations are based on some very basic principles: 1) promote agritourism to preserve and encourage the use of farmland, 2) properly define the craft beverage business roles, 3) restrict the use and locations of the remote tasting rooms and 4) expand the uses for the craft beverage industry and other supporting agritourism businesses. (Recommendation specifics outlined on attachment 9)

We appreciate the effort and thoughtfulness going into this process. We hope and believe that there could be tremendous benefits to all of King County if the zoning and codes could be updated around the wine and beverage industry. Not only would it provide clarity and better understanding for those of us operating businesses, but it would go a long way to protecting the agricultural and rural areas we all value.

Thank you for your consideration.

Roger Porter – Cherry Valley Winery

Cliff Otis – Matthews Winery & Tenor Wines

Greg Lill – Delille Cellars

Larry Lindvig – Pleasant Hill Cellars

Bob Spencer – Cinq Cellars

Also in support:

Paul & Kay Talbott – Owners of “Sky River Mead” property on Woodinville Redmond Rd.

Washington Growth Management Act

RCW 36.70A.011**Findings—Rural lands.**

The legislature finds that this chapter is intended to recognize the importance of rural lands and rural character to Washington's economy, its people, and its environment, while respecting regional differences. Rural lands and **rural-based economies enhance the economic desirability of the state**, help to preserve traditional economic activities, and contribute to the state's overall quality of life.

The legislature finds that to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development. **Further, the legislature finds that rural counties must have the flexibility to retain existing businesses and allow them to expand. The legislature recognizes that not all business developments in rural counties require an urban level of services; and that many businesses in rural areas fit within the definition of rural character identified by the local planning unit.**

Finally, the legislature finds that in defining its rural element under RCW [36.70A.070\(5\)](#), a county should foster land use patterns and develop a local vision of rural character that will: Help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; **foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses** that are consistent with existing and planned land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life

King County Countywide Planning Policies

EC-3 Identify and support industry clusters and subclusters within King County that are components of the Regional Economic Strategy or that may otherwise emerge as having significance to King County's economy.

Cited from Presentation to Stakeholder in meeting #1 (CAI Community Attributes Inc.)

Wine in King County

Economic Impacts of Wine in King County, 2014

	Direct	Indirect	Induced	Total
Jobs	1,880	780	1,080	3,740
Labor Income (mils 2013 \$)	68.8	45.6	52.7	167.1
Revenues (mils 2013 \$)	357.6	152.8	162.1	672.5

Sources: Washington State Wine Commission, 2014; Washington State Department of Revenue, 2015; Community Attributes Inc., 2015.

Economic Impacts King County produced the second-largest amount of wine in Washington in 2014, exceeding 2.2 million cases. Wine production activities in King County are primarily concentrated in the Woodinville region, though there are wineries in both urban and rural areas across other regions of the county. The largest segments of the wine cluster in King County are in wine production and distribution, with a significant share of total mark-up revenues generated through the sale of wine occurring within the Seattle region as the largest metropolitan region of the Northwest. In 2013, an estimated \$357.6 million in business revenues were generated by wine and related final demand activities in King County. A further \$314.9 million in revenue was supported through related income expenditures and inter-industry purchases. These activities **directly employed 1,900 workers**. The industry **supported an additional 1,900 jobs through indirect and induced** economic impacts.

King County Countywide Planning Policies

DP-58 Support local production and processing of food to reduce the need for long distance transport and to increase the reliability and security of local food. Promote activities and infrastructure, such as farmers markets, farm worker housing and agricultural processing facilities, that benefit both cities and farms by improving access to locally grown agricultural products.

Examples of Agricultural related industry Definitions

Snohomish county:

30.91F.160 Farm product processing.

"**Farm product processing**" means the alteration or modification, for the purpose of storage, transport, or sale, of an agricultural product produced on a farm site through the addition of other ingredients or components, provided that the initial agricultural product shall be the principal ingredient or component. The addition of elements necessary for the long-term storage or stability of the product shall not be considered farm product processing, provided that this addition does not alter the agricultural product from its original constitution or state. Farm product processing includes the production of wine. Farm product processing shall not include the operation of a stockyard or slaughter house.

Benton county:

(10) "**Agricultural Related Industry**" means specifically:

(a) Packaging Plants - may include but are not limited to the following activities: washing, sorting, crating, and other functional operations such as drying, field crushing, or other preparation in which the chemical and physical composition of the agriculture product remains essentially unaltered. Does not include processing activities, or slaughter houses, animal reduction yards, and tallow works.

(b) Processing Plants - may include but are not limited to those activities which involve the fermentation or other substantial chemical and physical alteration of the agricultural product. Does not include slaughter houses or rendering plants.

(c) Storage Facilities - may include those activities which involve the warehousing of processed and/or packaged agricultural products

Examples of Agricultural related industry Definitions (cont.)

Yakima county:

“Agriculturally related industry” means specifically:

- (1) Packing plants – may include, but are not limited to, the following activities: washing, sorting, crating and other functional operations such as drying, field crushing or other preparation in which the chemical and physical composition of the agricultural product remains essentially unaltered.
- (2) Processing plants – may include, but are not limited to, those activities which involve the fermentation or other substantial chemical and physical alteration of the agricultural product, including wineries.
- (3) Storage facilities – include bin storage lots, controlled atmosphere and cold storage warehouses, and warehouses for the storage of processed and/or packaged agricultural products. (This definition does not include processing activities or slaughter houses, animal reduction yards and tallow works.)

Chelan county:

14.98.145 Agriculturally related industry.

“Agriculturally related industry” means uses directly related to the processing, storage, or physical or chemical alteration of the agricultural product. Such industries include, but are not limited to, canning, butchering, bottling, refining, cold storage/controlled atmosphere, food processing facilities. Types of businesses include but are not limited to cold storage/controlled atmosphere buildings handling three hundred thousand or more boxes a year.

All marijuana or cannabis in all forms, and the growing, production, processing, selling or transporting thereof, is excluded from the definition of agriculture, agriculture related, and agricultural use. (Res. 2016-32 (Exh. A) (part), 3/29/16; Res. 2014-38 (Atts. A, B) (part), 4/15/14; Res. 2012-78 (part), 8/14/12).

RCW 66.24.170(4)

A domestic winery licensed under this section, at locations separate from any of its production or manufacturing sites, may serve samples of its own products, with or without charge, may sell wine of its own production at retail, and may sell for off-premises consumption wines of its own production in kegs or sanitary containers meeting the applicable requirements of federal law brought to the premises by the purchaser or furnished by the licensee and filled at the tap at the time of sale, provided that: (a) Each additional location has been approved by the board under RCW [66.24.010](#); (b) the total number of additional locations does not exceed two; (c) a winery may not act as a distributor at any such additional location; and (d) any person selling or serving wine at an additional location for on-premises consumption must obtain a class 12 or class 13 alcohol server permit. Each additional location is deemed to be part of the winery license for the purpose of this title. At additional locations operated by multiple wineries under this section, if the board cannot connect a violation of RCW [66.44.200](#) or [66.44.270](#) to a single licensee, the board may hold all licensees operating the additional location jointly liable. Nothing in this subsection may be construed to prevent a domestic winery from holding multiple domestic winery licenses.

Washington wineries ask Legislature for more tasting rooms

By [John Stang](#) on February 10, 2016

1



Fidelitas Wines in Richland, Wash., has two satellite tasting rooms, this one in Woodinville and another on Red Mountain, thanks to a law passed in 2000. A bill is working its way through the state Legislature that would allow Washington wineries to operate as many as four satellite tasting rooms. (Photo by Andy Perdue/Great Northwest Wine)

OLYMPIA – [A revived bill](#) in the state Legislature to allow Washington wineries to operate up to four off-site tasting room is working its way through the House for a second time.

The House Government & Information Technology Committee staged a hearing Monday on the bill by Rep. Cary Condotta, R-East Wenatchee, that would increase the number of allowable off-site tasting rooms per winery from two to four under a domestic winery license. That bill began its journey in 2015, but it stalled in that year's long, complicated and contentious legislative session.

Condotta told the committee Monday that wineries – especially small ones – need the extra tasting rooms to expand their customer bases.

“Let them market their wines across the state,” Condotta said. “Eastside guys can go west. Westside guys can go east.”

Paul Beveridge, owner and winemaker of Wilridge Winery in Seattle and Yakima, said small wineries have trouble becoming known beyond their immediate towns, and the extra tasting rooms will increase their exposures to customers.

Also testifying, John Bell of Willis Hall Wines in Marysville said the extra tasting rooms will help the smallest wineries. Those operating in basements, outbuildings and homes sometimes face an extra marketing handicap because their local zoning laws forbid selling wine in a residential neighborhood. Consequently, the extra tasting rooms will help the tiny wineries display their wares elsewhere, he said.

Because this hearing session handled a great number of bills, no committee vote was taken Monday on whether this bill should be sent to the full House. However, committee members voiced no concerns or objections about the bill. It is expected that the committee will vote to send the bill to the full House at a later date.

In 2000, a change in state law allowed Washington wineries to open satellite tasting rooms. Before that, the only way a winery could operate an additional tasting room was to have wine production on the premises.

The change in 2000 provided wineries with the opportunity to have up to two tasting rooms in addition to their main production facility. Wineries didn't begin to take advantage of the new law until a few years later.

In August 2008, Bookwalter Winery in Richland became one of the first wineries to open a satellite tasting room across the state in Woodinville. Today, Woodinville is home to about 130 tasting rooms – many of which are satellites for wineries in the Yakima and Walla Walla valleys.

Wineries also are opening satellite tasting rooms in other cities, including Leavenworth and Spokane.

Beverage Business Related Definitions

Yakima County:

Chapter 19.01 GENERAL PROVISIONS

Beverage industries: “Beverage industries” means the production, processing and/or packaging of milk, soft drinks, fruit juices and other drinks.

brewery, Domestic: “Brewery, domestic” means a facility where sixty thousand barrels or more of beer are processed and manufactured per year. A domestic brewery can include hop fields, grain fields, tasting and sales rooms. (Definition based on RCW 66.24.240(1).)

brewery, Micro; “Brewery, micro” means a facility where less than sixty thousand barrels of beer are processed and manufactured per year. A microbrewery can include hop fields, grain fields, tasting and sales rooms. (Based on RCW 66.24.244(1).)

Distillery: “Distillery” means a facility where more than 60,000 gallons of spirits are processed and manufactured per year. A distillery can include fields, tasting and sales rooms. (Based on RCW 66.24.140(1)).

Distillery, craft: “Distillery, craft” means a facility where 60,000 gallons or less of spirits are processed and manufactured per year. A craft distillery can include fields, tasting and sales rooms. (Based on RCW 66.24.140(1))

Tasting room: “Tasting room” means a facility at which guests may sample and purchase alcoholic beverages and where retail sales of merchandise related to the products being tasted are sold. Level 1 food service may be offered, subject to Yakima Health District licensing, not to exceed the terms of the development authorization and zoning district

Winery: “Winery” means an agriculturally related industrial facility where wine is processed and manufactured. A winery is specifically designed to include, at a minimum, two or more of the following: vineyards, crushing, fermentation, and barrel aging of wine. A winery may also include any of the following: barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of wine are allowed accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, employee day care, tours, tasting and sales rooms when they are accessory to the on-site production facility and, ancillary retail sales, picnic areas, and food service. Food service is limited by the type of Yakima Health District License, Agricultural Tourist Operation or commercial zoning district where the winery is located.

Beverage Business Related Definitions (cont.)

Walla Walla County: ([CHAPTER 17.22 - DEVELOPMENT STANDARDS—WINERIES](#))

17.22.030 – Definition

A. A winery is a facility specifically designed, at a minimum, for one or more of the following: crushing, fermentation, and barrel aging of wine. Facilities located on land zoned industrial, commercial, or airport development shall be considered wineries as long as such facilities comply with state licensing requirements for wineries. A winery may include any of the following: a tasting room, barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of wine are allowed accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, employee day care, tours, ancillary retail sales, public display of art to wine related items, picnic areas, and food service. Food service is not to include restaurants, unless otherwise allowed in the zoning district.

B. Winery, Type I. On a legal lot of record, the total cumulative building area of structure or structures housing a winery must be less than twelve thousand square feet and be served by fewer than forty parking spaces.

C. Winery, Type II. Any winery on a legal lot of record exceeding the size requirements of a Type I winery, or that exceeds the number of events in Section 17.22.040(B), or that is located on a legal lot of record with another winery. (Ord. 364 § 3(part), 2008)

Benton County: ([Chapter 11.04 Purpose and Definitions](#))

Wineries/breweries is defined as: (166) "Wineries/Breweries" means facilities where fruit or other products are processed into wine or spirits and related storage, bottling, shipping, sampling, tasting and sale of such.

Chelan County:

14.98.582 Distillery.

"Distillery" means a place where distillation (a process of separating the component substances from a liquid mixture by selective evaporation and condensation to create alcohol) takes place. For the purpose of administration of Chelan County codes, distillery is synonymous with winery.

14.98.2005 Winery.

"Winery" means a facility where fruit or other products are processed (i.e., crushed, blended, aged, and/or bottled) and may include as incidental and/or accessory to the principal use a tasting room, food and beverage service, places of public/private assembly, and/or retail sales area.

Recommendations from Beverage Industry Businesses (signed herein)

County Zoning Definitions Update

Current definitions related to the beverage communities:

- **Winery** – An establishment primarily engaged in one or more of the following: A. Growing grapes or fruit and manufacturing wine, cider or brandies; B. Manufacturing wine, cider, or brandies from grapes and other fruits grown elsewhere; and C. Blending wines, cider or brandies.
- **Liquor store** – *Not defined* as far as I could find but is under the Retail land use codes as long as it is associated to a winery (21A.08.070 Retail land uses), SO I did include that here.

Proposed additions / Changes:

- **Agricultural Related Industry** – “Agriculturally related industry” means uses directly related to the processing, storage, or physical or chemical alteration of the agricultural product. Such industries include, but are not limited to, canning, butchering, bottling, refining, cold storage/controlled atmosphere, food processing facilities. Types of businesses include but are not limited to cold storage/controlled atmosphere buildings handling three hundred thousand or more boxes a year
- **Brewery** – “Brewery” means a facility where beer is processed and manufactured per year. A brewery can include hop fields, grain fields, tasting and sales rooms. A brewery may also include any of the following: bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of beer are allowed as accessory uses to a brewery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of beer tasting and sales rooms when they are accessory to the on-site production facility and, ancillary retail sales, picnic areas, events (such as club events, concerts, weddings, etc...), and food service. Food service is limited by the type of King County Health License.
- **Craft Beverage Establishment** means any business engaged in the production and selling of beer, wine, mead, cider and spirits as defined below that have limited production as defined as craft producer under Washington State law or small producer under federal law.

County Zoning Definitions Update

Attachment 9 (pg. 2 of 4)

- **Distillery** – “Distillery” means a facility where spirits are processed and manufactured. A distillery can include fields, tasting and sales rooms. A Distillery may also include any of the following: bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of spirits are allowed as accessory uses to a distillery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of spirits, tasting and sales rooms when they are accessory to the on-site production facility and, ancillary retail sales, picnic areas, events (such as club events, concerts, weddings, etc...), and food service. Food service is limited by the type of King County Health License.
- **Winery** – “Winery, Cidery, or Meadery” means an agriculturally related industrial facility where wine is processed and manufactured. A winery is specifically designed to include, at a minimum, two or more of the following: vineyards, crushing, fermentation, and barrel aging of wine. A winery can also include the production of mead or cider and may also include any of the following: barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of wine are allowed as accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, tasting and sales rooms when they are accessory to the on-site production facility and, ancillary retail sales, picnic areas, events (such as club events, concerts, weddings, etc...), and food service. Food service is limited by the type of King County Health License.
- **Remote Tasting room** – “Remote Tasting room” a licensed facility, operated by a licensed winery/brewery/distillery, that may offer tasting and sales of their own product, at a location separated from the production of wine. It is an extension of the licensed winery/brewery/distillery and as such allowed accessories to the use of that establishment. These may include, but are not limited to, the following: retail sales of product, tasting and ancillary retail sales, picnic areas, events (such as club events, concerts, weddings, etc...) and restaurants/food service. Food service being offered, subject to King County Public Health requirements & King County building requirements.

Changes to the County Zoning Code:

Changes to current codes:

- **Either change or remove the current 60% requirement** of product grown within Puget Sound. IF changed we would recommend 60% within WA. It does not make sense as it is now defined since most grapes can't be grown in this area, it's unenforceable, and it's not required of wineries in cities like Woodinville.
- Changes in code we believe need to happen but could be defined differently depending on land use intensity. Criteria to define these differences could include size of the facility, case production, hours of operation (for tastings and sales), whether activities will occur outdoors or not, etc.
 - **Either remove or lower the limit of required acreage** for an RA-zoned property.
 - Impact:
 - Multiple wineries in unincorporated King County do not meet this requirement and they currently operate largely without any complaints filed.
 - Seems a better way to control land use would be via the current 15% impervious surface limit and ability to provide parking.
 - If lowered it would not impact that many properties, for instance in Sammamish study area, from the county assessor's office: If lowered we would recommend 1-acre minimum as that would still affect almost 60% of the current properties.

	RA per acre criteria					
	< 1.0 Acre	1.0 - 1.4 Acre	1.5 - 2.4	2.5 - 3.4	3.5 - 4.5	> 4.5
<i># of Properties</i>	1264	467	221	85	40	97
<i>% of Total</i>	56.86%	21.01%	9.94%	3.82%	1.80%	4.36%

- **Change the current minimum distance from 75' to 50'** or at least change to smart property line boundary distances.
 - Impact: There are 15 current wineries in unincorporated King County that have asked for this and no other counties in WA have this far a setback distance.
 - If you made them smart or related to people (for instance if adjacent property is pasture what does it matter to be 75' from it?).
- **Remove or increase the maximum sq. ft. floor allowance. Current 3500sq. ft. -or- 8000sq. ft. (with conditional permit).**
 - This would be better controlled via the 15% impervious surface limit. However, if increased we would recommend 5000 sq. ft. & 12000 sq. ft. (with conditional use permit)

Changes to the County Zoning Code continued:

Proposed county code additions not currently there but should be added (again possibly defined per intensity of land use):

- Add something around no parking on residential streets or shared driveways (at least without prior permission from owners being obtained)
- Limit the operation of remote tasting rooms within unincorporated area to be only allowed on arterial roads

Recommendation for Sammamish Valley (area along Hwy 202/148th)

Because the Sammamish Valley is such a unique area, unincorporated county land surrounded by major municipals and Sammamish Valley's Agricultural Protection District, we believe you may need finer controls over what is allowed in this area. So, along with the definition and building further from the code changes noted above, we believe to really take advantage of the uniqueness the Sammamish valley, King County should really consider creating a Tourist overlay for this area.

We would recommend creating an Agritourist overlay similar to the Woodinville Tourist District:

- Stand-Alone, Wineries, breweries, distilleries, and other agricultural food stores including fruit and vegetable stands including administrative offices, grounds maintenance, gardens, visitor services, retail outlets primarily for products produced, public concerts, theatrical events, restaurants, as well as tastings events and facilities (remote tasting rooms). No restrictions on where product is grown or produced.
- Manufacture of arts and crafts provided at least 10% of floor area is devoted to retail.
- Manufacture of bakery, confectionary and other specialty food and kindred products provided that at least 10% of the products manufactured on site must be sold on site.
- Tourist related retail and commercial use; bike shops, miniature golf, delicatessens, art/northwest craft shops, and food stores limited to NAICS 4452.
- Theaters, museums, and outdoor performance centers with limitations
- Lodging facilities including but not limited to, bed and breakfast guest houses, lodges and inns, youth hostels, and campgrounds with limitations.
- Conference Centers
- Passenger Train Stations
- Parks, trails and recreation services providing rental of bicycles, roller skates or blades, canoes, kayaks, rowboats, and floatation devices
- Restaurants except drive-through facilities
- Antique stores and bookstores
- Art dealers and galleries

Dear King County Councilmembers:

We the wineries of unincorporated King County, are writing on behalf of some of the various 40+ Craft Beverage businesses here in Unincorporated King County that would be greatly impacted by any changes to the King County zoning codes.

We would like to start by thanking you and your staff for the tremendous effort that has gone into the Sammamish Valley Wine and Beverage Study. The process brought forward many of the feelings of those in this industry that have opened their businesses here and care deeply about this region.

Most everyone can agree that the current zoning rules for wineries in Unincorporated King County are out of date and need some changing. From the County's perspective, there are some rules that are currently unenforceable and are out of date compared to the State. From the Beverage community's perspective, there is significant confusion and lack of clear guidance for those of us that proudly run our businesses here.

One common value we all hold – we support the agriculture industry across Unincorporated King County. In fact, many of us in the wine and greater beverage community view ourselves as part of the agriculture community. To bolster the agriculture production within King County, we view wineries and the greater beverage industry, as an integral part of that solution.

Washington's Growth Management Act in the findings for rural lands (Attachment 1) instructs counties that they need to **“create opportunities for businesses and allow them to expand”**, it also goes on to state that a county should, **“foster opportunities for a small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses”**.

King County's Countywide Planning Policy EC-3 (Attachment 2) requires, **“identify and support industry clusters and subclusters within King County that may emerge as having significance to King County's economy”**.

With that in mind, we believe there are few industries that have emerged in the last 11 years (since winery was introduced in the zoning codes) within King County that has had more significance to the county's economy. In fact, according to Washington State Wine Commission, 2014; Washington State Department of Revenue, 2015; Community Attributes Inc., 2015, data (reported to the Sammamish Valley Area Wine and Beverage Industry Study task force by CAI Community Attributes Inc, on April 7th, Attachment 3), the wine industry accounted for over \$642 million in revenue and directly employed 1,900 workers and supported an additional 1,900 jobs indirectly.

As a significant industry, we ask for your support in needed changes to the current proposed regulation changes from the Counties Executive office to help foster & support the wine and beverage industry. We strongly believe that these changes to the proposal will support and promote the agricultural industry within the county as well as the residents surrounding wineries.

We appreciate the counties executive office looking at amending and adding new zoning rules in their latest proposal. However, we believe they have gone a little far in some of these regulation in hopes of controlling the business and that overreach will instead strangle the businesses instead of fostering them.

King County's Countywide Planning Policy DP-58 (Attachment 4) promotes activities and infrastructure, such as farmer's markets, farm worker housing and agricultural processing facilities. Wineries, Breweries, & Distilleries along with others involved in the craft beverage industry, are in fact an agriculture support industry, as proven via other counties in WA defining them as such (Attachment 5).

While The counties office has defined a winery, it still considers it an industrial act outside of any agriculture use and seeks to limit the business model through the control of hours, number of events, & parking. In contrast a great example of defining and allowing wineries, breweries & distilleries as other incidental uses & activities can be found in Yakima County (other counties examples can be found on Attachment 6).

- Yakima County defines: "Winery" means an agriculturally related industrial facility where wine is processed and manufactured. A winery is specifically designed to include, at a minimum, two or more of the following: vineyards, crushing, fermentation, and barrel aging of wine. A winery may also include any of the following: barrel rooms, bottling rooms, tank rooms, laboratories, and offices. ***Uses that are clearly incidental to the production of wine are allowed accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, employee day care, tours, tasting and sales rooms when they are accessory to the on-site production facility and, ancillary retail sales, picnic areas, and food service.*** Food service is limited by the type of Yakima Health District License, Agricultural Tourist Operation or commercial zoning district where the winery is located.

The wineries signed herein respectfully request that the King County Council take action to help further revise and build on the Counties executive's proposal to truly help promote, foster and create opportunities for these reual business to not only survive but grow within King County. Please remember that the problems within the code and the Executives proposal are not isolated to just a few wineries in the Sammamish Valley. As it stands today, there are over 50+ craft beverage related businesses (and growing) in unincorporated King County and if the county was to strictly enforce the current zoning code or the Executives proposal, most would end up closing their doors.

Our recommendations to the proposal are as follows:

- Hours of operation: County executive is proposing is 11am – 5PM Mon – Thu & 11am – 9PM F – Sun.
 - This means any activity done outside the hours would be counted as an event (that below you will see is also limited). Since most of our events during the week don't start until after 5PM (due to normal working hours), a large majority of our business model (all the private tastings, Paint & Sips, & unwinders) would be eliminated.
 - **We believe** the hours should be 11AM – 10PM Mon – Thu & 11am – 11PM F – Sun
- Events: County executive wants to require a Temporary Use Permit (TUP) for any winery II or Winery III to have events and then even further limit the numbers of from 60 events (normal # of TUP events) to only 24 events/year.
 - Two problems here: 1) the TUP process is an extremely heavy & costly process to get approval, and it becomes unreasonable when trying to change/add/or edit an event after it is approved. 2) Since they have not classified what an event is and that is left to

their POV it is hard for me to imagine that 24 would be enough each year for a winery to do business, given a lot of our business comes from: Birthday parties, honeymoon parties, band auctions, private tastings, & music nights. I imagine they would consider all these activities as an "Event"

- **We believe** that you should eliminate the TUP requirement or at the very least remove the limit for wineries and streamline the process.

- **Parking:** They want to **limit** the amount of parking a winery is allowed, instead of just requiring a minimum.
 - We are supportive of having a minimum set like any other business but having a limit or maximum seems counterproductive. Especially since one of the tenants from the wine study was to limit the impact of wineries in rural areas by requiring them to accommodate parking onsite.
 - **We believe** you should change this to a minimum requirement instead of a maximum one.

- **Acre Requirements:** As written a Winery I doesn't have an acreage requirement, Winery II is ≥ 2.5 , & Winery III > 4.5 with Condition Use Permit (CUP). However, only a winery II or III can have tasting. We believe that these acre limits are **artificial and not needed** because of existing impervious surface regulations. Which will dictate the size of building you can have on the property. We also strongly believe that this will stifle the ability to start and foster a winery, cidery, meadery, or brewery business in unincorporated King county. Given the size of some of the wineries in the county this will also put quite a few current wineries and breweries in the county out of business.
 - **We believe** you should eliminate these size requirements or at the very least reduce them to allow for the current wineries and breweries in the County to continue to do business.

- **60% of product to be processed to be grown on site.** Currently the rule is to "60% of product to be grown in Puget Sound counties for all wineries in both RA & A-zones". Now the county executive has removed the requirement for RA zones BUT, have changed this to be even more restrictive for A-zones. Under the current proposal a winery would need to grow **60% on site**. In many cases, this is impossible due to the growing and heat requirements of western WA. This again will put some wineries, cideries, or breweries out of business within the county if not changed.
 - **We believe** you need to completely remove this or at least make it "60% **grown in WA**". Another alternate solution would be to stipulate that a % of property needs to be used for a viable agriculture use, like corn, vegetables, etc. that could be grown and sold.

In summary, we appreciate the effort and thoughtfulness going into this entire process as well as how far the counties executive as gone to refine the current regulations. We hope and believe that there could be tremendous benefits to all of King County if the current recommendations for zoning and codes the county executive has submitted could further be updated to help foster instead of control the wine and beverage industry. Not only would it provide clarity and better understanding for those of us operating businesses, but it would go a long way to protecting the agricultural and rural areas we all value.

Thank you for your consideration.

The wineries of unincorporated King County.

Washington Growth Management Act

RCW 36.70A.011

Findings—Rural lands.

The legislature finds that this chapter is intended to recognize the importance of rural lands and rural character to Washington's economy, its people, and its environment, while respecting regional differences. Rural lands and **rural-based economies enhance the economic desirability of the state**, help to preserve traditional economic activities, and contribute to the state's overall quality of life.

The legislature finds that to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development. **Further, the legislature finds that rural counties must have the flexibility to retain existing businesses and allow them to expand. The legislature recognizes that not all business developments in rural counties require an urban level of services; and that many businesses in rural areas fit within the definition of rural character identified by the local planning unit.**

Finally, the legislature finds that in defining its rural element under RCW [36.70A.070\(5\)](#), a county should foster land use patterns and develop a local vision of rural character that will: Help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; **foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses** that are consistent with existing and planned land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life

King County Countywide Planning Policies

EC-3 Identify and support industry clusters and subclusters within King County that are components of the Regional Economic Strategy or that may otherwise emerge as having significance to King County's economy.

Cited from Presentation to Stakeholder in meeting #1 (CAI Community Attributes Inc.)

Wine in King County

Economic Impacts of Wine in King County, 2014

	Direct	Indirect	Induced	Total
Jobs	1,880	780	1,080	3,740
Labor Income (mils 2013 \$)	68.8	45.6	52.7	167.1
Revenues (mils 2013 \$)	357.6	152.8	162.1	672.5

Sources: Washington State Wine Commission, 2014; Washington State Department of Revenue, 2015; Community Attributes Inc., 2015.

Economic Impacts King County produced the second-largest amount of wine in Washington in 2014, exceeding 2.2 million cases. Wine production activities in King County are primarily concentrated in the Woodinville region, though there are wineries in both urban and rural areas across other regions of the county. The largest segments of the wine cluster in King County are in wine production and distribution, with a significant share of total mark-up revenues generated through the sale of wine occurring within the Seattle region as the largest metropolitan region of the Northwest. In 2013, an estimated \$357.6 million in business revenues were generated by wine and related final demand activities in King County. A further \$314.9 million in revenue was supported through related income expenditures and inter-industry purchases. These activities **directly employed 1,900 workers**. The industry **supported an additional 1,900 jobs through indirect and induced** economic impacts.

King County Countywide Planning Policies

DP-58 Support local production and processing of food to reduce the need for long distance transport and to increase the reliability and security of local food. Promote activities and infrastructure, such as farmers markets, farm worker housing and agricultural processing facilities, that benefit both cities and farms by improving access to locally grown agricultural products.

Examples of Agricultural related industry Definitions

Snohomish county:

30.91F.160 Farm product processing.

"Farm product processing" means the alteration or modification, for the purpose of storage, transport, or sale, of an agricultural product produced on a farm site through the addition of other ingredients or components, provided that the initial agricultural product shall be the principal ingredient or component. The addition of elements necessary for the long-term storage or stability of the product shall not be considered farm product processing, provided that this addition does not alter the agricultural product from its original constitution or state. Farm product processing includes the production of wine. Farm product processing shall not include the operation of a stockyard or slaughter house.

Benton county:

(10) "Agricultural Related Industry" means specifically:

(a) Packaging Plants - may include but are not limited to the following activities: washing, sorting, crating, and other functional operations such as drying, field crushing, or other preparation in which the chemical and physical composition of the agriculture product remains essentially unaltered. Does not include processing activities, or slaughter houses, animal reduction yards, and tallow works.

(b) Processing Plants - may include but are not limited to those activities which involve the fermentation or other substantial chemical and physical alteration of the agricultural product. Does not include slaughter houses or rendering plants.

(c) Storage Facilities - may include those activities which involve the warehousing of processed and/or packaged agricultural products

Examples of Agricultural related industry Definitions (cont.)

Yakima county:

“Agriculturally related industry” means specifically:

- (1) Packing plants – may include, but are not limited to, the following activities: washing, sorting, crating and other functional operations such as drying, field crushing or other preparation in which the chemical and physical composition of the agricultural product remains essentially unaltered.
- (2) Processing plants – may include, but are not limited to, those activities which involve the fermentation or other substantial chemical and physical alteration of the agricultural product, including wineries.
- (3) Storage facilities – include bin storage lots, controlled atmosphere and cold storage warehouses, and warehouses for the storage of processed and/or packaged agricultural products. (This definition does not include processing activities or slaughter houses, animal reduction yards and tallow works.)

Chelan county:

14.98.145 Agriculturally related industry.

“Agriculturally related industry” means uses directly related to the processing, storage, or physical or chemical alteration of the agricultural product. Such industries include, but are not limited to, canning, butchering, bottling, refining, cold storage/controlled atmosphere, food processing facilities. Types of businesses include but are not limited to cold storage/controlled atmosphere buildings handling three hundred thousand or more boxes a year.

All marijuana or cannabis in all forms, and the growing, production, processing, selling or transporting thereof, is excluded from the definition of agriculture, agriculture related, and agricultural use. (Res. 2016-32 (Exh. A) (part), 3/29/16: Res. 2014-38 (Atts. A, B) (part), 4/15/14: Res. 2012-78 (part), 8/14/12).

Beverage Business Related Definitions

Yakima County:

Chapter 19.01 GENERAL PROVISIONS

Beverage industries: “Beverage industries” means the production, processing and/or packaging of milk, soft drinks, fruit juices and other drinks.

brewery, Domestic: “Brewery, domestic” means a facility where sixty thousand barrels or more of beer are processed and manufactured per year. A domestic brewery can include hop fields, grain fields, tasting and sales rooms. (Definition based on RCW 66.24.240(1).)

brewery, Micro: “Brewery, micro” means a facility where less than sixty thousand barrels of beer are processed and manufactured per year. A microbrewery can include hop fields, grain fields, tasting and sales rooms. (Based on RCW 66.24.244(1).)

Distillery: “Distillery” means a facility where more than 60,000 gallons of spirits are processed and manufactured per year. A distillery can include fields, tasting and sales rooms. (Based on RCW 66.24.140(1)).

Distillery, craft: “Distillery, craft” means a facility where 60,000 gallons or less of spirits are processed and manufactured per year. A craft distillery can include fields, tasting and sales rooms. (Based on RCW 66.24.140(1))

Tasting room: “Tasting room” means a facility at which guests may sample and purchase alcoholic beverages and where retail sales of merchandise related to the products being tasted are sold. Level 1 food service may be offered, subject to Yakima Health District licensing, not to exceed the terms of the development authorization and zoning district

Winery: “Winery” means an agriculturally related industrial facility where wine is processed and manufactured. A winery is specifically designed to include, at a minimum, two or more of the following: vineyards, crushing, fermentation, and barrel aging of wine. A winery may also include any of the following: barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of wine are allowed accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, employee day care, tours, tasting and sales rooms when they are accessory to the on-site production facility and, ancillary retail sales, picnic areas, and food service. Food service is limited by the type of Yakima Health District License, Agricultural Tourist Operation or commercial zoning district where the winery is located.

Beverage Business Related Definitions (cont.)

Walla Walla County: ([CHAPTER 17.22 - DEVELOPMENT STANDARDS—WINERIES](#))

17.22.030 – Definition

A. A winery is a facility specifically designed, at a minimum, for one or more of the following: crushing, fermentation, and barrel aging of wine. Facilities located on land zoned industrial, commercial, or airport development shall be considered wineries as long as such facilities comply with state licensing requirements for wineries. A winery may include any of the following: a tasting room, barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of wine are allowed accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, employee day care, tours, ancillary retail sales, public display of art to wine related items, picnic areas, and food service. Food service is not to include restaurants, unless otherwise allowed in the zoning district.

B. Winery, Type I. On a legal lot of record, the total cumulative building area of structure or structures housing a winery must be less than twelve thousand square feet and be served by fewer than forty parking spaces.

C. Winery, Type II. Any winery on a legal lot of record exceeding the size requirements of a Type I winery, or that exceeds the number of events in Section 17.22.040(B), or that is located on a legal lot of record with another winery. (Ord. 364 § 3(part), 2008)

Benton County: ([Chapter 11.04 Purpose and Definitions](#))

Wineries/breweries is defined as: (166) "Wineries/Breweries" means facilities where fruit or other products are processed into wine or spirits and related storage, bottling, shipping, sampling, tasting and sale of such.

Chelan County:

14.98.582 Distillery.

"Distillery" means a place where distillation (a process of separating the component substances from a liquid mixture by selective evaporation and condensation to create alcohol) takes place. For the purpose of administration of Chelan County codes, distillery is synonymous with winery.

14.98.2005 Winery.

"Winery" means a facility where fruit or other products are processed (i.e., crushed, blended, aged, and/or bottled) and may include as incidental and/or accessory to the principal use a tasting room, food and beverage service, places of public/private assembly, and/or retail sales area.

In summary, we appreciate the effort and thoughtfulness going into this entire process as well as how far the counties executive as gone to refine the current regulations. We hope and believe that there could be tremendous benefits to all of King County if the current recommendations for zoning and codes the county executive has submitted could further be updated to help foster instead of control the wine and beverage industry. Not only would it provide clarity and better understanding for those of us operating businesses, but it would go a long way to protecting the agricultural and rural areas we all value.

Thank you for your consideration.

Roger Porter – Cherry Valley Winery

Cliff Otis – Matthews Winery & Tenor Wines

Larry Lindvig – Pleasant Hill Cellars

Also in support:

Paul & Kay Talbott – Owners of “Sky River Mead” property on Woodinville Redmond Rd.

My name is Cliff Otis and my wife and I are the owners of Matthews Winery located in RURAL KING COUNTY in Woodinville WA.

We at Matthews, as well as some of the other wineries and tasting rooms in the County, have major concerns about the proposed regulations and have sent a “call to action” to thousands of our wine club and mailing list members as a result. We started a change.org petition and as of yesterday, we have collected 3,364 signatures in support of our current business operation.

Here are two areas of concerns and recommendations:

- **Hours of operation:** The County is proposing 11am – 5PM Mon – Thu & 11am – 9PM Fri – Sun.
 - During the week, the majority of our customers visit us after getting off work; typically, after 5PM. During the weekend, many of the wine club and special customer events continue an additional hour or two beyond 9PM. Limiting the hours of operation to the current proposal would reduce monthly income by as much as 50%, thus crippling our businesses economic viability. How many small businesses could survive a significant drop in income and still survive? Several of the

other neighboring local businesses in the area are open later than the hours proposed to accommodate their customer needs. Please do not put us at a competitive disadvantage.

- **We recommend the hours should be 11AM – 10PM Mon – Thursday & 11am – 11PM Friday, Saturday and Sunday.**
- **Events:** The County wants to require a Temporary Use Permit (TUP) for any Winery II or Winery III to have events and then even further limit the number of events from 60, which is the normal # of TUP events, to only 24 events per year. Along with this topic is the confusion over what defines an “event”. It is important to recognize that the financial backbone of wineries and tasting rooms is being able to offer interesting experiences and activities that provide something in addition to wine tasting. Some of these would include events such as nonprofit and auctions gatherings that help support local charities, birthday and anniversary celebrations, corporate meetings and private wine tastings. Also being able to host a variety of gatherings featuring the local arts, crafts and music community and hosting educational classes on food and wine. If these are considered

“events”, then limiting those “events” will again cripple the financial viability of winery businesses.

- Our recommendation is that any “winery related” activity during normal business hours should be permitted outright. “Events” should be defined only as the following: 1. Something that takes place outside of normal business hours 2. Something that requires the winery to be closed to the public and 3. any winery related activity which would have over 250 people in attendance.
- Concerns about noise as a result of events held at wineries is already addressed under existing noise ordinances. Strong King County Noise ordinances are currently in place to regulate any noise issues which would occur during winery or tasting room events. This can and should be relied upon to protect any concerns held by the community.
- The TUP process is an extremely long and costly process to get approval, and it becomes extremely difficult when trying to

change/add/or edit an event after it is already approved.

- **We recommend you eliminate the TUP requirement and remove the limits for events for wineries in the Winery II or III category.**

Thank you!

Name	City	State	ZIP	Coun	Commented	Comment
Tracie Rich	Kirkland	WA	98034	US	9/25/2017	I love having the tasting rooms where they are and partially chose our home location because of them and the feel they give our city.
michael Thore	Woodinville	WA	98072	US	9/25/2017	These folks do a lot for our community. They are not a threat to farmland, it's in their best interest to help preserve it.
Julie Neece	Woodinville	WA	98077	US	9/25/2017	Jeff is working hard to responsibly and sustainably adapt to the growth and changes happening on the rural NE part of the county and Woodinville. This model should be a part of the real future of Woodinville - a t
Brea Starmer	Kirkland	WA	98034	US	9/25/2017	We love what Matthews does for our Woodinville community. It's important to my family to support this petition to keep wineries and tasting rooms OPEN for business!
Jackie Phairow	Woodinville	WA	98077	US	9/25/2017	I love that this winery brings our community together.
Leah Whiteside	Woodinville	WA	98072	US	9/25/2017	Sign if you enjoy Woodinville wine!
Carol Dillingham	Redmond	WA	98052	US	9/25/2017	I support tasting rooms, community events, and sustainable agriculture in this area. It doesn't have to be either/or.
Renae Kochel	Jersey City	NJ	7310	US	9/25/2017	Support this for sure!
Bianca Piette	Bellevue	WA	98006	US	9/25/2017	Unique atmosphere on East Side. Love the location.
Melissa Ingersoll	Woodinville	WA	98077-9584	US	9/25/2017	The wineries and tasting rooms, while not the only reason we moved to Woodinville, was one of the things that attracted us to this area.
Melissa Ingersoll	Woodinville	WA	98077-9584	US	9/25/2017	Agreed, sustainable agriculture and tasting rooms should not be looked at as a one or another issue. Bringing the community together in unique ways should be viewed as a positive thing. Especially when family-fri
Steve Laforte	Seattle	WA	98178	US	9/25/2017	Keep the tasting rooms!!
Jennifer Williams				US	9/25/2017	Matthews Winery is an important part of the Woodinville community, we support them and their efforts to stay put!
Harold Lachmann	Richland	WA	99354	US	9/25/2017	The rural ambiance of the wineries is part of their attraction and keeps me coming back...besides the very good wine.
John Ballard	Woodinville	WA	98072	US	9/25/2017	I don't see why this is a problem, at one point I had heard the Woodinville Village was slated to get car dealerships! If that kind of crap is OK, how could large parcel winery with tasting room be a problem? Woodir
Stephanie Miller	Kirkland	WA	98034	US	9/25/2017	We love visiting Woodinville for the wineries and especially the approach that Matthews Winery takes to blending wine and agricultural interests.
Dorene Van Bibber	Redmond	WA	98052	US	9/25/2017	The tasting rooms are the charm of Woodinville!
Paul Sausedo	Everett	WA	98201	US	9/25/2017	The wineries in Woodinville are a part of the culture and Mathews winery is a part of the community building it's history.
Robert Morse	Redmond	WA	98052	US	9/25/2017	I love the community presence and the rural farm-nature of the winery and sustainable farming, as well as the tasting room the Otis' and other wine makers are creating. It preserves the valley, and brings in peopl
Loralee Hartl	Kirkland	WA	98033	US	9/25/2017	Matthews Winery and other wineries in Woodinville are a unique part of Western Washington. Many tourists and wine enthusiasts visit the Woodinville community each year, directly benefiting the many busines
christina bemis	Seattle	WA	98105	US	9/25/2017	I share your thoughts on this Jeff!
Matthew Chan	Normandy Park	WA	98148	US	9/25/2017	I support Matthews Winery's interests
Andrew Schneider	Redmond	WA	98052	US	9/25/2017	Signed. Totally support you & your whole family, Jeff. What you guys are doing is so much more than just a "wine tasting" or "winery." You truly are building community - and that is something our world needs. Nr
John Brekke	Bellevue	WA	98004	US	9/25/2017	Matthews Winery does not threaten farmland in rural King County. The onsite CSA and agr-tourism is a benefit to the area and spotlights good farming practices.
Kelly McLean	Everett	WA	98201	US	9/25/2017	We need to keep places like Matthews with sustainable farming practices uninterrupted.
Jessica Psenki	Kirkland	WA	98034	US	9/25/2017	Tasting rooms are such an integral part of Woodinville's growing culture, and their rural setting is what makes them so appealing to tourists and residents alike! Losing them would be a huge detriment to a vibrant
Elliott Lyons	Redmond	WA	98052	US	9/25/2017	These tasting rooms belong in Woodinville Wine Country. They should not continue to be harassed by the Woodinville City Council.
Jay Toupin	Pleasanton	CA	94588	US	9/25/2017	King County and the city of Woodinville/Redmond should proactively approach growth of the wine industry and tourism in the Sammamish Valley as a positive. NIMBY has been proven time and time again a failed
Allyson Barker	Bothell	WA	98011	US	9/25/2017	We just moved out to Woodinville and Matthews has created a sense of community for us and has become our favorite place to go as a family to hang out on the lawn with other friends and a picnic or enjoy family,
Erna Donner	Kirkland	WA	98034	US	9/25/2017	Those of us in rural residential areas appreciate having a venue such as Matthews to spend a quiet hour now & then.
William Driver	York	UK	YO1	UK	9/25/2017	This is a wonderful addition to a community with nominal, if any, negative impact. Bill Driver, Seattle, WA 98115
Zenta Jones	Tacoma	WA	98405	US	9/25/2017	You should be able to enjoy wine at a winery.
Pat Sprague-Holland				US	9/25/2017	I support these enterprises!!!
stephanie rivers	Seattle	WA	98122	US	9/25/2017	Matthews Winery is a great place for family and friends to get out and enjoy wine and music...Please don't take that away from the community!
Andy Simonsen	Seattle	WA	98105	US	9/25/2017	We have come to enjoy wine tastings at Matthews and others. Please do not make any changes
Mattie Shaw	Seattle	WA	98115	US	9/25/2017	Please allow Matthews Winery to continue in the same exceptional model.
Sue Robbins	Redmond	WA	98052	US	9/25/2017	Besides offering great wine, Matthews is a valued part of the local community, offering family events and better opening hours than most places in the area. Closing Matthews would be a big loss to the community
DONA DITRAGLIA	Snohomish	WA	98290	US	9/25/2017	Beautiful concept with tasting room, garden and beautiful property. This is a definite asset to the Woodinville area. I don't see this lovely facility a threat to the integrity of the area.
Karen Kapnick	New York	NY	10065	US	9/25/2017	karen kapnick
Cyrina Keller	Woodinville	WA	98072	US	9/25/2017	I believe there is room for both a tasting room as the Matthews Winery runs and keeping a rural area.
Gene Walther	San Jose	CA	95122	US	9/25/2017	Maintaining the unique nature of rural tasting rooms is important for the diversity and allure of Woodinville. It would be a tragedy to lose this charm!
kelsey minor	Woodinville	WA	98072	US	9/25/2017	Families should be encouraged to build and invest in our community. Rural areas are often the affordable areas where families can do so without the intense capital backing of a corporation.
Casey Willis	Woodinville	WA	98033	US	9/25/2017	Wineries and spaces add to our community. Please allow them to do business in rural King County!
Douglas Taylor	Seattle	WA	98168	US	9/25/2017	Support tasting rooms the same as would a farm stand - or any other version of where food production is sold directly by the grower/producer.
Alex Booth	Woodinville	WA	98077	US	9/25/2017	Matthews, like many other Woodinville wineries, have brought the majority of the community together through a shared craft. The winery and tasting room culture has put Woodinville on the map, encouraged loc
Jodi Stodola	Woodinville	WA	98072	US	9/25/2017	My family loves how the tasting rooms have fun family events and bring our community together.
cathy duffy	Woodinville	WA	98077	US	9/25/2017	Cathy Duffy
Debra Brownell	Seattle	WA	98133	US	9/25/2017	I truly believe that our Washington state winery tasting rooms in Woodinville are a huge tourist & local attraction. Why on earth wouldn't you want money pouring in to your coffers. Please keep them!!!!Sincerely,
Michael Thompson	Oak Harbor	WA	98277	US	9/25/2017	Don't mess with a good thing. I support Jeff and Matthews Winery.
Vincent Lesh	Buffalo	NY	14214	US	9/25/2017	keep it local
Ruthy Ross	Bothell	WA	98011	US	9/25/2017	Please keep these events going! Attending the Matthews live music events has been a great activity for my sales team! People laughing, enjoying good music and food...spending their money in Woodinville rather
Donald Kollar	Wadsworth	OH	44281	US	9/25/2017	If you lose this asset, its charm will be lost forever. Do not shoot yourself in the foot.
Anna Bechtel	BOTHELL	WA	98011	US	9/25/2017	I would really like some kind of effort to work through this issue. I am not a wine drinker but think having the wineries/tasting rooms here is a value add to this area. I would really like the county to find a solution to
Jocelyn Tritle	Lynnwood	WA	98087	US	9/25/2017	removing the remaining green spaces throughout Woodinville will remove the charm that brings everyone here
Stacy Maggerise	Bothell	WA	98011	US	9/25/2017	I enjoy the great things our local wineries do in our community.
Neema Khorrami				US	9/25/2017	Keep them here ♥
george spencer	Portland	OR	97219	US	9/25/2017	these are good people and deserve to continue the sociability that wine tasting as a gathering place brings to the local community.
Donald Wenker	Salt Lake City	UT	84152	US	9/26/2017	Reasonable utilization of the Woodinville Tourist District is critical to providing character to this beautiful community we call home. Matthews Winery provides just this charm. Let's keep it alive!
Mike Schlosser	Bothell	WA	98021	US	9/26/2017	A rural area without wineries is just another rural area.A winery without a rural area is just another winery.Visiting the wineries in a rural setting IS a mini-vacation.It starts with a beautiful drive thru the country sid
ROBERT AMES	Madison	WI	53717	US	9/26/2017	We live in Wisconsin and have visited the winery every time we come to Washington and Oregon to restock our wine cellar. We are welcomed like family and particularly enjoy the setting of Matthews and the ent
Teresa Wells	Woodinville	WA	98072	US	9/26/2017	I support local Woodinville Wineries and the contribution they make to the economy with their role in Tourism.
Stuart Tenney	Clinton	WA	98236	US	9/26/2017	People around the country have heard of the Woodinville wine charm. Don't touch what works.

Bob Goodman	Island Park	ID	83429	US	9/26/2017	I visit Seattle every month and look forward to the availability of these tasting rooms. I purchase based on the test tasting. Without these you would lose \$1000 or more from me....affects the tax base if multiplic
Katie Galteland	Everett	WA	98203	US	9/26/2017	Don't ruin a perfect thing!
William Berg	Seattle	WA	98199	US	9/26/2017	It amazes me that this wonderful town has become a strip mall, fast food, horrible place to visit, and yet, the quality of tasting rooms that has been of such benefit to Yakima, Walla Walla, Prosser, is being question
Barbara Salo ulvin	Brier	WA	98036	US	9/26/2017	Why not?
Christine Bowen	Redmond	WA	98052	US	9/26/2017	Please don't take these tasting rooms away.
Davis Chastain	Seattle	WA	98122	US	9/26/2017	The wine industry has blossomed near Woodinville and it would be a real shame to lose this.
Debbie Bly				US	9/26/2017	This is area should be left as is... thriving wine country!! I love driving thru and seeing that the tasting rooms are doing so well. Please leave it as it is!!!
May Lee	Stockton	CA	95209	US	9/26/2017	Always love wine tasting room !
Sandra England	Kenmore	WA	98028	US	9/26/2017	I am signing this petition because I support and enjoy what the wineries in rural King County have to offer and do for the communities.
Brovman Anat	Redmond	WA	98052	US	9/26/2017	It is great for our community
Julia Neal	Lacey	WA	98503	US	9/26/2017	Love the feeling of community and family that Matthew's winery provides to the Woodinville area.
Ivana Lichtscheidl Vukadinovic	Kirkland	WA	98033	US	9/26/2017	Woodinville is not Bellevue and it needs to keep its charm!
Randy Harrison	Bellevue	WA	98009	US	9/26/2017	The tasting room is great for the community. Can't believe this is even being discussed.
Dale Greenfeld	Vashon	WA	98070	US	9/26/2017	It's in the best interest for everyone.
Stephen DeCourcy	Kirkland	WA	98034	US	9/26/2017	Great family....great wine.
Nancy Love	Seattle	WA	98060	US	9/26/2017	I appreciate wine
Elise Mattson	Marysville	WA	98271	US	9/26/2017	Sad that zoning from years ago continues to stand. When will enough be enough, we, the people, should be allowed a voice for our communities and our elected officials should honor that!!! I'd be very angry for th
Clay Scofield	Snohomish	WA	98296	US	9/26/2017	We love Matthews Winery. The grounds are lovely. The family and staff are wonderful. Farking and traffic can be an issue, but those things can be resolved without destroying a wonderful thing. Let's keep it going!
Julie White	Las Vegas	NV	89129	US	9/26/2017	Please keep the tasting rooms.
Sarah Wolf	Woodinville	WA	98072	US	9/26/2017	I enjoy what Matthews Winery offers in the setting that makes it feel so unique.
Janet Kline	Bothell	WA	98011	US	9/26/2017	Matthews Winery particularly is invested in our community already. They are hosting (at very low cost), the local non profit Water Access Now fund raising 'help us turn wine into water' event Oct. 14. This winery
Jim Plomason	Ketchum	ID	83340	US	9/26/2017	I HAVE WATCHED WHAT THE WINE BUSINESS, PROMOTED THROUGH TASTING ROOMS HAS DONE FOR RURAL AREAS IN MANY WESTERN STATES. WHY WOULD THE COUNTY OPPOSE THESE SMALL BUSINESSES? I
Kim Power	Wilton		95693	US	9/26/2017	Kimberly power willey
Kari Petermann	Seattle	WA	98101	US	9/26/2017	Many excellent opportunities come from this one winery for our children, tourists, our community and the surrounding communities...Great in so many ways for Woodinville!
Louise McLaughlin	Kirkland	WA	98034	US	9/26/2017	Woodinville is charming. It has character. There are not a lot of places left with charm and character anymore; so-called progress ruins it. Keep Woodinville charming - I love seeing the buzz of people in the country:
Marci Cook	Woodinville	WA	98077	US	9/26/2017	Tasting rooms are welcome in Woodinville!
Annika Love	Seattle	WA	98105	US	9/26/2017	I may like to get down to some bougie drinking in these locations someday, better protect my interests now.
Stuart Ono	Redmond	WA	98052	US	9/26/2017	Wonderful winery, I would hate to have it move out of area. It would be a great loss to Woodinville!
Michael Markman	Kirkland	WA	98034	US	9/26/2017	The Wine tasting rooms are essential to the tone and character of Woodinville.
Gregory Finnerty	Towson	MD	21286	US	9/26/2017	I am signing because I too am a follower of popular opinion, have no real pony in the race, going to be just a number for people to say look this one also thinks the same way I do...and whether or not this goes anyw
Mary Nichols	Seattle	WA	98115	US	9/26/2017	There is no reason to change vendors as they exist now and upheave businesses.
Jennifer Hertrich	Kirkland	WA	98034	US	9/26/2017	Matthews Winery and Jeff and family do so much for the community, not to mention amazing wine & experience in their beautiful space.
Sheila Zorn	Woodinville	WA	98034	US	9/26/2017	The winery and tasting rooms are an asset to tourism and the economic growth of Woodinville.
Janet Weisel	Woodinville	WA	98072	US	9/26/2017	Keep zoning regulations the same so that wineries and tasting rooms in Woodinville are stay in business. These businesses bring a lot of money into Woodinville and the local residents enjoy them too. Don't advers
Leann Groby	Seattle	WA	98118	US	9/26/2017	Hey.. all of us who enjoy these wineries should sign this!
Janet Tupper	Seattle	WA	98199	US	9/26/2017	Woodinville is a special experience. Wine is a perfect complement to the area.
Dana Adams	Kirkland	WA	98034	US	9/26/2017	I'm with Jeff!
Dana Adams	Kirkland	WA	98034	US	9/26/2017	It's the visitors to these lovely rural sites who create the demand. Matthews has a broad range of followers and it's because they have kept community at the forefront.
Sara Chumbley	Seattle	WA	98117	US	9/26/2017	Connecting wineries with the land is important as that is where the wines come from. Keeping wineries rural allows for a connection to the land and a more enjoyable experience for visitors.
Rich Whitehill	Kirkland	WA	98034	US	9/26/2017	I live above St Michelle and love the variety of local and boutique wineries all along valley.
Glennyce Rediger	Seattle	WA	98133	US	9/26/2017	I agree with keeping wine tasting at the rural wineries. Gets more people to see the beauty and commerce in the area.
Jennifer Arleo	Seattle	WA	98275	US	9/26/2017	Woodinville Wine County is beautiful and enjoyable in its rural setting and I look forward to more available tasting times.
Lindsay Anton	Kirkland	WA	98034	US	9/26/2017	I love that my community is made up of so many wonderful wine makers and I want to keep it that way!
Michelle Gallik	Woodinville	WA	98077	US	9/26/2017	it's worked for Napa and other states.
Deb Bounds	Grand Rapids	MN	55744	US	9/26/2017	A lot of communities depend on tourism. If you take that away you have communities that can't support themselves! I live in Northern Minnesota and I've seen first hand what happens when communities start t
Kimberly Ellertson	Issaquah	WA	98027	US	9/26/2017	I am personally so impressed by what Matthews has done for the local community and for visitors to our region. Preserving our Valley is of utmost importance, but if there is a way to do that AND keep this model t
Susannah Pryal	Bellevue	WA	98007	US	9/26/2017	Wine tasting is vital to our culture and economy
Angie Scholten Leingang				US	9/26/2017	Woodinville wineries and tasting rooms are what make it such a great city!
Carol Lee	Woodinville	WA	98072	US	9/26/2017	I agree with this petition.
Rachael Lam	Portland	OR	97228	US	9/26/2017	I live 4 hours away from the area, but we make the trip up to Woodinville to visit our friends at Matthews and other local wineries, it is one of our favorite getaways! I LOVE the area, and the staff at the tasting room
Terry Wakefield	Olympia	WA	98516	US	9/26/2017	Somewhat rural tasting rooms add dimension to the Woodinville wine tasting experience. Forcing all tasting rooms into the city will result in more cookie cutter experiences. Who benefits from consolidating tastin
Darryl Orinion	Santa Clara	CA	95054	US	9/26/2017	Why lose the only thing that puts these wineries on the map locally in our town such as Matthews. It's always ends with good company and laughter. Let's keep it going!
Jama Ballard	Sammamish	WA	98075	US	9/26/2017	I support the rural wineries. I do not believe restrictions should be put in place. Do not restrict hardworking families with heart and passion. Quit restricting the hardworking. They are doing just fine. If it's not broke,
Amy Gomez	Everett	WA	98208	US	9/26/2017	Love how Matthews has combined wine making and farming with their farm to table dinners. It is a special spot in Woodinville.
Ben Hoefler	Seattle	WA	98119	US	9/26/2017	Places like Matthews Winery are what really makes Woodinville great and part of the culture of why people really desire to live here.
Nancy Moore	Renton	WA	98059	US	9/26/2017	I definitely support modifying and updating present zoning codes to allow wine-tasting rooms to operate on specific larger rural-residential parcels along main arterials in Woodinville, while at the same time contini
Ken Caldwell	Honolulu	HI	96805	US	9/26/2017	Folks in Woodinville should be embracing the wine tourist. Wine tourism brings countless dollars to your community. One of the only things I miss when touring Woodinville, is that it is not surrounded by vines like
Shirley Sonnichsen	Richland	WA	99352	US	9/26/2017	I have a hard time with why they would be banned in rural King County.
Joel Wildeboer	Seattle	WA	98119	US	9/26/2017	The whole team at Matthews is doing a fantastic job of creating a modern wine-centric culture in a rural setting. I have hosted events there, done wine tastings, and have had an exquisite wine dinner. The quality o
Frank Isca	Sedro-Woolley	WA	98284	US	9/26/2017	It is just good for business, other States promote there local agriculture, why not here.
Georgene Mogyorossy	Hawthorne	CA	90250	US	9/26/2017	Good neighborhood builder. Friendly, relaxing atmosphere where you can meet with locals and visitors alike. Great way to know what is Woodinville really like.
Ryan Watson	Woodinville	WA	98072	US	9/26/2017	This is what Woodinville's identity is, and HAS been. Please don't let the grumpy and unpleasant few ruin the fun and entertainment that this region has developed! Please sign and share! You have no idea how po
Albert Naranjo	Carnation	WA	98014	US	9/26/2017	This winery provides the opportunity for neighbors and other people to hear great music and taste great wine. The early start time (6:30 - 9:45) key. Most venues that do this start at 9 or later and are inconvenient

Aly Whitlatch		US	9/27/2017	I think it is important to keep this area the way it is. We have been in Carnation for 4 years now and have just moved to Woodinville. We always bring people here when they visit Washington State and it really has
wayne wingate		US	9/27/2017	The current setting is what gives it the charm and allure
Sue Frause	Langley	WA	98260	9/27/2017 Woodinville is all about wineries, both big and small. Cheers!
Jess Kinney	Duvall	WA	98019	9/27/2017 I believe its the right thing to do
David Hiskey	Oak Brook	IL	60523	9/27/2017 The rural wineries are a fun and scenic part of Woodinville
Heather Pearson	Carnation	WA	98014	9/27/2017 It is possible to find a solution that works for everyone to some degree. Matthews is doing their best so should be recognized as such.
Neil Taylor	Redmond	WA	98053	9/27/2017 This creates jobs, promotes good health and makes people happy. It's also good for the environment because people in the woodinville area won't have to drive to Walla Walla to find a particular winery.
Megan Shchepetov	Snoqualmie	WA	98065	9/27/2017 I enjoy the rural feel of the various countryside wineries that dot the landscape along Woodinville-Redmond Rd, would be disappointed for our community to lose this bit of Napa Valley-type charm that's in our bac
Mikel Morrow	Sammamish	WA	98075	9/27/2017 I like the rural placement of these independent operations and don't want to be forced into a city limits boundary.
Nanci Anderson	Los Angeles	CA	90066	9/27/2017 As a new resident and registered voter of King County, I support this petition.
Pamela N Brown	Bellevue	WA	98006	9/27/2017 The rural setting has charm and appeal that other areas don't offer. It makes Woodinville unique to our area. I support modifying and updating zoning codes.
Mike Zimmerman	Sammamish	WA	98074	9/27/2017 Rural Woodinville's charm is one of the characteristics that make it a local and national destination. Imagine if you had to visit Rutherford wineries in downtown Berkley - the experience would be tainted and touri:
Mary Landmann	Bothell	WA	98011	9/27/2017 WE have an amazing and unique community. Don't let them take it away from us!
Lisa Richardson	Lynnwood	WA	98087	9/27/2017 Signed!
Ryan Stute	Seattle	WA	98060	9/27/2017 Petition signed!
Cynthia Rooney-Olson	Park Rapids	MN	56470	9/27/2017 Makes good sense to me.
Dayna Anderson	Issaquah	WA	98029	9/27/2017 I love the charm of Woodinville's rural tasting rooms! Of course, I signed the petition.
Prabhu Raju	Stillwater	WA	55082	9/27/2017 I love Matthews and all the wineries in the area. They are great boon to the town!!
Natasha Fulkerson	Woodinville	WA	98077	9/27/2017 As a resident of Woodinville since 1974, I love the growth and the allure that the wineries have brought to our town and of all the wineries Mathews is the most family friendly. Please keep this unique community
Ilkka Kallio	Kenmore	WA	98028	9/27/2017 I like the place, it's one of the businesses that make Woodinville awesome! It is mean and petty to use zoning codes to harass this obviously agriculture-based business!
Erika Secord	Redmond	WA	98052	9/27/2017 Tasting rooms are what makes Woodinville a destination, resulting in revenue coming into the area. It's a shame to target businesses that are producing revenue (and tax dollars). Maybe there should be focus on
Cathy Leishman	Lynnwood	WA	98036	9/27/2017 I work for one of the winery's.
Robert Muller	Mercer Island	WA	98040	9/28/2017 Woodinville wine country needs tasting rooms. It makes Woodinville a great destination. Brings tourism. Increases value.
c.w. otis	Ketchum	ID	83340	9/28/2017 matthews is a huge asset and not a liability to King County. its business model will be the model of the future. keep the "country" in Woodinville Wine Country!
Rebecca Humphrey	Port Orchard	WA	98366	9/28/2017 Please sign this petition I love what all the woodinville wineries are all about and would love to keep them.
Marcia Sears	Kenmore	WA	98028	9/28/2017 Matthews is one of my favorites!! Keep the tasting rooms open!!!
Melissa OBrien	Redmond	WA	98053	9/28/2017 I love Woodinville wine country!
james Patterson	Bainbridge Island	WA	98110	9/28/2017 Washington needs to keep moving forward if it values a great state of wine.
jonina Blenkins	Snoqualmie	WA	98065	9/28/2017 We need to protect small wineries
Hali Pekras	San Diego	CA	92109	9/28/2017 Yay wine!
Kathy Heideman	Woodinville	WA	98077	9/28/2017 I am signing this petition because I love going to the wineries in Woodinville with my family and friends. There is never going to be all agriculture there. Please do not take this treasure away from us
Deanna Stearns	Kent	WA	98031	9/28/2017 This is a unique and wonderful approach to multiple uses of one's land, and an opportunity to enjoy the region. We need to encourage this creativity and the richness it brings to our area.
Carmen Richter	Kent	WA	98030	9/28/2017 I love Woodinville Wine Country
Andy Lentz		US	9/28/2017	It's the right thing to do. Wine country IS Woodinville. Not wine city. Don't disrupt what has put Woodinville on the map. Woodinville has a great thing going and Woodinville has boomed since wineries have becom
Beth Fiorda	Woodinville	WA	98077	9/28/2017 I love what they're doing and they have our support.
Jennifer Jennings	Snohomish	WA	98290	9/28/2017 There is value in protecting both our wineries within Woodinville, and our farmlands, and doing so in balance together. This is about voting for balance and unity not division.
John McCracken	North Fort Myers	FL	33903	9/28/2017 This is part of the unique cultural identity of this region, I know, I lived there for a long time.
Charles Webber	Vandalia	OH	45377	9/28/2017 I believe if you pay taxes on your property you should be able to do anything legal on it.
Cathy Herholdt	Bothell	WA	98012	9/28/2017 Yes! Keep the wineries in a variety of settings, and definitely extend tasting room hours!
Jenny Diedrich		3142 Austri	9/28/2017	I've been there and think it's greatGood luckFrom Australia
Carma Johnston	Anchorage	AK	99577	9/28/2017 I believe you need to keep the Tasting Room in Rual King County
Wendi Meier	Redmond	WA	98052	9/28/2017 I believe in this model- wine completely fits in with farm to table, farmers markets etc. just look at the old countries that have been producing wine for centuries. Wine and food/ cooking create a wonderful comr
Kevin Slover	Woodinville	WA	98077	9/28/2017 I support common sense zoning variances.
Laura Hawkins	Oceanside	CA	92057	9/28/2017 I'm signing this petition because small, local wine tasting locations are vital to the community.
Erica Gerber	Houston	TX	77002	9/28/2017 I agree, the Woodinville wine area is special.
Kellie Sirna	Dallas	TX	75248	9/28/2017 I love wine, family owned business and the growth of king county
Karey Regala	Tacoma	WA	98408	9/28/2017 It's important to keep the feel and charm of Woodinville wine "country" and not resist healthy change. Woodinville is going to grow, so let's do it conscientiously.
Heather Millner	Santa Clara	CA	95050	9/28/2017 Because I currently live in Woodinville and love our industrial areas
Christina Porter		US	9/28/2017	We MUST keep Woodinville the charming, wonderful place it is!
Michael Denbo	Kent	WA	98030	9/28/2017 We must preserve the wine country atmosphere that currently exists in Woodinville. Resist wholesale development at the expense of our vineyards and wine tasting rooms.
Lindsay Kotylo	Kirkland	WA	98033	9/28/2017 The wineries bring the community together and are a wonderful part of the woodinville culture.
Laura Taylor	Everett	WA	98204	9/28/2017 Wineries like Matthews are a staple in Woodinville. I enjoy bringing my family and friends to places like that. They make Woodinville unique and attractive to all visitors.
Patty Holder	Federal Way	WA	98003	9/28/2017 Keep Woodinville farm and wine country the way it is..it is a lovely place to hang out in!
Karen Gimse		OR	US	9/28/2017 Support local wineries and the farms.
Benjamin Pfister	Lake Stevens	WA	98258	9/28/2017 Maybe King County can use common sense for once.
Molly Delamarter	Kirkland	WA	98034	9/29/2017 I believe in the wisdom of the owners of Matthews Winery.
Judie Keblish	Lake Stevens	WA	98258	9/29/2017 Tasting rooms for smaller rural communities are important to draw people to those communities and promote all small business in the area
Ron Weisinger		US	9/29/2017	Has Woodinville shown support for the petition? Hopefully that agree since it only serves them well - the more tasting rooms the better in the area be it in city limits or rural county.
john Griffin	Redmond	WA	98052	9/29/2017 If I want to buy a box of wine, I go to the store. If I want to taste a local wine, I go to a local winery. I drive the Redmond-Woodinville road frequently. I never mind an extra few minutes around the wineries. An
Roseanne Kahn	Seattle	WA	98105	9/29/2017 I don't see a reason why tasting rooms can't operate here.
Lindy McDonough	Kirkland	WA	98033	9/29/2017 This business is responsible and very community oriented. The huge garden on their property shows how much they want to protect the growth in Woodinville. We look forward to continued visits to Woodinville a
Ric Sarro	Sammamish	WA	98074	9/29/2017 Um, sure. Dow Constantine is one of those promoting free drug shoot-up sites in our neighborhoods. There's no common sense there.
Heidi Jacobsen-Watts	Kenmore	WA	98028	9/29/2017 Wineries are great for both tourism and community.

Mike Adams	Woodinville	WA	98072	US	9/29/2017	I appreciate the value that companies like Matthews Winery bring to our neighborhood
PAULA LAVIN	Kirkland	WA	98033	US	9/29/2017	The valley is the perfect place for tasting rooms. Woodinville has become a destination for tourists and residents alike.
Lori Cummings	Sammamish	WA	98075	US	9/29/2017	I love what Woodinville brings to the East side and the community should stay as it is!
Jan Ball	Sammamish	WA	98074	US	9/29/2017	I love Mathews
Jennie Richards	Concord	CA	94518	US	9/29/2017	Please keep the tasting rooms OPEN along the rural-residential roads like 140th PI NE and Woodinville-Redmond Rd. We LOVE visiting them and tasting wine in the more small, intimate tasting rooms, often family-
Candace Baer	Seattle	WA	98125	US	9/29/2017	Thank you for doing this.
Adam Sohn	Seattle	WA	98122	US	9/29/2017	It's a great part of WA culture and the economy
Stacia Jordan	Seattle	WA	98102	US	9/29/2017	King County needs to back off!
Ron Kelly		US			9/29/2017	Mathews is a asset to the community
Karin Schminke	Kenmore	WA	98028	US	9/29/2017	Tasting rooms and agricultural zoning are mutually beneficial!
Kathryn Searce	Kirkland	WA	98033	US	9/29/2017	I support keeping the Wineries and Tasting rooms in rural King County
Rochelle Haberl	Kirkland		98033	US	9/29/2017	I support the Matthews Winery and Tasting room as well as farm in Woodinville. I have also done business with the Otis family and support their business as a whole.
Elizabeth Thorson	Kirkland	WA	98034	US	9/29/2017	We love wine and have so enjoyed spending afternoons visiting many, many tasting rooms in the Woodinville valley! The area is so much more fun and vibrant with the tasting rooms and I'm certain brings much b
Art Day	Goodyear	AZ	85395	US	9/29/2017	I wholeheartedly support the keeping of the Wineries and Tasting Rooms in Rural King County. We can't let the few idiots spoil it for everyone else. Increase the fines for those that do. They'll get the message.
Andrea Garcia	Sammamish	WA	98075	US	9/29/2017	I support keeping tasting rooms in rural King County
Ray Pelley	Bellevue	WA	98007	US	9/30/2017	Rural tasting rooms are an important cultural and social feature, greatly appreciated, in our own backyards. Whenever we have friends and family visit us in Seattle Woodinville Wine Country is a MUST DO experier
Matthew Peck	Seattle	WA	98115	US	9/30/2017	This area is chock full of meddlesome busybodies who can't resist an opportunity to tell people what they can and can't do. To hell with those people. Matthews is a great place and I want it to stay where it is.
DeAnn Kurina	Everett	WA	98208	US	9/30/2017	Done
Joel Hollingsworth	Auburn	WA	98002	US	9/30/2017	My dad was born in Hollywood WA in 1920 and would fully support a simple tasting room.
Serena Messner	Snohomish	WA	98296	US	9/30/2017	I love the CSA concept coupled with our unique and home grown wineries! It's what makes the community!
Michelle Breda	Redmond	WA	98052	US	9/30/2017	Support!
Ken Davidson	San Ramon	CA	94583	US	9/30/2017	There can be no better location for the Mathews' wine tasting room for visitors and events. Keep the tasting room where it is and remove the politics from running businesses like Mathews.
Steve Griggs	Redmond	WA	98052	US	9/30/2017	Long time winery with great people and wine should be allowed to continue to thrive. Really like the recent addition t your gardens.
Normajean Bowen	Mt. Vernon	WA	98273	US	10/1/2017	This is a path to support rural businesses and bring dollars and interest to the area for future growth.This really isn't any different that roadside farm stands that sell direct to consumers who want to drive to the so
Kathi Kelly-Billings	Woodinville	WA	98072	US	10/1/2017	The wineries add so much to the charm of our city. I so enjoy spending time in the wine district and always bring out of town guests there. Our guests are always so impressed. Please do not take the wineries away
Amanda Wager	Kirkland	WA	98034	US	10/1/2017	Great winery with wonderful dance nights in the summer! Please support and share!
Lindsey Lewis	Bothell	WA	98021	US	10/1/2017	I support!
Wendy Condrat	Woodinville	WA	98072	US	10/2/2017	Great enterprise!!!!
Monique Skavdahl	Woodinville	WA	98072	US	10/2/2017	We need to support the growth of woodinville wine country. They do so much for our community.
Christopher Johnson	Maple Valley	WA	98038	US	10/3/2017	I'm signing because this is a vital community business that builds neighborhoods & a sense of community
Brent Wayland	Everett	WA	98208	US	10/3/2017	Full support!
Laurie Rohrich	Woodinville	WA	98072	US	10/3/2017	Business owners, wineries and farmers can all work together as one and ALL be contributing members to our community.
Jackie Bindon	Woodinville	WA	98077	US	10/8/2017	Supporting small local businesses is the right thing to do!
Anya Pamplona	Kirkland	WA	98034	US	10/8/2017	I've lived in other wine areas before and having wineries outside of the city was wonderful. And there was still plenty of land for farmers. In fact, the wineries and small farms worked together.
Jennifer Buist	Woodinville	WA	98072	US	10/8/2017	I'm signing because I've experienced this wine culture and lived in Woodinville. With the way Woodinville is growing, it would not be beneficial to the city or the wineries for the wineries to be forced to move into t
Darcie Guyer	MERCER ISLAND	WA	98040	US	10/12/2017	I love the charm of the area and hope it keeps the rural feel and bring the community together.
Maricel Aziz	Mercer Island	WA	98040	US	10/13/2017	I had my 40th Birthday party at Matthew's
Cheryl Roe	Kenmore	WA	98028	US	10/13/2017	It's time for change!
Maricela Nyberg	Woodinville	WA	98077	US	10/15/2017	Supporting the local business while keeping the charm of Woodinville. These businesses are helping to keep the community close while inviting others to visit our local area and all it has to offer.
Maricela Nyberg	Woodinville	WA	98077	US	10/15/2017	I want to support our local businesses that are active in keeping our community close while welcoming all to experience the charm of Woodinville.
Loreen Anderson	Seattle	WA	98109	US	10/16/2017	I want to protect our beautiful wine industry and all of the wineries that make it special
Sarah Knight	Puyallup	WA	98372	US	10/18/2017	Help and support local businesses and help and promote our state.
Matthew Lisowski	Olympia	WA	98501	US	10/28/2017	Help support local businesses that share their craft in this community!
Sandra Howard	Palm Desert	CA	92211	US	10/29/2017	We have enjoyed walking the planted gardens at Matthews and this fall we attending the best Farm to Table meal there. The family style meals are prepared by a local chef using produce grown on site and paired
Scott Wheeler	Tacoma	WA	98422	US	12/28/2017	Because I support small business.
angela bartholomaus	Issaquah	WA	98027	US	1/24/2018	The best place to drink wine is in a rural farm setting, otherwise, just go for two buck chuck at home. Keep rural wineries open.
Patricia Sherwood	Edmonds	WA	98020	US	1/24/2018	Small businesses are being pushed out by government controls.
Christopher Johnson	Maple Valley	WA	98038	US	1/29/2018	Craft winery's & Brewery's are part of the rural culture that make King County so great
sean morgan	Seattle	WA	98126	US	1/30/2018	It is not the role of a select few citizens to close the doors on tax-paying businesses that benefit the community and provide jobs. Keep the doors open! King County belongs to ALL of the citizens therein, not just a i
Jake Heare	Seattle	WA	98105	US	1/30/2018	Taprooms are where communities are built. They are where the United States was found. Rural Taprooms are an important part of the culture and should be allowed to operate as long as they follow all health and
Thomas Furey	Seattle	WA	98122	US	1/30/2018	I support local business and breweries.
Mariya Kovacich	Renton	WA	98058	US	1/30/2018	It is time for the county to recognize the benefits of COMMUNITY!
Garrett Milam	Olympia	WA	98506	US	1/31/2018	This is negatively impacting local, rural, entrepreneurs who are providing the same products in the same manner as those in the city limits. Arbitrary and ridiculous.
Berk Taylor	Everett	WA	98201	US	1/31/2018	If the county signed off on this it shouldn't be undone. People invest their life savings for this dream. I could be in the same situation someday. Please address this fairly.
adrian Maldonado	enumclaw	WA	98022	US	1/31/2018	They are a local hub where the community gets together unwinds and relax after weeklong grind
Dona Hagen	Enumclaw	WA	98022	US	1/31/2018	I'm signing because I think rural taprooms are the Mom and Pop businesses we need in our neighborhoods that bring local people together and that don't pose a threat to bigger establishments in the area. Please i
Corey Ovendale	seattle	WA	98105	US	1/31/2018	I'm signing because small brewery taprooms are a Washington staple and a great "third place" that enriches the community.
Dennis Grmur	Seattle	WA	98122	US	1/31/2018	I support local breweries and wineries
Kevin O'Brien	Littleton	NH	3561	US	1/31/2018	It took long enough for folks to notice the economic value of having these wineries in Woodinville. Don't messbit up now and lose the opportunity to capitalize on this asset. Tourist dollars go a long way in a small
Kathleen Ardolino	Lisbon	NH	3585	US	1/31/2018	I believe in the cause.
Austin Haynes	Auburn	WA	98092	US	2/1/2018	Small businesses always deserve chances to grow and help their communities.
Farrah Day	Renton	WA	98055	US	2/2/2018	I love wine tasting!
Janice Parker	Monroe	WA	98272	US	2/2/2018	This is an important piece of our economy.

Kevin Gilroy	Kirkland	WA	98033 US	2/5/2018 The Wineries and Taprooms are not harming any of the agriculture in the Sammamish Valley. This are important businesses to our community. Please allow these taprooms and wineries to continue their dreams !!
Keith Blankenship	Austin	TX	78759 US	2/7/2018 Wine business and culture should be enabled to grow around the country. Central Texas has a burgeoning wine country and we love supporting our friends in the NW
Ryan Emerson	Kent		98035 US	2/8/2018 King county politicians are idiots trying to legalize heroin while fighting tasting rooms. Their stupidity is too much
Tammy Peters	Maple Valley	WA	98038 US	2/27/2018 Small wineries and breweries are a great boost to local economy. I enjoy seeking out new areas and neighborhoods when I discover a new one has opened up in the county. Now I understand why several indicate
elmo fleming	seattle	WA	98126 US	3/10/2018 The Lumberhouse is a great neighborhood meeting place with the owners the Earls being wonderfull family oriented folks. I would like to think that King County would encourage more small community businesses

own stuck between generations - we are growing whether we like it or not and doing it intentionally and responsibly is so important. Thank you Jeff for your leadership for a community I'm proud to be part of!

endly events are frequently hosted as well.

ville City Council are...not my favorite.

e from outside the community.
ses that operate in and around the area. Keep this charming aspect of Woodinville going!!!

ow more than ever. Thank you!

community!

philosophy. Partner with Microsoft, Google, etc., (as major participants in the growing patronage) to put out a plan that establishes a clear timeline and vision. You've built it. Now they're here. What's next?
r movie night. It would be heartbreaking and such a loss to lose this spot here and honestly not sure we would stay in the area if this change goes into affect.

. I believe in keeping Woodinville rural, but a balance can be found that allows the existing wineries to remain while keeping the farmland on the west side of the valley.

al tourism from the surrounding areas, and generally made this area a better place to live. Why would you aim to destroy what these small businesses have made? They aren't the enemy, people who refuse to change are.

r than other areas! Plus supporting local artists-why would anyone oppose such a positive work?!

o this issue that respects the needs of all parties.

le, with open vistas and fresh air!The wineries are designed to make you feel right at home.You can tell the owners and employees have put a lot of heart, time, and money into the design. Inside and out.Of course you might expect this from a group of people who have the patience to plan and wait
ire environment that is Woodenville. It is unique in the wine industry and so much more refreshing than the factory-like atmosphere of the California vineyards where guest are, more or less, just numbers and dollar signs.

I by same kind of purchaser as myself.

ed. Really disappointing and out of focus.

ie "farm land" to be rezoned and turned into apartments like what is happening in Maltby. 200 apartments on a 10 acre lot in the middle of no where...I'd take a winery that is interested in preserving the agricultural land any day!

· family has global and community vision and puts that philosophy into action.
MAYBE TO SUPPORT THE MONOPOLY WINE MAKERS?

side enjoying the outdoors and tasting local wine. When the charm goes, so will the visitors.

where..I don't care. I will not spend another dime on anything NFL until Roger decides to grow a set of balls and follow the NFL rule book on the anthem and it's required behavior while it's playing. I want to be entertained not forced to hear or view someone's political views on sunday. There is a re

ely affect them with new zoning changes.

o fail. Everyone enjoys getting out of the city to enjoy a country drive and a glass of wine!! think I'd love to visit this area!
hat the Otis family has designed, I am in support.

ms are wonderful!
ig rooms within the city ? What "problem" are proponents of the change really attempting to solve?

don't fix it. They should go find something broken to fix.

uing to keep the farmland in the valley protected. Allowing the wineries/wine-tasting rooms to host events throughout the year brings families, friends and communities together. My husband is a musician and plays at a number of tasting rooms, we've met so many wonderful people over the years
other areas. I would be super bummed if it lost the rural character it does have!

f their wine, the incredible service of their staff, and the pride that they take in offering and providing a local farm to table experience of food and wine, should be something that Woodinville and King county embraces. People come to woodinville to experience this type of setting. To limit Matthew

werful one share can be! If you share and ask others to share it can gather steam and potentially go viral! Let's get this petition viral and keep the fun in our region thriving!
to get to. Please keep this area as it is

a charm that touches everyone's hearts. It is saddening how many houses they are putting into Carnation and Duvall, the roads have no way to expand nor is there commercial land to support the growth. King County needs to pull the reins back before it ruins every last bit of natural land and ag la

:kyard.

sm would suffer. King County, please continue to support our local wineries.

oriented establishment open and a part of our Woodinville charm.

the fallow farmland.

re what they are. Taking this all away is the worst thing you could do.

unity feel that go hand in hand.

d there's no substitute for family businesses.

nd Mathews Winery is a huge draw for us.

owned. They bring community together, in a much less commercial, profit-centered atmosphere. KEEP THESE TASTING ROOMS OPEN!

business to Woodinville!

nce. We would hate to lose it.

urce and try before purchasing directly from the farmer. Please support this - it's good for everyone.

! :-{

he city. As Jeff has started, the charm is in the beautiful country side! Imagine being able to sit at a table with friends, looking out at a beautiful garden while enjoying a delicious glass of wine. This is why people visit these wineries. It's not just for the wine.

with their spectacular wines. We have enjoyed wine tasting in Woodinville for over 10 years and are always excited to try new wines. I feel it is important to keep Woodinville with rural tasting rooms. Certainly if any changes are made by the politicians, the current tasting rooms should be grandfat

few landowners that don't want to share their views and roadways.
safety ordinances.

rethink the policy that restricts free enterprise and business opportunities.

town.

¶

they are "closed" ... very sad.
like theirs <

around 2 years to enjoy the fruits of their labor. Once inside you're greeted by employees who speak Wine and have a chance to swap winery tales with other "vacationers". If you're looking for more than just a bottle of wine and want an experience, visit the countryside, take in the fresh air, stop at a w

ason I don't watch Meet the Press. - Finn

and we both fully support keeping the wineries and tasting rooms in rural King County.

; ability to provide the community and its guest this incredible experience will further deepen the divide between politicians and their tax paying citizens.

nd this is Woodinville included.

hered in as an exception to any new policy.

inety, and talk with the people. You'll have a much more memorable time, and find yourself looking forward to your next visit. Mike & Margaret Schlosser

change.org

Recipient: King County

Letter: Greetings,

We hope you modify and update the zoning codes to allow for tasting rooms of Matthews Winery's size to operate on certain rural-residential parcels along main arterials, such as 140th PI NE and Woodinville-Redmond Rd, while at the same time continuing to keep all of the agriculturally-zoned farmland in our valley protected. Allow for their tasting rooms to be open daily from noon to 9pm, as well as allow these businesses to host an unlimited number of events throughout the year in order to bring our community together in unique and festive ways, while still respecting local noise ordinances. We believe their model makes sense for our area, and fits into our rural setting.

Signatures

Name	Location	Date
Jeff Otis	Clinton, WA	2017-09-22
Allison Kristman-Valente	Issaquah, WA	2017-09-25
Jennifer Beeler	Redmond, WA	2017-09-25
Melissa Buyske	Chula Vista, CA	2017-09-25
Natalie Schneider	Kirkland, WA	2017-09-25
Katie Herzog	Redmond, WA	2017-09-25
Jaime MacDonald	US	2017-09-25
Sheree Everson	Kirkland, WA	2017-09-25
Jessica Larson	Redmond, WA	2017-09-25
Elaine Smith	Tacoma, WA	2017-09-25
Tracie Rich	Kirkland, WA	2017-09-25
Patty Green	Woodinville, WA	2017-09-25
Mike Wegener	Washington	2017-09-25
Brooke Andersen	Seattle, WA	2017-09-25
Tina Fields	Cleveland, OH	2017-09-25
Karissa Meador	Spanaway, WA	2017-09-25
Nicole Parkhill	Kirkland, WA	2017-09-25
John Lunardi	Redmond, WA	2017-09-25
michael Thore	Woodinville, WA	2017-09-25
Carissa Ricci	Lynnwood, WA	2017-09-25

Name	Location	Date
Kyle Trautmann	US	2017-09-25
Eric Karp	Bothell, WA	2017-09-25
Melissa Olson	Snohomish, WA	2017-09-25
Kim Benner Schoch	Woodinville, WA	2017-09-25
Chris Goodman	US	2017-09-25
Matthew Frause	US	2017-09-25
Lauren Delariva	Woodinville, WA	2017-09-25
Michelle Steele	US	2017-09-25
Sally Hara	Kirkland, WA	2017-09-25
Stacy Tucker	Woodinville, WA	2017-09-25
Jennifer Horenstein	US	2017-09-25
David Otto	Woodinville, WA	2017-09-25
Kelly Radcliff	Kirkland, WA	2017-09-25
April Werner	Kirkland, WA	2017-09-25
Ramsey Bain	Issaquah, WA	2017-09-25
Bonnie Reddick	Redmond, WA	2017-09-25
troy anderson	Stanwood, WA	2017-09-25
Aaron Borth	Kent, WA	2017-09-25
Brea Starmer	Kirkland, WA	2017-09-25
Julie Ridgway	Woodinville, WA	2017-09-25
Michelle Evans	Issaquah, WA	2017-09-25
Jackie Phairow	Woodinville, WA	2017-09-25

Name	Location	Date
Tamara Gane	Kirkland, WA	2017-09-25
Marianna Diezsi	Seattle, WA	2017-09-25
Lynn Reifert	Irving, TX	2017-09-25
Michelle Byer	Kirkland, WA	2017-09-25
Teresa Nelson	Duvall, WA	2017-09-25
Jen Bell	Redmond, WA	2017-09-25
Rachelle Alston	US	2017-09-25
Caroline Heading	Kirkland, WA	2017-09-25
Brittany Van Brunt	San José Del Cabo, Mexico	2017-09-25
Cheryl Gaillard	Issaquah, WA	2017-09-25
Kendra Tomlin	US	2017-09-25
Gena Schirer	US	2017-09-25
Julie Reese	Seattle, WA	2017-09-25
Susan Cobb	US	2017-09-25
Kate Williams	Mount Vernon, WA	2017-09-25
Deenie Robertson	Woodinville, WA	2017-09-25
Michelle Walls	Redmond, WA	2017-09-25
Lisa Foster	Omaha, NE	2017-09-25
Kim Gorga	Bothell, WA	2017-09-25
justin rank	California	2017-09-25
Andrea Woods	US	2017-09-25
Leah Whiteside	Woodinville, WA	2017-09-25

Name	Location	Date
Liz Willis	US	2017-09-25
Casey Rio	Seattle, WA	2017-09-25
Melissa Kistler	Bothell, WA	2017-09-25
Sharlyn Carvalho-Chang	Kirkland, WA	2017-09-25
Daniel Downs	Kirkland, US	2017-09-25
Jay Kistler	US	2017-09-25
Rebecca Manjarrez	East Haven, CT	2017-09-25
Rachelle Coler	Woodinville, WA	2017-09-25
Amy Platt	Bothell, WA	2017-09-25
Heidi McMahan	Ventura, CA	2017-09-25
Desiree Vollans	Kirkland, WA	2017-09-25
Michael Cooper	Seattle, WA	2017-09-25
Alicja Cholewinska	Kirkland, WA	2017-09-25
Shannon Atchison	Seattle, WA	2017-09-25
Kellie Olson	Snohomish, WA	2017-09-25
Kara Boldt	Seattle, WA	2017-09-25
Sabrina Faludi	Michigan	2017-09-25
Kimberly Forster	US	2017-09-25
Kim Miller	Duvall, WA	2017-09-25
Jason Evans	Bellevue, WA	2017-09-25
Bryan Otis	Seattle, WA	2017-09-25
Carol Dillingham	Redmond, WA	2017-09-25

Name	Location	Date
Neil Everson	Renton, WA	2017-09-25
Paul Kotylo	Redmond, WA	2017-09-25
Julie Paulsen	US	2017-09-25
Sarra Johnson	US	2017-09-25
Amy Gillette	Woodinville, WA	2017-09-25
Emily McIntosh Feliz	Woodinville, WA	2017-09-25
Alexa Otis	Clinton, WA	2017-09-25
Pat Berger	Auburn, WA	2017-09-25
Clyde McKinney Jr	Ashland, VA	2017-09-25
Suzi Puckett	US	2017-09-25
Elena Meier	Kumanovo, Macedonia (FYROM)	2017-09-25
Rena Kochel	US	2017-09-25
Renee Schuyten	Redmond, WA	2017-09-25
Enikoe Orban	Bothell, WA	2017-09-25
Paul Healy	Kirkland, WA	2017-09-25
Ryan Meier	Kumanovo, Macedonia (FYROM)	2017-09-25
Michael Pierce	Elizabeth, NJ	2017-09-25
Leslie Norquist	US	2017-09-25
Malia Markey	Bothell, WA	2017-09-25
Carly Buwalda	Redmond, WA	2017-09-25
Mike Adams	US	2017-09-25
Bianca Piette	Bellevue, WA	2017-09-25

Name	Location	Date
Melissa Stuart	Bothell, WA	2017-09-25
Melissa Ingersoll	Woodinville, WA	2017-09-25
Stephen Morrison	Port Orchard, WA	2017-09-25
Stephen Tonn	Irving, TX	2017-09-25
Gene Owen	Kent, WA	2017-09-25
Rsy Ewing	Honolulu, HI	2017-09-25
Lauren Martin	Seattle, WA	2017-09-25
Jim Newberry	Kirkland, WA	2017-09-25
Megan O'Keefe	Woodinville, WA	2017-09-25
Conor Curtis	Seattle, WA	2017-09-25
Beverly Rogers	Everett, WA	2017-09-25
Joshua Johnston	Woodinville, WA	2017-09-25
Robert Frost	Portland, OR	2017-09-25
Arri Burgess	Woodinville, WA	2017-09-25
Barry Benz	Ocala, FL	2017-09-25
Keith Drummond	Redmond, WA	2017-09-25
Bryan Lee	Redmond, WA	2017-09-25
Cristi Basch	US	2017-09-25
Stephanie Washington	Seattle, WA	2017-09-25
Jacob Johnson	Houston, TX	2017-09-25
John Boyle	Kirkland, WA	2017-09-25
Matt McFarlane	Seattle, WA	2017-09-25

Name	Location	Date
Molly Burton	Clinton, WA	2017-09-25
Pui Chee Chan	Redmond, WA	2017-09-25
Cynthia Butler	San Francisco, CA	2017-09-25
STEVE KEARNEY	Oregon City, OR	2017-09-25
Jennyfer Hambleton	US	2017-09-25
Chris Murphy	US	2017-09-25
Alyssa Howell	Seattle, WA	2017-09-25
John Naylor	Ann Arbor, MI	2017-09-25
Harold Lachmann	Richland, WA	2017-09-25
Jennifer Williams	US	2017-09-25
Laura Boldizar	Seattle, WA	2017-09-25
Katriona Kinder	Arlington, WA	2017-09-25
Craig Zimberg	Nashville, TN	2017-09-25
Linda Sturm	Issaquah, WA	2017-09-25
Jeff Bartee	Santa Clara, CA	2017-09-25
Steve Laforte	US	2017-09-25
dennis weibling	Sumner, WA	2017-09-25
Gordon Lee	Maple Valley, WA	2017-09-25
Diana Boyd	Kirkland, WA	2017-09-25
justin nikolaus	Seattle, WA	2017-09-25
kevin woody	Lynnwood, WA	2017-09-25
Laura LaForte	US	2017-09-25

Name	Location	Date
Peter Graveline	Fresno, CA	2017-09-25
Kathy Trail	Kirkland, WA	2017-09-25
David Carpenter	Seattle, WA	2017-09-25
Brooke Johnson	Seattle, WA	2017-09-25
Thea Windle	Redmond, WA	2017-09-25
Maurya Broadsword	US	2017-09-25
Michelle St John	Auburn, WA	2017-09-25
Pete Gaillard	Issaquah, WA	2017-09-25
Vicki Howe	Redmond, WA	2017-09-25
Chris Riggs	Redmond, WA	2017-09-25
Brian Eyster	US	2017-09-25
Wendy Lunardi	Redmond, WA	2017-09-25
Kathryn Carlson	Seattle, WA	2017-09-25
Brittany Wene	Tacoma, WA	2017-09-25
Barbara Tisi	Auburn, WA	2017-09-25
Jason Goldberger	Parkville, MD	2017-09-25
Kristi Larson	Santa Clara, CA	2017-09-25
Fred Woolley	Auburn, WA	2017-09-25
Stephanie Gothro	Maple Valley, WA	2017-09-25
Ivy Chen	Seattle, WA	2017-09-25
Dan Gatchet	US	2017-09-25
Cathy Nickell	Redmond, WA	2017-09-25

Name	Location	Date
David Mongan	Bellevue, WA	2017-09-25
Paul Sausedo	Everett, WA	2017-09-25
John Ballard	Woodinville, WA	2017-09-25
Elena Moye	Woodinville, WA	2017-09-25
Bryan Shaughnessy	Seattle, WA	2017-09-25
Dorene Van Bibber	Redmond, WA	2017-09-25
James Rodrigues	Kirkland, WA	2017-09-25
Dennis Ward	US	2017-09-25
Robert Morse	Redmond, WA	2017-09-25
Chris West	Gig Harbor, WA	2017-09-25
Stephanie Miller	Kirkland, WA	2017-09-25
Paul Olsen	Seattle, WA	2017-09-25
Jay Toupin	Pleasanton, CA	2017-09-25
Bernard Howard	US	2017-09-25
Shel Dolce	Renton, WA	2017-09-25
Kimberly Chavez	US	2017-09-25
Robert Bruns	US	2017-09-25
Loralee Hartl	Kirkland, WA	2017-09-25
Cami Mahan	Kirkland, WA	2017-09-25
Sara Miller	Issaquah, WA	2017-09-25
Stafford Lombard	Pahoa, HI	2017-09-25
Lorrie Cain	Kirkland, WA	2017-09-25

Name	Location	Date
Heather Woolfitt	Lynnwood, WA	2017-09-25
Hilliker Hilliker	Holmen, WI	2017-09-25
Erin Palombo	Kirkland, WA	2017-09-25
Andrew Chen	US	2017-09-25
Julia Green	Redmond, WA	2017-09-25
Lisa Deutsch	Woodinville, WA	2017-09-25
Lindsay Stow	Kirkland, WA	2017-09-25
Jen Puetz-Heng	Renton, WA	2017-09-25
Megan Meagher	Seattle, WA	2017-09-25
Max Schroedl	Seattle, WA	2017-09-25
Todd Horiuchi	Sarasota, FL	2017-09-25
Kris Lowe	Bothell, WA	2017-09-25
Katherine Price	Seattle, WA	2017-09-25
Kristen Martinez	Kirkland, WA	2017-09-25
Carla Thore	Woodinville, WA	2017-09-25
Carissa Castaldo	Woodinville, WA	2017-09-25
anthony basile	Kirkland, WA	2017-09-25
Chris Hudson	US	2017-09-25
Frank Artale	Austin, TX	2017-09-25
ali simsek	US	2017-09-25
Andrew Schneider	Redmond, WA	2017-09-25
christina bemis	Seattle, WA	2017-09-25

Name	Location	Date
Cyndal Ellenberger	US	2017-09-25
Arnold Honick	Cedar Rapids, IA	2017-09-25
Matthew Chan	Normandy Park, WA	2017-09-25
Amy Anderson	Auburn, WA	2017-09-25
John Brekke	Bellevue, WA	2017-09-25
Melissa James	Seattle, WA	2017-09-25
Amanda Wright	Woodinville, WA	2017-09-25
Ryan Prentice	US	2017-09-25
Elizabeth Eng	Vashon, WA	2017-09-25
Amanda Cavassa	US	2017-09-25
Julie Dunnweber	Chicago, IL	2017-09-25
Sarah Henry	Kirkland, WA	2017-09-25
Chad Williams	Kirkland, WA	2017-09-25
Jeffrey Stroud	Walla Walla, WA	2017-09-25
Jo Ann Draughon	Carlsbad, CA	2017-09-25
Jameson Greenfield	San Francisco, CA	2017-09-25
James Hoole	US	2017-09-25
Dana Brekke	Bellevue, WA	2017-09-25
Martin Johnson	Vancouver, WA	2017-09-25
Stacey Saviano	Kent, WA	2017-09-25
Amy Lee	Maple Valley, WA	2017-09-25
Jessica Psenski	Kirkland, WA	2017-09-25

Name	Location	Date
Kate Dick	Woodinville, WA	2017-09-25
Elisabeth Merker	Puyallup, WA	2017-09-25
Angela White	Seattle, WA	2017-09-25
Shauna Barison	Lynnwood, WA	2017-09-25
Sarah Reed	US	2017-09-25
Adam Wanichek	US	2017-09-25
Kelly McLean	Everett, WA	2017-09-25
William Toupin	US	2017-09-25
Kara Lundberg	US	2017-09-25
Dave McCrate	Bellevue, WA	2017-09-25
Rachel Gustafson	Ferndale, WA	2017-09-25
Christopher Ross	Seattle, WA	2017-09-25
Sandi Crewe	Barrington, IL	2017-09-25
Erin Hannum	Redmond, WA	2017-09-25
Elliott Lyons	Redmond, US	2017-09-25
Heather Bauman	Denver, CO	2017-09-25
Kris Lundberg	Bellevue, WA	2017-09-25
Kristen Mattoni	Bellevue, WA	2017-09-25
Norma Marvin	Sammamish, WA	2017-09-25
Carol Davidson	Kirkland, WA	2017-09-25
Concerned Guardian	Bellevue, WA	2017-09-25
Valerie Gaarde	Kirkland, WA	2017-09-25

Name	Location	Date
Mark Matthews	Pomona, CA	2017-09-25
Dennis Marsh	US	2017-09-25
Jason Mercado	Issaquah, WA	2017-09-25
Michael Krasnokutsky	Olympia, WA	2017-09-25
Allyson Barker	Bothell, WA	2017-09-25
Thomas Robinson	Ledyard, CT	2017-09-25
Matthew Mizenko	Kirkland, WA	2017-09-25
Heidi Phipps	Redmond, WA	2017-09-25
Paul Barry	Irving, TX	2017-09-25
Serge Baranovsky	Seattle, WA	2017-09-25
Timothy Keeler	Kenmore, WA	2017-09-25
Melinda Platre	Kirkland, WA	2017-09-25
Kip Jones	Naples, FL	2017-09-25
Dawn Bostrom	Kenmore, WA	2017-09-25
Michael Walmsley	Issaquah, WA	2017-09-25
Erna Donner	Kirkland, WA	2017-09-25
Jill Eisner	Redmond, WA	2017-09-25
Jonathan Tanner	Redmond, WA	2017-09-25
Linda Northcutt	Redmond, WA	2017-09-25
David Friedman	Saint James, NY	2017-09-25
William Driver	York, UK	2017-09-25
stephanie rivers	Seattle, WA	2017-09-25

Name	Location	Date
Cassandra LaValle	Seattle, WA	2017-09-25
Dan Morgan	San Jose, CA	2017-09-25
Resa Roth	Woodinville, WA	2017-09-25
Heather Skinner	Redmond, WA	2017-09-25
Zenta Jones	Tacoma, WA	2017-09-25
Korinne Zoellick	Washington	2017-09-25
Stewart Teed	Danbury, CT	2017-09-25
Pat Sprague-Holland	US	2017-09-25
Michele Hodges	Kenmore, WA	2017-09-25
Marilyn Jensen	Federal Way, WA	2017-09-25
Alyssa Proudfoot	Redmond, WA	2017-09-25
Hope Hultgren	Everett, WA	2017-09-25
Bob Fennell	Bothell, WA	2017-09-25
SONIA DELA CRUZ	US	2017-09-25
Donna Gregoratto	Bothell, WA	2017-09-25
Michelle Blue	Woodinville, WA	2017-09-25
Ruthy Ross	US	2017-09-25
Paul Ferrier	California	2017-09-25
Bob Owen	Seattle, WA	2017-09-25
Maria Benjamin	Marysville, WA	2017-09-25
Amy Bowhay	US	2017-09-25
Sirena Herd	Kirkland, WA	2017-09-25

Name	Location	Date
RedElisa Mendoza	Miami, FL	2017-09-25
Radhakrishna Hari	Redmond, WA	2017-09-25
Hannah Wichmann	US	2017-09-25
Andy Simonsen	Seattle, WA	2017-09-25
Hamish Eisler	San Francisco, CA	2017-09-25
Kasie Harvey	Bothell, WA	2017-09-25
Donald Gaines	Tacoma, WA	2017-09-25
Callie Payne	Kirkland, WA	2017-09-25
Patricia Richards	Redmond, WA	2017-09-25
Willie Weber	Bothell, WA	2017-09-25
Sarah Eisler	Redmond, WA	2017-09-25
Mattie Shaw	Seattle, WA	2017-09-25
Denise Svetcos	Bellevue, WA	2017-09-25
Candice Karp	Duvall, WA	2017-09-25
Grant Bugher	Redmond, WA	2017-09-25
Zael Zura	Mountlake Terrace, WA	2017-09-25
Cori Omundson	Mercer Island, WA	2017-09-25
DONA DITRAGLIA	Snohomish, WA	2017-09-25
Christy Owens	Redmond, WA	2017-09-25
Kelle Patterson	US	2017-09-25
Sue Robbins	Redmond, WA	2017-09-25
Iorna Cloney	Bellingham, WA	2017-09-25

Name	Location	Date
Magda Andraws	US	2017-09-25
Brian Tucker	Kirkland, WA	2017-09-25
Brent Keck	Everett, WA	2017-09-25
Courtney Pansini	Bothell, WA	2017-09-25
Bianca Genari	Redmond, WA	2017-09-25
Kelly Hambidge	Seattle, WA	2017-09-25
Thomas Desrochers	Redmond, WA	2017-09-25
Sarah Holzer	Everett, WA	2017-09-25
Karen Kapnick	New York, NY	2017-09-25
Lisa Beneson	Redmond, WA	2017-09-25
Christina Foltz	US	2017-09-25
Shanna Cooley	Kirkland, WA	2017-09-25
Deanna C. Weber	Kirkland, WA	2017-09-25
Trevor Williams	US	2017-09-25
Dino Cizmic	US	2017-09-25
Skip Greene	Redmond, WA	2017-09-25
Salli Blackford	Kirkland, WA	2017-09-25
Brittney Williams Nelson	US	2017-09-25
Hae Sue Park	Kirkland, WA	2017-09-25
Lori Farquharson	US	2017-09-25
Robert Oliger	Seattle, WA	2017-09-25
Geraldine Hart	Kirkland, WA	2017-09-25

Name	Location	Date
Keziah Corry	Bothell, WA	2017-09-25
Debra Miller	US	2017-09-25
Jamie Perry	Seattle, WA	2017-09-25
Tricia Carey	Portland, OR	2017-09-25
Christina O'Connell	Gresham, OR	2017-09-25
Chelsea Reyes	Bellevue, WA	2017-09-25
Carol Schillreff	Colville, WA	2017-09-25
Stefanie Carr	US	2017-09-25
Cheryl Bringuez	Walnut Creek, CA	2017-09-25
Erica Abel	Makawao, HI	2017-09-25
Douglas Huxtable	Kirkland, WA	2017-09-25
Hannah Hawkins	US	2017-09-25
Cyrina Keller	Woodinville, WA	2017-09-25
Jeff Howell	US	2017-09-25
Jennifer German	Kirkland, WA	2017-09-25
Autumn Snapper	Edmonds, WA	2017-09-25
Susan Jones Davis	Stanwood, WA	2017-09-25
Teg Wenker	Colorado	2017-09-25
Emily Hommerding	Redmond, WA	2017-09-25
Geoff Sullivan	Lynnwood, WA	2017-09-25
Kayla Davidson	Bellevue, WA	2017-09-25
Jim Nelson	Kenmore, WA	2017-09-25

Name	Location	Date
Damian Schoch	Issaquah, WA	2017-09-25
Tara Brooks	Seattle, WA	2017-09-25
Melissa Todhunter	Seattle, WA	2017-09-25
Jena Kernan	Austin, TX	2017-09-25
Lulu Figini	Redmond, WA	2017-09-25
Marc Luedke	US	2017-09-25
Belinda Betremieux	US	2017-09-25
Kristine Hansen	Woodinville, WA	2017-09-25
Laura Evans	Bothell, WA	2017-09-25
Robert Provine	Dunedin, FL	2017-09-25
Guy Purdy	US	2017-09-25
Amy Roman	Seattle, US	2017-09-25
Susan Lampe	US	2017-09-25
Rachel Schmidt	Mount Vernon, WA	2017-09-25
Gene Walther	San Jose, CA	2017-09-25
John Eltringham	Pico Rivera, CA	2017-09-25
Michael Wroblewski	Las Vegas, NV	2017-09-25
Hannah Weber	Kirkland, WA	2017-09-25
Andrea Leach	Bellevue, WA	2017-09-25
mary hall	Kirkland, WA	2017-09-25
kelley minor	Woodinville, WA	2017-09-25
Danielle Hofing	Anacortes, WA	2017-09-25

Name	Location	Date
Nick Hegge	Kenmore, WA	2017-09-25
Kendrs Bohm	Redmond, WA	2017-09-25
ellyn scarcella	New Smyrna Beach, FL	2017-09-25
William Cooper	US	2017-09-25
Cathleen Brueske	US	2017-09-25
Owen Minor	Redmond, WA	2017-09-25
Danielle Apgood	Seattle, WA	2017-09-25
Barbara Rooney	Auburn, WA	2017-09-25
Laura Hingley	US	2017-09-25
Claudia Eberly	Bothell, WA	2017-09-25
Scott Smith	Lake Stevens, WA	2017-09-25
Donna Schoen	Saint Charles, IL	2017-09-25
Kristi Komissarchik	Redmond, WA	2017-09-25
Erin Espinosa	Seattle, WA	2017-09-25
Claudia Manciu	Kirkland, WA	2017-09-25
Wayne Woltman	Geneva, IL	2017-09-25
Eric Koho	US	2017-09-25
Dave Solle	US	2017-09-25
Wendy Koessler	Redmond, WA	2017-09-25
Selena Castricone	Seattle, WA	2017-09-25
nichole g	Kirkland, WA	2017-09-25
William Marsland	Seattle, WA	2017-09-25

Name	Location	Date
Casey Willis	Woodinville, WA	2017-09-25
Lisa Gearhart	Kirkland, WA	2017-09-25
Teasha Mulvey	Kenmore, WA	2017-09-25
Kacy Bradley	Woodinville, WA	2017-09-25
Dominique Gross	Bozeman, MT	2017-09-25
Kurstin Thompson	US	2017-09-25
Alycia Roach	US	2017-09-25
Fran Nowak	US	2017-09-25
Theresa Schoenfeld	Seattle, WA	2017-09-25
Lennette Natucci	Bellevue, WA	2017-09-25
Brac Walker	Seattle, WA	2017-09-25
Laurie Thoma	Redmond, WA	2017-09-25
David Powell	US	2017-09-25
tracy fuelleman	Seattle, WA	2017-09-25
Jamila Rivers	Falls Church, VA	2017-09-25
Shannon St. George	Mountlake Terrace, WA	2017-09-25
Holli Hamilton	Kirkland, WA	2017-09-25
Peter Kirmer	Seattle, WA	2017-09-25
Michelle Abernathy	Duvall, WA	2017-09-25
Sean Lee	Redmond, WA	2017-09-25
Douglas Taylor	Seattle, WA	2017-09-25
Betsy Burnett	Marysville, WA	2017-09-25

Name	Location	Date
Sarah Swain Annepu	Renton, WA	2017-09-25
Summer Oleksy	Kirkland, WA	2017-09-25
Margaret Canedy	Redmond, WA	2017-09-25
Kay Daughtry	US	2017-09-25
Alex Booth	Woodinville, WA	2017-09-25
Adrienne Dahlin	US	2017-09-25
Tracy Hill	Lynnwood, WA	2017-09-25
Theresa Mullally	Portland, OR	2017-09-25
David Billmaier	Seattle, WA	2017-09-25
Tracey Graham	Redmond, WA	2017-09-25
Jodi Stodola	Woodinville, WA	2017-09-25
Claire Jensen	Renton, WA	2017-09-25
David Clark	Conyers, GA	2017-09-25
David Walthew	Seattle, US	2017-09-25
Robert Ferguson	Seattle, WA	2017-09-25
Jocelyn Williams	Monroe, WA	2017-09-25
Julie Williams	US	2017-09-25
Rhian Young	Seattle, WA	2017-09-25
Kati Ayres	Redmond, WA	2017-09-25
Jarae Housley	US	2017-09-25
cathy duffy	Woodinville, WA	2017-09-25
Angel Singh	San Francisco, CA	2017-09-25

Name	Location	Date
John McElravy	US	2017-09-25
Alison Spurgeon	US	2017-09-25
Alex Yang	Bothell, WA	2017-09-25
Ann Hamburg	Kirkland, WA	2017-09-25
GARY RICE	Redmond, WA	2017-09-25
Shanna Toth	Woodinville, WA	2017-09-25
Liz Rothschild	Saratoga, CA	2017-09-25
Peter Penna	Bend, OR	2017-09-25
Mary Cory	Edmonds, WA	2017-09-25
Jane Swanson	Fort Myers, FL	2017-09-25
Eve Rhea	Woodinville, WA	2017-09-25
Chuck Wiegman	Bolingbrook, IL	2017-09-25
Donny Lau	Redmond, WA	2017-09-25
Debra Brownell	Seattle, WA	2017-09-25
Michael Salgado	Federal Way, WA	2017-09-25
Michael Fiset	Sammamish, WA	2017-09-25
Donna Cox	Kirkland, WA	2017-09-25
Николай Николайчук	Kirkland, WA	2017-09-25
MaryLisa Noyes	Seattle, WA	2017-09-25
Kirsten Klein	US	2017-09-25
Matilde Melendez	US	2017-09-25
Jeff Trager	US	2017-09-25

Name	Location	Date
Karen Vellat	Redmond, WA	2017-09-25
Julie Baxter	Redmond, WA	2017-09-25
Patricia Burleson	Lopez Island, WA	2017-09-25
Linda Hajjar	Kirkland, WA	2017-09-25
Melissa Thayer	Kirkland, WA	2017-09-25
Matt Evison	Lockleys, Australia	2017-09-25
Janine Hayes	US	2017-09-25
Michael Thompson	Oak Harbor, WA	2017-09-25
Kathryn Fedor	Woodinville, WA	2017-09-25
Monica Mathews	Atlanta, GA	2017-09-25
Carol Huber	Bothell, WA	2017-09-25
Travis Kochel	US	2017-09-25
Hannah Hunt	Seattle, WA	2017-09-25
Jamie Lynn Ambrose	Kirkland, WA	2017-09-25
Jackie Wolf	Friday Harbor, WA	2017-09-25
Carrie Stelzer	US	2017-09-25
Marie L Anderson	Woodinville, WA	2017-09-25
Erin Walters	Seattle, WA	2017-09-25
Stephanie Anders	Mill Creek, WA	2017-09-25
Stephanie Evans	Pendleton, OR	2017-09-25
Jon Takayama	Denver, CO	2017-09-25
Crystal Allison	Redmond, WA	2017-09-25

Name	Location	Date
Sheryl Beirne	Kirkland, WA	2017-09-25
Michelle Gary	Issaquah, WA	2017-09-25
Katy Hulsebus	Kirkland, WA	2017-09-25
Don Parrin	Atlanta, GA	2017-09-25
Katherine Driscoll Pelley	US	2017-09-25
Brent Americk	US	2017-09-25
Nicole Paulino	Eagle, ID	2017-09-25
Michael Kizer	Seattle, WA	2017-09-25
JASON DELANEY	Bothell, WA	2017-09-25
Staci Colville	Boise, ID	2017-09-25
Gisele Roy	Allen Park, MI	2017-09-25
Brian Arnold	Kirkland, US	2017-09-25
Aileen Locker	Portland, US	2017-09-25
Tiffani Alameda	Auburn, WA	2017-09-25
Jennifer Blakeslee	Kirkland, WA	2017-09-25
Stasha Pistole	Snohomish, WA	2017-09-25
Vincent Lesh	Buffalo, NY	2017-09-25
Chris Forman	US	2017-09-25
Robert Pavey	Seattle, WA	2017-09-25
Yusuf Pisan	Kenmore, WA	2017-09-25
Scott Williams	Atlanta, GA	2017-09-25
Laura Mahrer	Redmond, WA	2017-09-25

Name	Location	Date
AMANDA LASCHECK	Renton, WA	2017-09-25
Aaron Wong	Redmond, WA	2017-09-25
Amy Wellnitz	US	2017-09-25
Jade Staley	Seattle, WA	2017-09-25
ERIC ZUBE	Mercer Island, WA	2017-09-25
Cyndee Devore	Kenmore, WA	2017-09-25
Joyce Weaver	Steilacoom, WA	2017-09-25
Heather Turner	Seattle, WA	2017-09-25
Lacie Anderson	Marysville, WA	2017-09-25
Greg and Silvija Coulter	Snohomish, WA	2017-09-25
Daniel Bennett	Kirkland, WA	2017-09-25
Chris Scholl	Neptune, NJ	2017-09-25
Ben Salisbury	Portland, OR	2017-09-25
Sirkku Willie	Redmond, US	2017-09-25
Thuan Nguyen	Renton, WA	2017-09-25
Karen Smith	Bothell, WA	2017-09-25
Deborah Turner	Lansing, MI	2017-09-25
Steve Moller	Bellevue, WA	2017-09-25
Maureen Mongan	New Bern, NC	2017-09-25
Donald Kollar	Wadsworth, OH	2017-09-25
Christine Braseth	Bellevue, WA	2017-09-25
Renee Richardson	Peoria, IL	2017-09-25

Name	Location	Date
Alison Tobin	Alameda, CA	2017-09-25
Lori Morisette	Bellevue, WA	2017-09-25
Sharon Cox	US	2017-09-25
Anna Bechtel	BOTHELL, WA	2017-09-25
Kim Horton	US	2017-09-25
Marcia Hoover	Redmond, WA	2017-09-25
Jocelyn Tritle	Lynnwood, WA	2017-09-25
Dganit Drori	Redmond, WA	2017-09-25
Mike Schlosser	Bothell, WA	2017-09-25
Danielle Glessner	Clinton, WA	2017-09-25
Tami Scherr	Kirkland, WA	2017-09-25
Z Montoya	Spokane, WA	2017-09-25
Steve James	Redmond, WA	2017-09-25
Cheryl Booth	Bothell, WA	2017-09-25
Holly Winters	Lynnwood, WA	2017-09-25
Stacy Maggerise	Bothell, WA	2017-09-25
Joann Perrett	Bellevue, WA	2017-09-25
Paula Hatfield	Lynnwood, WA	2017-09-25
Neema Khorrami	US	2017-09-25
JoEllen Miller-Scherer	Puyallup, WA	2017-09-25
Marilyn Nelson	Kenmore, WA	2017-09-25
george spencer	Portland, OR	2017-09-25

Name	Location	Date
Julie Gerring	North Bend, WA	2017-09-25
Adam Wegener	US	2017-09-25
Brian Clark	US	2017-09-25
Vicki Johnson	Woodinville, WA	2017-09-25
robert funsinn	US	2017-09-25
Emily Booth	US	2017-09-25
Sheri Flaig	Phoenix, AZ	2017-09-25
Kimberly Eltringham	Surfside, CA	2017-09-25
Frank Stackhouse	Seattle, WA	2017-09-25
Janell miller	Woodinville, WA	2017-09-25
Molly Groven	US	2017-09-25
Donald Wenker	Salt Lake City, UT	2017-09-25
Donna Thorson	Bellevue, WA	2017-09-25
Laurel Zacher	US	2017-09-26
Rebecca Otis	US	2017-09-26
Ariana Linskey	Kirkland, WA	2017-09-26
Amanda Denton	Corona, CA	2017-09-26
Ellen Bierman	Seattle, WA	2017-09-26
Lori Burkman	Kirkland, WA	2017-09-26
Sara Wells	US	2017-09-26
Molly von Mitschke Collande	Woodinville, WA	2017-09-26
Devon York	Seattle, WA	2017-09-26

Name	Location	Date
Paul Moore	Irving, TX	2017-09-26
Janet Ely	US	2017-09-26
Eileen Buskirk	Renton, WA	2017-09-26
Matthew Donegan-Ryan	Redmond, WA	2017-09-26
Jim Jacobson	Friday Harbor, WA	2017-09-26
Diana Veneski	Bothell, WA	2017-09-26
Diana Olsen	US	2017-09-26
Kevin Scharpenberg	Redmond, WA	2017-09-26
Lisa Williams	US	2017-09-26
Jackie Cole	Woodinville, WA	2017-09-26
Adriana Harden	Kent, WA	2017-09-26
Pattie Cross	Coronado, CA	2017-09-26
Claire Complita	Seattle, WA	2017-09-26
Elizabeth Steere	Tampa, FL	2017-09-26
Erica Fleming	Kirkland, WA	2017-09-26
Brent Ayres	Seattle, WA	2017-09-26
Ryan Mulvey	Seattle, WA	2017-09-26
John Douglass	Marysville, WA	2017-09-26
Owen Sweeney	Seattle, WA	2017-09-26
Melissa Kindahl	Auburn, WA	2017-09-26
Nicole Tingvall	Chicago, IL	2017-09-26
ROBERT AMES	Madison, WI	2017-09-26

Name	Location	Date
Kevin Steffanson	US	2017-09-26
Chris West	Seattle, WA	2017-09-26
Clair O'Keefe	Maple Valley, WA	2017-09-26
Ed Thomas	Seattle, WA	2017-09-26
Hannah P-S	Chicago, IL	2017-09-26
Shaun Hughbanks	Bothell, WA	2017-09-26
Lisa Brennan	Woodinville, WA	2017-09-26
Lori Johnston	Kirkland, WA	2017-09-26
Carrie Aull	US	2017-09-26
Missy Britton-Simmons	Bellevue, WA	2017-09-26
Susan Schubert	US	2017-09-26
Paula Freeman	Kenmore, WA	2017-09-26
Emmy Billmaier	Spokane, WA	2017-09-26
Michael Naughton	US	2017-09-26
Korede Hand	Coupeville, WA	2017-09-26
Shannon Moynihan	US	2017-09-26
Laura Boyle	US	2017-09-26
Derenda Sweeney	Bothell, WA	2017-09-26
Victoria Ruef	Woodinville, WA	2017-09-26
Kevin Coughlin	Westbrook, ME	2017-09-26
Aaron Kennedy	Seattle, US	2017-09-26
Timothy Otis	US	2017-09-26

Name	Location	Date
Sarah Strizzi	Woodinville, WA	2017-09-26
Bruce Deimel	US	2017-09-26
Graham Cox	Redmond, WA	2017-09-26
Maureen Aoki	US	2017-09-26
Jamie Eshleman	Auburn, WA	2017-09-26
Jennifer Matthews	Edmonds, WA	2017-09-26
Orla Sather	US	2017-09-26
Erin funk	Olympia, WA	2017-09-26
Jody Buntzler	Snohomish, WA	2017-09-26
Dawn Blomberg	US	2017-09-26
Christie Stover	Honolulu, HI	2017-09-26
Hayley Kanaly	Redmond, WA	2017-09-26
Brianna Reed	Woodinville, WA	2017-09-26
Margaret alquist	seattle, WA	2017-09-26
Teresa Wells	Woodinville, WA	2017-09-26
Heather Morris	Bothell, WA	2017-09-26
Josh Beeler	Woodinville, WA	2017-09-26
J Heilman	Redmond, WA	2017-09-26
Varonica Ragan	US	2017-09-26
Stuart Tenney	Clinton, WA	2017-09-26
Nancy Krivanek	Kenmore, WA	2017-09-26
Saadia Obrovac	Bellingham, WA	2017-09-26

Name	Location	Date
Bob Goodman	Island Park, ID	2017-09-26
Donna Davenport	New York, NY	2017-09-26
Katie Galteland	US	2017-09-26
John Pittman	Sammamish, WA	2017-09-26
Alex Herzog	Redmond, WA	2017-09-26
Nate Bullock	Kirkland, WA	2017-09-26
Joe Martinez	Sammamish, WA	2017-09-26
Ellie Blakemore	Woodinville, WA	2017-09-26
Aaron Hawkins	US	2017-09-26
Denise Delaney	Bothell, WA	2017-09-26
Ioana Surugiu	Kenmore, WA	2017-09-26
Kate Peringer	US	2017-09-26
William Berg	Seattle, WA	2017-09-26
Bruce Kaler	Seattle, WA	2017-09-26
Andrea Drown	Seattle, WA	2017-09-26
Emily Graves	Kirkland, WA	2017-09-26
Stephanie VanderWeyst	Woodinville, WA	2017-09-26
Gwen Morton	US	2017-09-26
Jill Gracia	Redmond, WA	2017-09-26
Michael Dunn	Seattle, WA	2017-09-26
Emily Fankhauser	Bellevue, WA	2017-09-26
Laurie Samoluk	Kirkland, WA	2017-09-26

Name	Location	Date
Mia Mueller	US	2017-09-26
Sarah May	Redmond, WA	2017-09-26
Gerard Anaya	Madison, WI	2017-09-26
Jeanne Lawrence	Spokane, WA	2017-09-26
britt griffith	Bellevue, WA	2017-09-26
Lauren Porter	US	2017-09-26
Kimberly Siegel	Stanwood, WA	2017-09-26
Shruti Goins	Bellevue, WA	2017-09-26
Keith Kosanovich	Lynnwood, WA	2017-09-26
Bruce Archer	US	2017-09-26
Stephen Mason	Edmonds, WA	2017-09-26
Dwayne King	US	2017-09-26
Michelle Steele	Kirkland, WA	2017-09-26
Karen Poole	Seattle, WA	2017-09-26
Mike Rodgers	Woodinville, WA	2017-09-26
James Patla	San Jose, CA	2017-09-26
Kris Rumpf	Woodinville, US	2017-09-26
lori Kean	Kenmore, WA	2017-09-26
Pamela Scott-Lie	US	2017-09-26
Anna Goodgion	Colorado Springs, CO	2017-09-26
scott powell	Kirkland, WA	2017-09-26
Barbara Salo ulvin	Brier, WA	2017-09-26

Name	Location	Date
Lauren Roberts	Bellevue, WA	2017-09-26
Richard Nygren	Alabama	2017-09-26
Olivia Oliver	Woodinville, WA	2017-09-26
Elizabeth Larson-Berglund	US	2017-09-26
Christine Bowen	Redmond, WA	2017-09-26
Sandra Everingham	Seattle, WA	2017-09-26
Davis Chastain	Seattle, WA	2017-09-26
Mark Roberts	Bellevue, WA	2017-09-26
Ken Case	Bellevue, WA	2017-09-26
Genna Nashem	Bellevue, WA	2017-09-26
Nicolr Kalin	Renton, WA	2017-09-26
Megan Jones	Marysville, WA	2017-09-26
Jacqueline Merhej	Bellevue, WA	2017-09-26
Gina Scotti	Kenmore, WA	2017-09-26
Kelli Shea	Edmonds, WA	2017-09-26
Robert WATERS	US	2017-09-26
Melanie Strand	Bothell, WA	2017-09-26
Diane Sierts	Kirkland, WA	2017-09-26
Marellen Madayag	Seattle, WA	2017-09-26
Nancy Vanvalkenburg	US	2017-09-26
Leslie Eck	Seattle, WA	2017-09-26
Adam Villalobos	Everett, WA	2017-09-26

Name	Location	Date
Rodney Bowen	Redmond, WA	2017-09-26
Justin Naughton	Everett, WA	2017-09-26
Blair Gordon	Seattle, WA	2017-09-26
Eric Battle	Bothell, WA	2017-09-26
Jason Miller	Bothell, WA	2017-09-26
May Lee	Stockton, CA	2017-09-26
Drew Salmeri	Seattle, WA	2017-09-26
Debbie Bly	US	2017-09-26
Kris Billmaier	Seattle, WA	2017-09-26
Krystal Stephens	Marysville, WA	2017-09-26
Meagan Newman	US	2017-09-26
Saskia Wien	Redmond, WA	2017-09-26
Ryan Carter	Bothell, WA	2017-09-26
Angela Battle	Bothell, WA	2017-09-26
Virginia Kriehn	Lake Stevens, WA	2017-09-26
Dean Foster	Seattle, WA	2017-09-26
Rachael Rusnak	Seattle, WA	2017-09-26
Amy Schnirring	Woodinville, WA	2017-09-26
Donna Morgan Murray	Woodinville, WA	2017-09-26
Diane Toomey	Redmond, WA	2017-09-26
Suzi Miller	Kirkland, WA	2017-09-26
Michele Olmstead	US	2017-09-26

Name	Location	Date
Teresa Abila	Everett, WA	2017-09-26
Paula McAteer	US	2017-09-26
Lori Korenek	Redmond, WA	2017-09-26
Leann Grim	Issaquah, WA	2017-09-26
Hannah Fox	Redmond, WA	2017-09-26
Susan Lee	Redmond, WA	2017-09-26
Scott Soderstrom	Seattle, WA	2017-09-26
Rebekah Lay	Spokane, WA	2017-09-26
Janine Graves	Renton, WA	2017-09-26
Malia Fazzio	Kirkland, WA	2017-09-26
Susan Davidson	Seattle, WA	2017-09-26
Sylvia HANSON	Monroe, WA	2017-09-26
danielle nguyen	Honolulu, HI	2017-09-26
Cindy Curtright	Bothell, WA	2017-09-26
Kerri Dove	Bremerton, WA	2017-09-26
Christina Larson	US	2017-09-26
Rik Johnson	Bellevue, WA	2017-09-26
Sandra England	Kenmore, WA	2017-09-26
Amber Barbour	Kirkland, WA	2017-09-26
Megan Kahn	Kirkland, WA	2017-09-26
Whitney Gronlund	US	2017-09-26
ERIKA VALBERG	Snohomish, WA	2017-09-26

Name	Location	Date
Brovman Anat	Redmond, WA	2017-09-26
Julia Neal	Lacey, WA	2017-09-26
Lorraine Keller	Kirkland, WA	2017-09-26
Tari Atkinson	Seattle, WA	2017-09-26
Stacy Bowker	Woodinville, WA	2017-09-26
Teresa Maurer	Gallatin, TN	2017-09-26
Joseph Martin	Dallas, TX	2017-09-26
Ivana Lichtscheidl Vukadinovic	Kirkland, WA	2017-09-26
Francie Mondin	Kirkland, WA	2017-09-26
Missy Gefkovicz	US	2017-09-26
Kathy Liu	Lynnwood, WA	2017-09-26
Laura Barnett	Woodinville, WA	2017-09-26
Christa Allen	Kenmore, WA	2017-09-26
Tamara Wiesmann	Lacey, WA	2017-09-26
Lindsey Fellows	Redmond, WA	2017-09-26
Kendall Overton	Seattle, WA	2017-09-26
Christie Streit	US	2017-09-26
Tara Whitesel	Bothell, WA	2017-09-26
Phyllis Dunmire	Seattle, WA	2017-09-26
Bri Baarstad	Kirkland, WA	2017-09-26
Daniel Jansky	Seattle, WA	2017-09-26
Allie Lord	US	2017-09-26

Name	Location	Date
Yatharth Gupta	Redmond, WA	2017-09-26
Randy Harrison	Bellevue, WA	2017-09-26
Dominique Ruybal	Woodinville, WA	2017-09-26
Arleen Hiuga	Redmond, WA	2017-09-26
Kathy Agnew	Kirkland, WA	2017-09-26
Susan Fields	Kirkland, WA	2017-09-26
David Ferguson	Gig Harbor, WA	2017-09-26
Clint Bakken	Redmond, WA	2017-09-26
Stacy Albright	Woodinville, WA	2017-09-26
Vicky Jaquish	Lynnwood, WA	2017-09-26
Joanna Sotomayor	Downey, CA	2017-09-26
Benjamin Johnson	Kent, WA	2017-09-26
Alicia Arlow	Venice, CA	2017-09-26
Steven Miyauchi	Redmond, WA	2017-09-26
Merritt Furman	Redmond, WA	2017-09-26
Emily Green	US	2017-09-26
Mitra Behroozian	Redmond, WA	2017-09-26
Mackenzie Brucker	Kirkland, WA	2017-09-26
Dara wendel	Bellevue, WA	2017-09-26
Shauna Peltier	Kirkland, WA	2017-09-26
Sandor Faludi	Kirkland, WA	2017-09-26
Marla York	Bellevue, WA	2017-09-26

Name	Location	Date
Anthony Bowker	Tulare, CA	2017-09-26
Ann Ashford	Redmond, WA	2017-09-26
Lisa Benado	Redmond, WA	2017-09-26
Michelle Awasthi	Curtis, WA	2017-09-26
Ronald Ning	Seattle, WA	2017-09-26
Scott Richardson	Arlington, WA	2017-09-26
Alyssa Branca	Snohomish, WA	2017-09-26
Lynn Segleau	Burlington, WA	2017-09-26
Annie Arnold	Kirkland, WA	2017-09-26
Michelle Wall	Maple Valley, WA	2017-09-26
Kristi McNutt	Seattle, WA	2017-09-26
Ashley Sarmany	Redmond, WA	2017-09-26
Jessica Shew	Lynnwood, WA	2017-09-26
Douglas Goff	Everett, WA	2017-09-26
Marcia Dillon	Bellevue, WA	2017-09-26
Elizabeth Doyle	Bellevue, WA	2017-09-26
Michelle Salazar	US	2017-09-26
Elizabeth Kelly	Woodinville, WA	2017-09-26
Andrea Hardesty	US	2017-09-26
James Neal	US	2017-09-26
Rachel Todd	Everett, WA	2017-09-26
Tamera Roussos	Kirkland, WA	2017-09-26

Name	Location	Date
Clay Scofield	Snohomish, WA	2017-09-26
Michael Failla	Los Angeles, CA	2017-09-26
Bree Rowe-Borth	US	2017-09-26
Kris Salerno	Mercer Island, WA	2017-09-26
Nicole Stevenson	Kirkland, WA	2017-09-26
Jessica Edwards	Redmond, WA	2017-09-26
Kristine Thomas	Edmonds, WA	2017-09-26
Ashley Strayer	Seattle, WA	2017-09-26
Tristen Key	Bothell, WA	2017-09-26
Julie Doherty	Kirkland, WA	2017-09-26
John Thornley	US	2017-09-26
Stephen DeCourcy	Kirkland, WA	2017-09-26
Jill Kahn	Seattle, WA	2017-09-26
Eva Chow	Seattle, WA	2017-09-26
Dale Greenfeld	Vashon, WA	2017-09-26
Stephen Byer	Kirkland, WA	2017-09-26
Natalie Hodges	Seattle, WA	2017-09-26
Rachel Flanagan	Seattle, US	2017-09-26
Sharon Park	Bothell, WA	2017-09-26
Bryan Isenhardt	Issaquah, US	2017-09-26
Nancy Love	Seattle, WA	2017-09-26
Cecilia Woods	Eugene, OR	2017-09-26

Name	Location	Date
Elise Mattson	Marysville, WA	2017-09-26
Donald Monsen	US	2017-09-26
Gina Jeannot	US	2017-09-26
Nicole Wright	Edmonds, WA	2017-09-26
Stephanie Mullaney	Kirkland, WA	2017-09-26
Amanda McCormick	US	2017-09-26
Travis Budworth	Issaquah, WA	2017-09-26
Holly Budworth	Issaquah, WA	2017-09-26
Lucy DeYoung	Redmond, WA	2017-09-26
Cindy Healy	Kirkland, WA	2017-09-26
Katie Kelly	Fargo, ND	2017-09-26
Lisa Douvier	US	2017-09-26
Ashley Beck	Redmond, WA	2017-09-26
Julie White	Las Vegas, NV	2017-09-26
Meredith Bergmann	US	2017-09-26
Timothy DiMarco	Redmond, WA	2017-09-26
Hannah Morrison	Bremerton, WA	2017-09-26
Hannah Kim	Washington	2017-09-26
Kim Morrow	Redmond, WA	2017-09-26
Peter La Haye	Redmond, WA	2017-09-26
Sarah Wolf	Woodinville, WA	2017-09-26
Shannon Hoyle	US	2017-09-26

Name	Location	Date
Christine Wilson	Maple Valley, WA	2017-09-26
Rick McLuskie	Bellevue, WA	2017-09-26
Emily Lynn	Redmond, WA	2017-09-26
Janet Kline	Bothell, WA	2017-09-26
Jonathan Hedge	North Bend, WA	2017-09-26
Samantha Hook	Moscow, ID	2017-09-26
Lynn Mahlum	Kent, WA	2017-09-26
Kendra Bradley	Ketchikan, AK	2017-09-26
Deanna Richert	Fall City, WA	2017-09-26
Sharon Johnson	Kirkland, WA	2017-09-26
Julie Garman	Woodinville, WA	2017-09-26
Katherine Beltran	Bothell, WA	2017-09-26
Beverly Perniola	US	2017-09-26
Kelly Goodejohn	US	2017-09-26
jim plomasen	ketchum, ID	2017-09-26
Jonathan Segall	Kenmore, WA	2017-09-26
Denise Matson	Redmond, WA	2017-09-26
Danielle Beresford	Stanwood, WA	2017-09-26
Sky Bruch	Everett, WA	2017-09-26
Gayke Hickey	Union City, CA	2017-09-26
Kimberly Harman	Kirkland, WA	2017-09-26
Alison VandenHeuvel	Redmond, WA	2017-09-26

Name	Location	Date
Paul Knight	Seattle, WA	2017-09-26
Chrystle Wood	US	2017-09-26
Leslie Henderson	Kirkland, WA	2017-09-26
Martine RaZor	Bellevue, WA	2017-09-26
erin harris	Woodinville, WA	2017-09-26
Laura Sauls	Woodinville, WA	2017-09-26
Caisie Kenkman	Kirkland, WA	2017-09-26
Ben Norman	Ellensburg, WA	2017-09-26
Kim Power	Wilton, US	2017-09-26
Julie Barclay	Kirkland, WA	2017-09-26
Eric Brown	Kirkland, WA	2017-09-26
Ashley Farrington	Woodinville, WA	2017-09-26
Kristin Lewis	Lynnwood, WA	2017-09-26
Lesa Jones	Kirkland, WA	2017-09-26
Jacob Hagen	Seattle, WA	2017-09-26
Elise Geck	Seattle, WA	2017-09-26
karter boice	Kenmore, WA	2017-09-26
Angie Crivello	Kirkland, WA	2017-09-26
Christie Olson	Snohomish, WA	2017-09-26
Kari Petermann	Seattle, WA	2017-09-26
Louise McLaughlin	Kirkland, WA	2017-09-26
Deborah Symonds	US	2017-09-26

Name	Location	Date
Liza Chen	Bothell, WA	2017-09-26
MIZUYOSHI KENSUKE	Japan	2017-09-26
Heather Ireland	Orting, WA	2017-09-26
Jessica Jenness	Stanwood, WA	2017-09-26
Shirin Mcconaghy	US	2017-09-26
Elizabeth Hunter	Woodinville, WA	2017-09-26
Frank Curtiss	US	2017-09-26
Jeremy Brabec	US	2017-09-26
Marci Cook	Woodinville, WA	2017-09-26
Dawn Rosner	US	2017-09-26
Brian Dunn	Henderson, NV	2017-09-26
Lori Rush	Snohomish, WA	2017-09-26
Devi Longoni	Bothell, WA	2017-09-26
Sara Slocum	Bothell, WA	2017-09-26
Kathryn Innes	Redmond, WA	2017-09-26
Debra Rowe	Bellevue, WA	2017-09-26
Jennifer Mullis	US	2017-09-26
Marie Franco	Redmond, WA	2017-09-26
Virginia McDonald	Redmond, WA	2017-09-26
Lin Goossens	Silverthorne, CO	2017-09-26
Suan Simon	Kirkland, WA	2017-09-26
Justin Kawabori	US	2017-09-26

Name	Location	Date
Sara Montgomery	Kirkland, WA	2017-09-26
Penny Walsh	US	2017-09-26
Chris DeLong	Stanwood, WA	2017-09-26
Doug Handler	Redmond, WA	2017-09-26
Cherie Grant	Redmond, WA	2017-09-26
Melissa Parsell	Kenmore, WA	2017-09-26
Virginia Snyder	Kirkland, WA	2017-09-26
Annika Love	Seattle, WA	2017-09-26
David Goodnight	Amsterdam, Netherlands	2017-09-26
Robbie Harding	Kirkland, WA	2017-09-26
Mindy Pancoast	Lynnwood, WA	2017-09-26
Jim La Force	US	2017-09-26
Sheryl Nelson	US	2017-09-26
Larry Sauls	Clinton, WA	2017-09-26
Kalene Maltz	US	2017-09-26
James Marshall	US	2017-09-26
Gianina Graham	Seattle, WA	2017-09-26
Nicole Zielasko	Seattle, WA	2017-09-26
Jeremy Hill	Lynnwood, WA	2017-09-26
Chris Chung	Sammamish, WA	2017-09-26
Denise Peterson	US	2017-09-26
Laura Schmitt	Seattle, WA	2017-09-26

Name	Location	Date
Robin Paris	Kirkland, WA	2017-09-26
Jessica Teegardin	Kirkland, WA	2017-09-26
Karen Isaacson	Woodinville, WA	2017-09-26
Kristi Bronemann	Redmond, WA	2017-09-26
Tania McLaughlin	Mount Vernon, WA	2017-09-26
Malone Reid	Kenmore, WA	2017-09-26
Jerry Yandell	Federal Way, WA	2017-09-26
Joan Olson	Woodinville, WA	2017-09-26
Kimberly Wyckoff	Kirkland, WA	2017-09-26
Veronica Razor	Encinitas, CA	2017-09-26
Robel Alemu	Seattle, WA	2017-09-26
Kyle Cooper	Spokane, WA	2017-09-26
Eric Lynn	Redmond, WA	2017-09-26
Lillie Linville	Redmond, WA	2017-09-26
Martina Block	US	2017-09-26
frances dempsey	s[pkane, WA	2017-09-26
Laura Pozzi	Seattle, WA	2017-09-26
Christine Van de Mark	Kirkland, WA	2017-09-26
Sarah Kosenski	Bothell, WA	2017-09-26
Brenda Choi	Las Vegas, NV	2017-09-26
Sam Laity	Seattle, WA	2017-09-26
Sheryl Belt	Bremerton, WA	2017-09-26

Name	Location	Date
Stuart Ono	Redmond, WA	2017-09-26
Tami Goodall	Lynnwood, WA	2017-09-26
Tim Reynolds	Redmond, WA	2017-09-26
Courtney Cossey	Redmond, WA	2017-09-26
Patrice Wasill	Kirkland, WA	2017-09-26
Daria Hezel	US	2017-09-26
Lee Tenneboe	Edmonds, WA	2017-09-26
Jeffery Treadway	Redmond, WA	2017-09-26
Jone Howard	Vashon, WA	2017-09-26
Judy White	Livermore, CA	2017-09-26
Jer Boettcher	Santa Barbara, CA	2017-09-26
Jody Bartee-Albert	Seattle, WA	2017-09-26
Lindsay Heller	Kirkland, WA	2017-09-26
Michelle Kast	Kirkland, WA	2017-09-26
Kimberly Clark	US	2017-09-26
Carrie MacKay	Maple Valley, WA	2017-09-26
Mary Jane Landau	Renton, WA	2017-09-26
April Whelan	Seattle, WA	2017-09-26
Danielle St. Pierre	Monroe, WA	2017-09-26
Iverine Bungiranto	Seattle, WA	2017-09-26
Sue Schuttpelz	US	2017-09-26
Danielle Cuevas	Kirkland, WA	2017-09-26

Name	Location	Date
susan landon	mercerc island, WA	2017-09-26
nancy bennett	Sammamish, WA	2017-09-26
Rebecca Birch	Bothell, WA	2017-09-26
cathy araya	lynnwoodl, WA	2017-09-26
Michael Markman	Kirkland, WA	2017-09-26
GEOFFREY GEORGE	Nottingham, MD	2017-09-26
Alicia McClure	Atlanta, GA	2017-09-26
Nilsa Reyna	Aurora, IL	2017-09-26
Sine Rix	Redmond, WA	2017-09-26
Anne Marie Bachmann	Kirkland, WA	2017-09-26
Maggie Bolinger	Kirkland, WA	2017-09-26
Paloma Dinkel	US	2017-09-26
Robert Louie	Seattle, WA	2017-09-26
Kyle von Haden	US	2017-09-26
Michael Miller	Woodinville, WA	2017-09-26
Cheresa Nemitz	Puyallup, WA	2017-09-26
Jennifer George	Nottingham, MD	2017-09-26
debbie reed	Snellville, GA	2017-09-26
JoAnn GRAMBUSH	US	2017-09-26
Denise Kaestle	Clifton Heights, PA	2017-09-26
gregory finnerty	towson, MD	2017-09-26
Thomas McCue	Dundalk, MD	2017-09-26

Name	Location	Date
Mary Nichols	Seattle, WA	2017-09-26
Anne-Marie Fote	Kenmore, WA	2017-09-26
Jennifer Hertrich	Kirkland, WA	2017-09-26
Jane Snatic	Redmond, WA	2017-09-26
Terry Dell	Seattle, WA	2017-09-26
Katherine Piatt	Lookeba, OK	2017-09-26
Scott Mahon	Bothell, WA	2017-09-26
S. Anderson	Kirkland, WA	2017-09-26
Kassidi Cladis	Edmond, OK	2017-09-26
Lisa Hammel	Bothell, WA	2017-09-26
Lenore Roberts	Mount Vernon, WA	2017-09-26
Adrienne Lee	Shoreline, WA	2017-09-26
Jennifer Kirmeyer	Seattle, WA	2017-09-26
Jennifer Ross	Monroe, WA	2017-09-26
Ellen Jivanovich	Ronald, WA	2017-09-26
Harold Hezel	Seattle, WA	2017-09-26
Catherine Menezes	Bellevue, WA	2017-09-26
Wendy Jerome Cordova	US	2017-09-26
Kevin Davison	Seattle, WA	2017-09-26
Deborah Atkinson	Bothell, WA	2017-09-26
Leslie Ryan	Arlington, WA	2017-09-26
Gosia Mazewska	Bellevue, WA	2017-09-26

Name	Location	Date
Sharon Greene	Seattle, WA	2017-09-26
Todd Brickman	US	2017-09-26
Kelly Gentry	Woodinville, WA	2017-09-26
Lauri Garcia	US	2017-09-26
Beth Cox	US	2017-09-26
Randl Gord	Woodinville, WA	2017-09-26
Derek Alderks	Louisiana	2017-09-26
Sheila Zorn	Woodinville, WA	2017-09-26
Julie Metteer	US	2017-09-26
Elham Gallo	Kirkland, WA	2017-09-26
Tim McGuire	Redmond, WA	2017-09-26
Shelly Clift	US	2017-09-26
Debbie Jaeger	Seattle, WA	2017-09-26
Lisa Roberts	US	2017-09-26
Stacey Watson	Bothell, WA	2017-09-26
Janet Weisel	Woodinville, WA	2017-09-26
Cherie Skager	Kirkland, WA	2017-09-26
James Jamsek	US	2017-09-26
Leann Groby	Seattle, WA	2017-09-26
Erin Lange	Seattle, WA	2017-09-26
Emily Armantrout	Bothell, WA	2017-09-26
Janet Tupper	Seattle, WA	2017-09-26

Name	Location	Date
Franz Arend	Green Valley, AZ	2017-09-26
Charlotte Gantzer	US	2017-09-26
Melissa Hudson	Renton, WA	2017-09-26
Dana Adams	Kirkland, WA	2017-09-26
Sue Schupp	Washington, IL	2017-09-26
Leonardo Coronado	Seattle, WA	2017-09-26
anne-marie rosen	kirkland, WA	2017-09-26
Sara Chumbley	Seattle, WA	2017-09-26
Rich Whitehill	Kirkland, WA	2017-09-26
Garth Thomas	Bellevue, WA	2017-09-26
Heather Hubbard	Seattle, WA	2017-09-26
Glennyce Rediger	Seattle, WA	2017-09-26
Casey Howard	Redmond, WA	2017-09-26
Greg Anderson	US	2017-09-26
Josie Sanderson	Port Huron, MI	2017-09-26
Katie Blackford	Staines, England, UK	2017-09-26
Robert Martin	Seattle, WA	2017-09-26
Jennifer Arleo	Seattle, WA	2017-09-26
Shannon McCullough	Kirkland, WA	2017-09-26
Stacy Willoughby	US	2017-09-26
Deborah Blankinship	Snoqualmie, WA	2017-09-26
elizabeth parks	Kirkland, WA	2017-09-26

Name	Location	Date
Lindsay Anton	Kirkland, WA	2017-09-26
Mary Briant	Seattle, WA	2017-09-26
Linda Pierce	Redmond, WA	2017-09-26
michelle gallik	Woodinville, WA	2017-09-26
Livio Arleo	US	2017-09-26
Pedro Ada	Kirkland, WA	2017-09-26
Jeff Lyon	Kirkland, WA	2017-09-26
Sheri Delaney	Kirkland, WA	2017-09-26
Taraneh Guidry	Kirkland, WA	2017-09-26
Sheila Sandusky	Seattle, WA	2017-09-26
Michael Metteer	US	2017-09-26
kimberly mcgee	Kent, WA	2017-09-26
Tara Crabbe	Woodinville, WA	2017-09-26
Sandy Bourbonnais	US	2017-09-26
Karen Mirante	US	2017-09-26
Susan SVANCAREK	Redmond, WA	2017-09-26
Steffanie Ciba	Woodinville, WA	2017-09-26
Richard Gemperle	Ocean Springs, MS	2017-09-26
Corina Peterson	Bellevue, WA	2017-09-26
Sally Brennan	Washington, WA	2017-09-26
Joanne Tucker	Bellevue, WA	2017-09-26
Kathy Gehl	Renton, WA	2017-09-26

Name	Location	Date
Tricia Lazzar	Woodinville, WA	2017-09-26
Monika Demczuk	Bellevue, WA	2017-09-26
Stephanie Buchheit	US	2017-09-26
Tanya Brehm	Lake Stevens, WA	2017-09-26
Russell Sawyer	Marysville, WA	2017-09-26
Ginger Fisher	Seattle, WA	2017-09-26
Mia Steele	Kirkland, WA	2017-09-26
Paul Lucchese	Bellevue, WA	2017-09-26
Avril Pattenaude	Kirkland, WA	2017-09-26
Randi Leggett	US	2017-09-26
kurt wiesenbach	Kirkland, WA	2017-09-26
Ashley De La Hoz	Albany, NY	2017-09-26
Christina Ahrens	US	2017-09-26
Lorna Butterfield	Seattle, WA	2017-09-26
Megan Cycyota	Seattle, WA	2017-09-26
Magdalena Biernatowski	Kirkland, WA	2017-09-26
Vicky Kohnke	Everett, WA	2017-09-26
Dana Hendricks	Everett, WA	2017-09-26
Bob Grossman	Freeland, WA	2017-09-26
Nadine Cysewski	US	2017-09-26
Kathy Graves	Bellevue, WA	2017-09-26
Scott Wilkerson	Kirkland, WA	2017-09-26

Name	Location	Date
Kay Talbott	Kirkland, WA	2017-09-26
Nicole Ancich	Bellevue, WA	2017-09-26
Sam O'Shields	Kirkland, WA	2017-09-26
Henry Cycyota	Seattle, WA	2017-09-26
Michele Catoire	Issaquah, WA	2017-09-26
Nancy Cleary	Kent, WA	2017-09-26
Deb Bounds	Grand Rapids, MN	2017-09-26
Dave Parker	Seattle, WA	2017-09-26
Dan Gulden	US	2017-09-26
Mike Lents	San Jose, CA	2017-09-26
Michael Evans	US	2017-09-26
Susan Hixson	Lakewood, WA	2017-09-26
Karla Stevens	Everett, WA	2017-09-26
Jaclyn Martin	Seattle, WA	2017-09-26
Kimberly Ellertson	Issaquah, WA	2017-09-26
Susannah Pryal	Bellevue, WA	2017-09-26
Sheila Bath	Lake Stevens, WA	2017-09-26
Gina Kendrick	US	2017-09-26
Kim Keeling	Sammamish, WA	2017-09-26
Lesley Bush	US	2017-09-26
Patrick Holmes	US	2017-09-26
Bobbie Bassett	Everett, WA	2017-09-26

Name	Location	Date
James Giesbers	Kent, WA	2017-09-26
Will Bruce	Kirkland, WA	2017-09-26
Debra Kelly	Sammamish, WA	2017-09-26
Lauren Hancock	Irvine, CA	2017-09-26
Norma Rodriguez	US	2017-09-26
Melissa Tindall	Seattle, WA	2017-09-26
Ayla Harbin	Seattle, WA	2017-09-26
Matthew Reinhard	Snohomish, WA	2017-09-26
mary oehler	seattle, WA	2017-09-26
Ken Hooper	Kenmore, WA	2017-09-26
Kaile Worman	Parkville, MD	2017-09-26
Agnieszka Mazur	US	2017-09-26
Kristyn Howell	Kirkland, WA	2017-09-26
Pamela Keane	US	2017-09-26
Blake Kelly	Issaquah, WA	2017-09-26
Jim Gaw	US	2017-09-26
Adriana Zamora	Puyallup, WA	2017-09-26
Cindy Brune	Arlington, WA	2017-09-26
Craig Patterson	Marysville, WA	2017-09-26
Jared South	Seattle, WA	2017-09-26
Drew Pocza	Bothell, WA	2017-09-26
Jennifer German	Kirkland, WA	2017-09-26

Name	Location	Date
Heidi McGuckin	US	2017-09-26
Erin Weaver	Bothell, WA	2017-09-26
Jenifer Handler	Bellevue, WA	2017-09-26
Michelle Baker	New Braunfels, TX	2017-09-26
Ann Bukoskey	Redmond, WA	2017-09-26
Lindsay Koch	Washington	2017-09-26
Mark Diegel	Bellevue, WA	2017-09-26
Marianne Peterson	Puyallup, WA	2017-09-26
Jeanette Webster	Redmond, WA	2017-09-26
Dan Young	Seattle, WA	2017-09-26
Angie Scholten Leingang	US	2017-09-26
Alexis Curran	Seattle, WA	2017-09-26
Sarah Halbert	Richmond, VA	2017-09-26
Katherine Belvin	US	2017-09-26
Angela Weaver	Cedar Springs, MI	2017-09-26
Brianna Bergeson	Woodinville, WA	2017-09-26
Tom Hunter	US	2017-09-26
Rebeca Marin	Seattle, WA	2017-09-26
Gretchen Stockman	Lakewood, WA	2017-09-26
Jennifer Wittenberg	Mount Vernon, WA	2017-09-26
Melissa Aparico	Renton, WA	2017-09-26
Kerry Morgan	Snohomish, WA	2017-09-26

Name	Location	Date
Elizabeth R Lanning	Kent, WA	2017-09-26
Kate De Kruyf	US	2017-09-26
Maria Matthews	US	2017-09-26
REED BETTINGER	Seattle, WA	2017-09-26
Carol Lee	Woodinville, WA	2017-09-26
Laurel Dickison	Marysville, WA	2017-09-26
Rochelle Chorak	California	2017-09-26
Colin Robinson	Redmond, WA	2017-09-26
Robin Cooley	US	2017-09-26
LuAnn Eulert	Kirkland, WA	2017-09-26
Jessica Nybo	Seattle, WA	2017-09-26
Seth Davick	Kirkland, WA	2017-09-26
Diane Johnson	US	2017-09-26
Sal Leone	US	2017-09-26
Don Brown	Clinton, WA	2017-09-26
Misty Robertson	Portland, OR	2017-09-26
Terri Blier	Bothell, WA	2017-09-26
Kristin Shea	Woodinville, WA	2017-09-26
Ruth Green	Everett, WA	2017-09-26
Rory Leid	Seattle, WA	2017-09-26
Esther Hong	Seattle, WA	2017-09-26
Henry Gildner	Bellevue, WA	2017-09-26

Name	Location	Date
Andrew George	Sammamish, WA	2017-09-26
Nancy O'Keefe	Maple Valley, WA	2017-09-26
Brenna Loury	Bothell, WA	2017-09-26
Todd Jubie	Kirkland, WA	2017-09-26
Denise Fricks	Ocean Park, WA	2017-09-26
Jaimi Adams	Kirkland, WA	2017-09-26
Matthew Lindsey	US	2017-09-26
Owen Bargreen	US	2017-09-26
Brianna Thunberg	Woodinville, WA	2017-09-26
Kedra Lottis	Puyallup, WA	2017-09-26
Viki Andrews	Bellevue, WA	2017-09-26
Dominika Neary	US	2017-09-26
Andy Blowers	Redmond, WA	2017-09-26
Michael Ronchetti	Seattle, WA	2017-09-26
Shawn Nickerson	Bellevue, WA	2017-09-26
Jessica Brown	Ashburn, VA	2017-09-26
Danielle VenHuizen	US	2017-09-26
Rachael Lam	Portland, OR	2017-09-26
Kimberly Briar	Bothell, WA	2017-09-26
Holly Richardson	Melville, NY	2017-09-26
Ryan Pond	Bellevue, WA	2017-09-26
Nikki Dziedzic	Williston, ND	2017-09-26

Name	Location	Date
Terry Wakefield	Olympia, WA	2017-09-26
Elise Tumbas	Coupeville, WA	2017-09-26
Nigel Postings	US	2017-09-26
Keala Hopps	Rancho Cordova, CA	2017-09-26
Michele Hagen	US	2017-09-26
Micki Sherwood	Sammamish, WA	2017-09-26
Dan Fowler	US	2017-09-26
Christi Downs	Bellevue, WA	2017-09-26
Rich Matthews	Texas	2017-09-26
Kathy Fleming	Kirkland, WA	2017-09-26
Janis Scordamaglia	Santa Clara, CA	2017-09-26
Laura Saxton	Renton, WA	2017-09-26
Matthew Woll	Issaquah, WA	2017-09-26
John Hannen	Bellevue, WA	2017-09-26
Liz Washatka	US	2017-09-26
Jeff Baker	Redmond, WA	2017-09-26
Jenny Scriven	Woodinville, WA	2017-09-26
Marsha Tellesbo-Kembel	US	2017-09-26
Andrew Means	Seattle, WA	2017-09-26
Jenny Pinkerton	Redmond, WA	2017-09-26
Renee Kasnitz	Sammamish, WA	2017-09-26
Terisa Jackson	Kihei, HI	2017-09-26

Name	Location	Date
Jennifer Moynihan	Redmond, WA	2017-09-26
Joel Gillespie	Bellevue, WA	2017-09-26
Darryl Orinion	US	2017-09-26
Robin Fontana	Woodinville, WA	2017-09-26
Kirk Dickinson	Renton, WA	2017-09-26
Steve Christensen Me	Port Orchard, WA	2017-09-26
Cameron Geasey	Bothell, WA	2017-09-26
Wayne Key	US	2017-09-26
Daniel Lh	Bellefeuille, Saint-Jerome, Canada	2017-09-26
Kelcey Schaab	Woodinville, WA	2017-09-26
Kellie Mann	Gig Harbor, US	2017-09-26
Lynn Compton	US	2017-09-26
Stephen Nevett	US	2017-09-26
Kari Meyers	Seattle, WA	2017-09-26
Mark Twete	Pomona, CA	2017-09-26
Kristine Hanover	Pomona, CA	2017-09-26
Maile Lyons	Bellevue, WA	2017-09-26
Julie Bishop	Carnation, WA	2017-09-26
Todd Janssen	US	2017-09-26
Robert Apgood	Fort Wayne, IN	2017-09-26
Cathy Higgins	Seattle, WA	2017-09-26
Dave Richards	Washington, DC	2017-09-26

Name	Location	Date
Wyatt Hay	Bellevue, WA	2017-09-26
Jama Ballard	Sammamish, WA	2017-09-26
Susie Capretta	Saint Louis, MO	2017-09-26
karen Spinks	Santa Clara, CA	2017-09-26
Debbie McKee	Kirkland, WA	2017-09-26
Jennifer Homer	Woodinville, WA	2017-09-26
Amy Gomez	Everett, WA	2017-09-26
Shauni Warn	Issaquah, WA	2017-09-26
Tobey Layne	Woodinville, WA	2017-09-26
Mickey Salas	US	2017-09-26
Jacqueline Kinzer	Bothell, WA	2017-09-26
Ben Hoefler	Seattle, WA	2017-09-26
Gina Mazzaferro	Bellevue, WA	2017-09-26
Terry Davidson	San Ramon, CA	2017-09-26
Nicole Diarra	Woodinville, WA	2017-09-26
Meredith Wilson	Holland, MI	2017-09-26
Wayland Cossey	Tacoma, WA	2017-09-26
Shawn Wright	Woodinville, WA	2017-09-26
Megan DeSantis	US	2017-09-26
Joel Calvert	Bellevue, WA	2017-09-26
Warren Payne	Renton, WA	2017-09-26
William Rynd	US	2017-09-26

Name	Location	Date
Gabriela Talaba	snohomish, WA	2017-09-26
monica moline	Seattle, WA	2017-09-26
Nancy Alspach	Mount Vernon, WA	2017-09-26
Sebastian Garcia	US	2017-09-26
Scott Vieregg	Redmond, WA	2017-09-26
Elizabeth Bryant	Woodinville, WA	2017-09-26
Don Gockel	Bellevue, WA	2017-09-26
Sterling Foster	Lynnwood, WA	2017-09-26
Donovan Jones	US	2017-09-26
Katie Reifert	Seattle, WA	2017-09-26
Fallon Peters	US	2017-09-26
Pamela Bakken	Burton, WA	2017-09-26
Melissa Tracy	Everett, WA	2017-09-26
Scott Arnold	US	2017-09-26
Nancy Moore	Renton, WA	2017-09-26
Jackie Pendergrass	Kirkland, WA	2017-09-26
Kayla Tostberg	Renton, WA	2017-09-26
Megan Leishman	Clinton, MD	2017-09-26
Theresa Anderson	US	2017-09-26
Mary Coates	Bothell, WA	2017-09-26
Carrie Rose	Kirkland, WA	2017-09-26
Michael Elliott	Kent, WA	2017-09-26

Name	Location	Date
guy dunn	Seattle, WA	2017-09-26
Julie Upton	Bozeman, MT	2017-09-26
Jenny Carbon	Redmond, WA	2017-09-26
Mike Farina	Marysville, WA	2017-09-26
Eddie Antuna	Redmond, WA	2017-09-26
Kari Cushing	Seattle, WA	2017-09-26
Sean Sternbach	Seattle, WA	2017-09-26
Emma Dunn	Renton, WA	2017-09-26
Fran Flor	Long Island, WA	2017-09-26
Lee Travis	Renton, WA	2017-09-26
Heidi Matthews	Puyallup, WA	2017-09-26
Kori Antuna	Kenmore, WA	2017-09-26
Valerie Zitzman	Redmond, WA	2017-09-26
Lisa North	US	2017-09-26
Susan Hopkins	US	2017-09-26
Casie Irgens	Bothell, WA	2017-09-26
Drea Sturzu	Seattle, WA	2017-09-26
Mary Garror	Los Angeles, CA	2017-09-26
Ken Caldwell	Honolulu, HI	2017-09-26
Brenda Anderson	US	2017-09-26
Robert Trujillo	Spokane Valley, WA	2017-09-26
Bill DeHoop	Rochester, NY	2017-09-26

Name	Location	Date
Kathleen Fronczak	Seattle, WA	2017-09-26
Tracy Gaug	Issaquah, WA	2017-09-26
Christiana Ackerson	US	2017-09-26
Kathy Wagner	Seattle, WA	2017-09-26
Kristin Montero	Kirkland, WA	2017-09-26
Edna Hawk	Bellevue, WA	2017-09-26
Jamie Gonzalez	Alamo, CA	2017-09-26
Tina Sypher	Seattle, WA	2017-09-26
Lori Castaneda	Seattle, WA	2017-09-26
Al Minahan	US	2017-09-26
Miguel Estrada	Redmond, WA	2017-09-26
Charlotte Miller	Kirkland, WA	2017-09-26
Kristie Gai	Woodinville, WA	2017-09-26
Andre Lewis	US	2017-09-26
Deb Stadelman	Kirkland, WA	2017-09-26
Jim Knapik	Kenmore, WA	2017-09-26
Jeff Shilling	Seattle, WA	2017-09-26
Brianna Bennitt	Bothell, WA	2017-09-26
Hermione Carsten	Redmond, WA	2017-09-26
Nat Meyr	Washington	2017-09-26
Brenda Carlson	Bothell, WA	2017-09-26
Jon Cummins	Renton, WA	2017-09-26

Name	Location	Date
Ashley Spitzock	US	2017-09-26
Michelle Steik	Seattle, WA	2017-09-26
Jani Spencer	Bellevue, WA	2017-09-26
Beverly Attix	US	2017-09-26
Sarah Shatto	Redmond, WA	2017-09-26
kirsten waham	Kirkland, WA	2017-09-26
Barbara Camire	US	2017-09-26
Billy Burton	Seattle, WA	2017-09-26
Kelly Lovatt	Seattle, WA	2017-09-26
Leo Santiago	US	2017-09-26
Shauna Mindt	Redmond, WA	2017-09-26
Lisa Havens	US	2017-09-26
patrick flautt	Redwood City, CA	2017-09-26
Sean Norman	Kent, WA	2017-09-26
Lynn Sjolund	Kirkland, WA	2017-09-26
Jay Keron	Woodinville, WA	2017-09-26
Anna Groven	Kirkland, WA	2017-09-26
Richard Coupeuz	Redmond, WA	2017-09-26
Susan Minahan	Redmond, WA	2017-09-26
kea rensch	Bellingham, WA	2017-09-26
Jennifer Click	Seattle, WA	2017-09-26
Travis Duke	US	2017-09-26

Name	Location	Date
David Tall	Kirkland, WA	2017-09-26
Megan Westbrook	Seattle, WA	2017-09-26
Michelle Caeton	Redmond, WA	2017-09-26
John Thomas	Stanwood, WA	2017-09-26
Dave Schille	Snohomish, WA	2017-09-26
Morgan Sasse	Pleasanton, CA	2017-09-26
Stella Ditoma	Sumner, WA	2017-09-26
Chris Scott	Kirkland, WA	2017-09-26
Lindsay McKenzie	Lynnwood, WA	2017-09-26
Ryan Graves	Bothell, WA	2017-09-26
stacey lampkin	Seattle, WA	2017-09-26
Dorothy Calamaras	Sammamish, WA	2017-09-26
Natalie Ditgen	Corvallis, OR	2017-09-26
Erin Houg	Lake Stevens, WA	2017-09-26
walter Cave	Bellevue, WA	2017-09-26
Sarah Eastman	Henderson, NV	2017-09-26
Denise Mosby	Kirkland, US	2017-09-26
robert ferguson	Redmond, WA	2017-09-26
Kevin Cox	Kenmore, WA	2017-09-26
clory dahlgren	Olympia, WA	2017-09-26
Jorge Rodriguez Acosta	Mexico	2017-09-26
Mary Short	Naples, FL	2017-09-26

Name	Location	Date
Shirley Sonnichsen	Richland, WA	2017-09-26
Carol Rakliod	US	2017-09-26
Mike Carrigan	Bothell, WA	2017-09-26
Joel Wildeboer	Seattle, WA	2017-09-26
Lindsay Ferguson	Redmond, WA	2017-09-26
Christopher Karber	US	2017-09-26
Jennifer Krause	Kent, WA	2017-09-26
Craig Carlson	Crossville, TN	2017-09-26
maureen Scherger	Mount Vernon, US	2017-09-26
Ryan Abraham	US	2017-09-26
Debbie Willcut	Mukilteo, WA	2017-09-26
Georgene Mogyorossy	Hawthorne, CA	2017-09-26
Kimberly Miller	Redmond, WA	2017-09-26
Darla Carter	Sammamish, WA	2017-09-26
Frank Isca	Sedro-Woolley, WA	2017-09-26
Jennifer Miller	US	2017-09-26
ryan watson	woodinville, WA	2017-09-26
Dee Jensen	Lake Stevens, WA	2017-09-26
Albert Naranjo	Carnation, WA	2017-09-26
Steven Henrickson	US	2017-09-26
Elizabeth Hoogs	Redmond, WA	2017-09-26
Samantha auchenpaugh	Redmond, WA	2017-09-26

Name	Location	Date
Jessica White	Bothell, WA	2017-09-26
Laura Landau	Kenmore, WA	2017-09-26
Jenna Perry	Woodinville, WA	2017-09-26
Jeremy Horst	US	2017-09-26
Connie Paratore	US	2017-09-26
Kaite Carrigan	Seattle, WA	2017-09-26
Leslie German	Kirkland, WA	2017-09-26
John Howard	Kirkland, WA	2017-09-27
Aly Whitlatch	US	2017-09-27
Christy Mccarthy	US	2017-09-27
Christine Balzotti	US	2017-09-27
Arielle Roberts	Umeå, Sweden	2017-09-27
Kaelin Hanenburg	Vancouver, US	2017-09-27
Geoffrey Schock	US	2017-09-27
John Hendricks	Woodinville, WA	2017-09-27
Karen Evenson	US	2017-09-27
Katrina Allemeier	Kirkland, WA	2017-09-27
wayne wingate	US	2017-09-27
Robin Farrish	Mercer Island, WA	2017-09-27
Sharon Kurasaki	Kirkland, WA	2017-09-27
Doug Oler	Salt Lake City, UT	2017-09-27
Victoria Erkel	Bothell, WA	2017-09-27

Name	Location	Date
Bonnie France	Wasilla, AK	2017-09-27
Lori Hicks	Seattle, WA	2017-09-27
Suzanne Carson	Portland, OR	2017-09-27
Heather Mitchell	Lynnwood, WA	2017-09-27
Monica Carlson	Portland, OR	2017-09-27
Amber George	US	2017-09-27
Celeste Larenas	La Serena, Chile	2017-09-27
Kristen Marshall	Kirkland, WA	2017-09-27
Michelle Young	Redmond, WA	2017-09-27
Dan Hearing	North Bend, WA	2017-09-27
Sue Frause	Langley, WA	2017-09-27
Joanna Ray	Redmond, WA	2017-09-27
Maria Simpson	California	2017-09-27
Angela Vesper	Saint Paul, MN	2017-09-27
Eric Saranto	Seattle, WA	2017-09-27
Laura Root	Bellevue, WA	2017-09-27
Jason Petty	Monroe, WA	2017-09-27
Andrea Blackett	Lehi, UT	2017-09-27
Martha Belmont	Seattle, WA	2017-09-27
Christa McCormick	Bothell, WA	2017-09-27
Blair Richmond	The Dalles, OR	2017-09-27
Lynne Buckingham	US	2017-09-27

Name	Location	Date
Ann Kenneally	US	2017-09-27
Andrea Schneider	Seattle, WA	2017-09-27
Joseph Weatherly	Saluda, NC	2017-09-27
Anders Dillner	Bainbridge Island, WA	2017-09-27
Jessica Hansen	Kirkland, WA	2017-09-27
Kari Nelson	San Francisco, CA	2017-09-27
Kia Brissey	Redmond, WA	2017-09-27
Denise Thoreson	US	2017-09-27
Will Diefenbach	US	2017-09-27
Jeremy MOLINE	US	2017-09-27
Hans Stolz	US	2017-09-27
Steve Watson	Seattle, WA	2017-09-27
Tyler Stoddard	Seattle, WA	2017-09-27
Celine Del Tufo	US	2017-09-27
Kristi Wagner	Pleasanton, CA	2017-09-27
Maureen Crabtree	Auburn, WA	2017-09-27
Leah Rollins	US	2017-09-27
Melissa Acob	Kirkland, WA	2017-09-27
Harvey Chaples	Fort Lauderdale, FL	2017-09-27
Deanna Sanderlin	Redmond, WA	2017-09-27
Bob Gulling	Seattle, WA	2017-09-27
Ali Gurevich	Snohomish, WA	2017-09-27

Name	Location	Date
Benita Nelson	Redmond, WA	2017-09-27
Chris Berkeihiser	Kirkland, WA	2017-09-27
Barrie Culver	Issaquah, WA	2017-09-27
Denise cruice	Seattle, WA	2017-09-27
Phil Erickson	Snoqualmie, WA	2017-09-27
Tim Evenson	US	2017-09-27
Laurie Frink	Seattle, WA	2017-09-27
Jennifer Erwin	Woodinville, WA	2017-09-27
Claudette Glubka	Seattle, WA	2017-09-27
Dave Mullen	Mukilteo, WA	2017-09-27
Martha Lucia Groulx	Redmond, WA	2017-09-27
Per Pettersson	Seattle, WA	2017-09-27
Christina Crescenzi	Kirkland, WA	2017-09-27
Lynneata McArthur	Snohomish, WA	2017-09-27
Melanie Bennington	Bothell, WA	2017-09-27
Marian Dugan	Woodinville, WA	2017-09-27
Charles Herbert	Colorado Springs, CO	2017-09-27
Angela Burch	Kirkland, WA	2017-09-27
Kayla Knaff	Kalispell, MT	2017-09-27
Pamela Goff	US	2017-09-27
Valerie Ekstrom	Redmond, WA	2017-09-27
Shawn Bradford	Issaquah, WA	2017-09-27

Name	Location	Date
Lara Blackett	Seattle, WA	2017-09-27
Ulrika Noren	US	2017-09-27
jen reese	woodinville, WA	2017-09-27
Sandy Lundberg	Bellevue, WA	2017-09-27
Bailey Longoni	Seattle, WA	2017-09-27
Jessica Fox	Bothell, WA	2017-09-27
Keith Olson	US	2017-09-27
Erika Johnson	North Bend, WA	2017-09-27
adam ran	Redmond, WA	2017-09-27
Molly Johnston	Seattle, WA	2017-09-27
Radine Lozier	Tacoma, WA	2017-09-27
Nixk Johnson	Bozeman, MT	2017-09-27
Irma Dore	Kenmore, WA	2017-09-27
Marikay Gabriel	Ellensburg, WA	2017-09-27
Kathryn Parker	Bellevue, WA	2017-09-27
Gene Steffanson	Marion, US	2017-09-27
Joan Pittman	Bothell, WA	2017-09-27
Jess Kinney	Duvall, WA	2017-09-27
Rose Huth	Kirkland, WA	2017-09-27
Krissy Putnam	Issaquah, WA	2017-09-27
Mike Goerz	Snohomish, WA	2017-09-27
Regina Johnson	Fairbury, NE	2017-09-27

Name	Location	Date
KIM KARMIL	EVERETT, WA	2017-09-27
Erin Maynard	US	2017-09-27
Gary Helling	Bellevue, WA	2017-09-27
Marcia Teasdale	Monrovia, CA	2017-09-27
Linda Lillard	Snohomish, WA	2017-09-27
Lawrence Johnson	US	2017-09-27
Paige Whelan	Mercer Island, WA	2017-09-27
Melinda Berkeihiser	Kenmore, WA	2017-09-27
Stephanie Lundberg	US	2017-09-27
Bonnie Rauscher	Coupeville, WA	2017-09-27
Jason Tutko	Packwood, WA	2017-09-27
Megan Heuer	Edmonds, WA	2017-09-27
gisela higgins	Mill Creek, WA	2017-09-27
Nancy Dorsett	Lake Stevens, WA	2017-09-27
Nancy Wheelwright	Spokane, WA	2017-09-27
Nikki Cannon	US	2017-09-27
Jennifer Ouyang	Kirkland, WA	2017-09-27
Luis DeJesus	US	2017-09-27
Tracy Marlow	US	2017-09-27
Chester West	Kirkland, WA	2017-09-27
Kyle McGill	Redmond, WA	2017-09-27
Erin Strobel	Auburn, WA	2017-09-27

Name	Location	Date
David Hiskey	Longview, TX	2017-09-27
Steven Matthews	Kihei, HI	2017-09-27
Megan Johnson	US	2017-09-27
Anthony Bontrager	Bellevue, WA	2017-09-27
Megan Shchepetov	Snoqualmie, WA	2017-09-27
Heather Pearson	Carnation, WA	2017-09-27
Tiffanie Ihrig	Woodinville, WA	2017-09-27
Monica Ernsberger	Kirkland, WA	2017-09-27
Kristin Capps	Redmond, WA	2017-09-27
Neil Taylor	Redmond, WA	2017-09-27
Kathrina Westby-sharman	Seattle, WA	2017-09-27
Yasiu Kruszynski	Chicago, IL	2017-09-27
Donald Gracia	Mercer Island, WA	2017-09-27
Robin Humpl	Texas	2017-09-27
Mary Margaret Cobb	Woodinville, WA	2017-09-27
Kimberly Davis	Renton, WA	2017-09-27
Jim Gaudette	Kirkland, WA	2017-09-27
Robin Arnold	Everett, WA	2017-09-27
Tara Brant	Redmond, WA	2017-09-27
Rachel Caulk	Woodinville, WA	2017-09-27
Timothy Kennedy	Clifton, VA	2017-09-27
Mikel Morrow	Sammamish, WA	2017-09-27

Name	Location	Date
heather conniff	Kirkland, WA	2017-09-27
Jaimie McCausland	Kirkland, WA	2017-09-27
Travis Rauscher	Coupeville, WA	2017-09-27
Courtney Karmil	Bellingham, WA	2017-09-27
Melanie McCracken	Federal Way, WA	2017-09-27
Augustina Anggreny	Kenmore, WA	2017-09-27
Kirk Utzinger	US	2017-09-27
Nicole Munson	Seattle, WA	2017-09-27
Robert Watson	Aliso Viejo, CA	2017-09-27
Randy Olson	US	2017-09-27
Kathleen Smahel	Kirkland, WA	2017-09-27
Stephen Huson	US	2017-09-27
Cassie Rice	Lynnwood, WA	2017-09-27
Ron Erickson	US	2017-09-27
Vicki Koehl	Redmond, WA	2017-09-27
Julie Key	Kirkland, WA	2017-09-27
Geordy Greene	Bothell, WA	2017-09-27
Mara Critchett	Bothell, WA	2017-09-27
Mona Renner	US	2017-09-27
Melissa Osborn	US	2017-09-27
Shanna Griffin	Seattle, WA	2017-09-27
Janine Boher	Bellevue, WA	2017-09-27

Name	Location	Date
Kendra Smith	Seattle, WA	2017-09-27
Rosemary Struiksma	Arlington, US	2017-09-27
Deanna Herron	Redmond, WA	2017-09-27
Jennifer Pinter	US	2017-09-27
Amber Schmitt	US	2017-09-27
Jen Manchester	Federal Way, WA	2017-09-27
Christina Roberts	US	2017-09-27
Aundrea Doran	Lake Stevens, WA	2017-09-27
Konnie Rincon	US	2017-09-27
Carol Savage	Arlington, WA	2017-09-27
Ian Hung	US	2017-09-27
Timothy Krell	Seattle, WA	2017-09-27
Chris Wheeland	Issaquah, WA	2017-09-27
Brian Caven	Seattle, WA	2017-09-27
Brian Coffman	Edmonds, WA	2017-09-27
Alison Cockrill	Seattle, WA	2017-09-27
David Plienis	Spokane, WA	2017-09-27
Joan Ihlenfeldt	Mercer Island, WA	2017-09-27
Karri Kowal	Kirkland, WA	2017-09-27
Miina Siekkinen Beyreis	Woodinville, WA	2017-09-27
Trish Demczuk	Bellevue, WA	2017-09-27
Nanci Anderson	Los Angeles, CA	2017-09-27

Name	Location	Date
Jaya Shrivastav	Kirkland, WA	2017-09-27
Pamela N Brown	Bellevue, WA	2017-09-27
James Minish	Redmond, WA	2017-09-27
Pam Pinney	Seattle, WA	2017-09-27
Nikki Harris	Seattle, WA	2017-09-27
Marco Maldonado	Kirkland, WA	2017-09-27
Lisa DeVogel	Issaquah, WA	2017-09-27
Michael Mashni	US	2017-09-27
Robin Hawes	Sammamish, WA	2017-09-27
Lindsey Wildeboer	Kirkland, WA	2017-09-27
Kendra Kelly	Seattle, WA	2017-09-27
Dena Glondo	Spokane, WA	2017-09-27
Dennis Jacobs	Kent, WA	2017-09-27
Donna Bauman	US	2017-09-27
Patti Olsen	Seattle, WA	2017-09-27
Sarah Enera	Graham, WA	2017-09-27
Christa Bartlett	Washington	2017-09-27
Carrie Ganske	US	2017-09-27
Kristen Mendenhall	Snohomish, WA	2017-09-27
Rachel Mansour	Bellevue, WA	2017-09-27
Kelly Knapp	Sacramento, CA	2017-09-27
Karen Flint	Enumclaw, WA	2017-09-27

Name	Location	Date
Jamie Notzka	Seattle, WA	2017-09-27
Tiffany Hare	Bothell, WA	2017-09-27
Mike Zimmerman	Sammamish, WA	2017-09-27
Ane Groth	Woodinville, WA	2017-09-27
Jan Frederiksen	Copenhagen, Denmark	2017-09-27
Jeff Gibson	Walpahu, HI	2017-09-27
Kim Strand	Granite Falls, WA	2017-09-27
Patrick Stone	Edmonds, WA	2017-09-27
Shirley Vangen	Lynnwood, WA	2017-09-27
Mary Landmann	Bothell, WA	2017-09-27
Connie Nelson	Bellevue, WA	2017-09-27
Gary Allender	Seattle, WA	2017-09-27
Stacie Pike	Seattle, WA	2017-09-27
Bernadette Adams	US	2017-09-27
Stephanie Woods	Villa Park, IL	2017-09-27
David Cumming	Seattle, WA	2017-09-27
Lisa Richardson	Lynnwood, WA	2017-09-27
Sharon Romppanen	Burlington, WA	2017-09-27
Ryan Carlyle	Everett, WA	2017-09-27
Mika Yamamoto	US	2017-09-27
Charlotte Beall	Koloa, HI	2017-09-27
Lauren Mincin	Bellevue, WA	2017-09-27

Name	Location	Date
Ryan Stute	Seattle, WA	2017-09-27
kathy terhune	Kirkland, WA	2017-09-27
Helene Fehler	Woodinville, WA	2017-09-27
michael blan	Seattle, WA	2017-09-27
Erika DeRooy	US	2017-09-27
Elaine Haun	Seattle, WA	2017-09-27
allison cox	US	2017-09-27
Brenda McKee	Seattle, WA	2017-09-27
louis pitonyak	Sammamish, WA	2017-09-27
Elizabeth Gerstenzang	Port Orchard, WA	2017-09-27
Sarah Deco	Kirkland, WA	2017-09-27
Graham Bremner	Woodinville, WA	2017-09-27
Kira Haller	Seattle, WA	2017-09-27
Diane Poston	US	2017-09-27
Jeff Harding	Redmond, WA	2017-09-27
Cynthia Rooney-Olson	Park Rapids, MN	2017-09-27
Kelsey Duggar	San Mateo, CA	2017-09-27
Florian Barca	Redmond, WA	2017-09-27
Ruth Ann Crouse	Seattle, WA	2017-09-27
Breann Walker	Auburn, WA	2017-09-27
Molly Orr	US	2017-09-27
Lynn Rickard	Clinton, WA	2017-09-27

Name	Location	Date
Aaron Boner	Renton, WA	2017-09-27
Bruce Krishna	Vancouver, Canada	2017-09-27
Todd Hrycenko	Huntington Beach, CA	2017-09-27
Dennis Littell	Kirkland, WA	2017-09-27
Theodore Aarsvold	US	2017-09-27
Stephen Brown	Kirkland, WA	2017-09-27
Saskia Schott	Mercer Island, WA	2017-09-27
Franco Acuna	Renton, WA	2017-09-27
Sally Worman Worman	Dallas, TX	2017-09-27
Victoria Milton	Kirkland, WA	2017-09-27
Cherish Whyte	Issaquah, WA	2017-09-27
Diane Pollard	Kirkland, WA	2017-09-27
John Cosser	Seattle, WA	2017-09-27
Amaris Harris	Seattle, WA	2017-09-27
Sarah Vanausdoll	Seattle, WA	2017-09-27
Jackie Giardino	Redmond, WA	2017-09-27
Christine Aronson	Redmond, WA	2017-09-27
Lindsay Bernstein	Reston, VA	2017-09-27
Brian Wehr	Redmond, WA	2017-09-27
Jesse Villa	San Jose, CA	2017-09-27
Susan Stewart	Issaquah, WA	2017-09-27
Roy Morgan	Montclair, NJ	2017-09-27

Name	Location	Date
Natalie Streich	Everett, WA	2017-09-27
Kristin Carney	Washington	2017-09-27
Kirsten Stolle	Marion, NC	2017-09-27
Jerrod Jones	Seattle, WA	2017-09-27
Howard Donkin	US	2017-09-27
Molly Hartney	Redmond, WA	2017-09-27
Kristin Clark	Renton, WA	2017-09-27
Angela Krohn	Seattle, WA	2017-09-27
Brittany Robinett	Seattle, WA	2017-09-27
Kris Keski	Woodinville, WA	2017-09-27
Steffan Brown	Seattle, WA	2017-09-27
Stephanie Nuyda	Lynnwood, WA	2017-09-27
Catherine van Veen	Seattle, WA	2017-09-27
Cathy Asimakopoulos	Kirkland, WA	2017-09-27
Robert Barenberg	Bothell, WA	2017-09-27
Erin Huffman	Renton, WA	2017-09-27
Michael Mellick	Issaquah, WA	2017-09-27
Rocky Calestini	Vacaville, CA	2017-09-27
Jodi Ryznar	Seattle, WA	2017-09-27
laurie strippoli	towaco, NJ	2017-09-27
Christine Pierce	Bothell, WA	2017-09-27
Frances Armstrong	Mijas, Spain	2017-09-27

Name	Location	Date
Beth Fronczak	Prospect, KY	2017-09-27
Lise Thornton	Redmond, WA	2017-09-27
Scott Manson	Spring, TX	2017-09-27
Wes Ruemping	Redmond, WA	2017-09-27
Jan Pollard	Bothell, WA	2017-09-27
Dayna Anderson	Issaquah, WA	2017-09-27
Liz Cairns	US	2017-09-27
Nicole Browning	US	2017-09-27
Heidi Granke	Woodinville, WA	2017-09-27
Roberta Archibald	Morgan Hill, CA	2017-09-27
Patrick Feldman	Seattle, WA	2017-09-27
Victoria Cooper	Bellevue, WA	2017-09-27
Sarah Auckland	Bellevue, WA	2017-09-27
Keith Linder	Bothell, WA	2017-09-27
Richelle Erlich	Redmond, WA	2017-09-27
Prabhu Raju	Stillwater, WA	2017-09-27
Natasha Fulkerson	US	2017-09-27
gina drust	Seattle, WA	2017-09-27
Jeffrey Phillips	US	2017-09-27
Valerie Hackett	Woodinville, WA	2017-09-27
Elizabeth Mulherron	Bothell, WA	2017-09-27
Suzannah Calvery	US	2017-09-27

Name	Location	Date
STEVEN SARGESE	Caldwell, NJ	2017-09-27
Kelly Brevik	Bothell, WA	2017-09-27
Chris Comer	Seattle, WA	2017-09-27
Sandra Vargas	Bellevue, WA	2017-09-27
Theresa Lane Kuehner	Seattle, WA	2017-09-27
Angela Merrill	Edmonds, WA	2017-09-27
Randy Davis	US	2017-09-27
Tom Lawrence	Spokane, WA	2017-09-27
Ilkka Kallio	Kenmore, WA	2017-09-27
Steven Dunn	US	2017-09-27
Kris Gjylameti	US	2017-09-27
Erika Secord	Redmond, WA	2017-09-27
Timothy Peterson	Pittsburgh, PA	2017-09-27
Nancy Mulcare	Redmond, WA	2017-09-27
Martin Josund	Seattle, WA	2017-09-27
Cathy Leishman	Lynnwood, US	2017-09-27
M Muller	Lynnwood, WA	2017-09-27
colleen dalton	Everett, WA	2017-09-27
angela bartholomaus	Issaquah, WA	2017-09-27
Susie Krost	Woodinville, WA	2017-09-27
Andrew Robertson	Seattle, WA	2017-09-27
Alyssa Mcfarland	Seattle, WA	2017-09-27

Name	Location	Date
Tracy Kimmel	Redmond, WA	2017-09-27
Mark Nicholson	Lynnwood, US	2017-09-27
Mike Teixeira	US	2017-09-27
Maura Donegan	Issaquah, WA	2017-09-27
Rebecca Haefele	Pleasanton, CA	2017-09-27
Holly Shoubridge	US	2017-09-27
Emily Pollock	Kirkland, WA	2017-09-27
Donald Engelson	US	2017-09-27
Jenn Strutzel	US	2017-09-27
G Mar	Yucca Valley, CA	2017-09-27
Paula Emery	Seattle, WA	2017-09-27
Tony Fahey	Moorpark, CA	2017-09-27
Dave Barnett	Redmond, WA	2017-09-27
Peggy Morris	Everett, WA	2017-09-27
Sam Traff	US	2017-09-27
Erin Bordner	Madison, WI	2017-09-27
Lindsey Patterson	Redmond, WA	2017-09-27
Alan Barney	Everett, WA	2017-09-27
David Farmer	Woodinville, WA	2017-09-27
Christina White	Chelan, WA	2017-09-27
Jenni Swedlund	Seattle, WA	2017-09-27
Garrett Bickerdike	Des Moines, WA	2017-09-27

Name	Location	Date
Shannan Lindor	US	2017-09-27
Amelia Havanec	Bothell, WA	2017-09-27
Jan Jackman	Redmond, WA	2017-09-27
Nancy Holiman	North Plains, OR	2017-09-27
Anna Thorson	US	2017-09-27
Camille Louie	Washington	2017-09-27
Kelly Petersen	Woodinville, WA	2017-09-27
Jerry Lamb	Kenmore, WA	2017-09-27
Christie Elliott	Bothell, WA	2017-09-27
laurie Pong	Seattle, WA	2017-09-27
Melissa Lutzenhiser	Carnation, WA	2017-09-27
John Krost	Redmond, WA	2017-09-27
richard kim	Port Orchard, WA	2017-09-27
Sabrina Leavengood	US	2017-09-27
Kathy Rundhaug	Redmond, WA	2017-09-27
Yuwei Grey	Seattle, WA	2017-09-27
Kristin Ackerman Bacon	Seattle, WA	2017-09-27
Robert Muller	Mercer Island, WA	2017-09-28
Sean Sullivan	Seattle, WA	2017-09-28
Ryan Franklin	Seattle, WA	2017-09-28
Zach Mauden	Redmond, WA	2017-09-28
Chris Elliott	US	2017-09-28

Name	Location	Date
Scott badgley	Seattle, WA	2017-09-28
Allison Gaylord	Kenmore, WA	2017-09-28
Cheryl Goodman	Redmond, WA	2017-09-28
Irina Chelysheva	Los Gatos, CA	2017-09-28
Cindy Chase	US	2017-09-28
Philip Mark	US	2017-09-28
Lisa Foss	Kirkland, WA	2017-09-28
Janet Kordick	US	2017-09-28
isabelle nyman	Sammamish, WA	2017-09-28
David McNeil	US	2017-09-28
Katie Deschenes	US	2017-09-28
Kathy Downey Brown	Pomona, CA	2017-09-28
Jenny Porter	Puyallup, WA	2017-09-28
Rosann Farmer	Kirkland, WA	2017-09-28
Misty Berry	issaquah, WA	2017-09-28
Christine Bergstein	US	2017-09-28
Eileen Vincent	Kenmore, WA	2017-09-28
Rebecca Humphrey	Port Orchard, WA	2017-09-28
Anne Sybrandt	Great Falls, MT	2017-09-28
Marcia Sears	Kenmore, WA	2017-09-28
Patty Davis	US	2017-09-28
Melissa OBrien	Redmond, WA	2017-09-28

Name	Location	Date
Danika Thomas	Auburn, WA	2017-09-28
Alluson Ray	Redmond, WA	2017-09-28
Bonnie Julien	Seattle, WA	2017-09-28
Cheri Larsen	Portland, OR	2017-09-28
Linda VandenBosch	Holland, MI	2017-09-28
Kathy Ronnie	Lynnwood, WA	2017-09-28
Sandra Jech	Manchester, WA	2017-09-28
Caroline Phan	Issaquah, WA	2017-09-28
Bill Gilbert	Kirkland, WA	2017-09-28
Bonnie Kackson	US	2017-09-28
Beth Huntley	US	2017-09-28
Eric Dennis	Mukilteo, WA	2017-09-28
james Patterson	Bainbridge Island, WA	2017-09-28
Madisen Breda	Everett, WA	2017-09-28
Jyoti gupta	India	2017-09-28
Michele Olsen	Brooklyn, NY	2017-09-28
Hannah Chang	Kirkland, WA	2017-09-28
Kim Mitchell	Puyallup, WA	2017-09-28
Cynthia Diederich	US	2017-09-28
Michael Heuer	Mountlake Terrace, WA	2017-09-28
Lauren Clark	Bothell, WA	2017-09-28
Mike Raglin	US	2017-09-28

Name	Location	Date
Ian Skavdahl	Redmond, WA	2017-09-28
Barnaby Schuman	Seattle, WA	2017-09-28
Helen Margetan	Redmond, WA	2017-09-28
Jake Wild	US	2017-09-28
Judy Bisso	Kirkland, WA	2017-09-28
Jay Vernon	Woodinville, WA	2017-09-28
Luke Allen	US	2017-09-28
jonina gudjonsson	Snoqualmie, WA	2017-09-28
Lisa Wilson	Carnation, WA	2017-09-28
Ben Ray	Redmond, US	2017-09-28
Lidia Arce	Morelos, Mexico	2017-09-28
Maria Morales	Seattle, WA	2017-09-28
Hali Pekras	San Diego, CA	2017-09-28
Jed Ethers	US	2017-09-28
Elizabeth Bowser	Lynnwood, WA	2017-09-28
Kathy Heideman	Woodinville, US	2017-09-28
Megan Paulsen	Kirkland, WA	2017-09-28
Laura Achtor	Redmond, WA	2017-09-28
Corinne Lawson	Woodinville, WA	2017-09-28
Denise Gentry	Issaquah, WA	2017-09-28
Jessica Dye	Washington	2017-09-28
Jeanette Bennett	Bothell, WA	2017-09-28

Name	Location	Date
Ingrid Gooding	WOODINVILLE, WA	2017-09-28
Margaret Calamaro	PAC. Palis., CA	2017-09-28
Roberta Riley	Redmond, WA	2017-09-28
Deanna Stearns	Kent, WA	2017-09-28
Kimmie Horton	Issaquah, WA	2017-09-28
Tommy mccracken	Federal Way, WA	2017-09-28
Elizabeth Webster	Seattle, WA	2017-09-28
Deborah McCracken	US	2017-09-28
Dan Stratton	US	2017-09-28
Tim Norris	Vashon, WA	2017-09-28
Kamal Gupta	Gurgaon, India	2017-09-28
Bobbi Moody	Kirkland, WA	2017-09-28
Carol Cameron	Kirkland, US	2017-09-28
Nancy Gilliland	Edmonds, WA	2017-09-28
Megan Payne	Kirkland, WA	2017-09-28
brady grayson	US	2017-09-28
Cindy Schuster	Kirkland, WA	2017-09-28
Carmen Richter	Kent, WA	2017-09-28
LiAnn Venegas	Bothell, WA	2017-09-28
Matthew Marx	Seattle, WA	2017-09-28
megan Dillon	Grants Pass, OR	2017-09-28
Anna Shives	Redmond, WA	2017-09-28

Name	Location	Date
Steve Breda	Issaquah, WA	2017-09-28
Jason Wolfram	Seattle, WA	2017-09-28
Nancy Pearson	Carnation, WA	2017-09-28
Maxx Rivas	US	2017-09-28
Edi Dirkes	Walla Walla, WA	2017-09-28
Elizabeth Clark	Bellevue, WA	2017-09-28
Daniel Huddy	Bothell, WA	2017-09-28
Donna Kristaponis	Redmond, WA	2017-09-28
Kristi Spouse	Gig Harbor, WA	2017-09-28
Andy Lentz	US	2017-09-28
Teresa Paulson	US	2017-09-28
James Cade	Seattle, WA	2017-09-28
Brian Gatete	Auburn, WA	2017-09-28
Brent Weichers	Everett, WA	2017-09-28
Tom Hill	Kirkland, WA	2017-09-28
Silvia Leveque	Redmond, WA	2017-09-28
Kelsey Wedemeyer	Marysville, WA	2017-09-28
Beth Fiorda	Woodinville, WA	2017-09-28
Bruce Hasson	US	2017-09-28
Marcy Mattson	Bothell, WA	2017-09-28
Martina Caspers	Woodinville, WA	2017-09-28
Laurel Stromme-Dede	Lynnwood, WA	2017-09-28

Name	Location	Date
Therese McLain	Bellevue, WA	2017-09-28
Tamara Cobb	Bothell, WA	2017-09-28
Cara Payne	Tucson, AZ	2017-09-28
Keri Sliger	Kirkland, WA	2017-09-28
Margaret Wyatt	Kirkland, WA	2017-09-28
Michelle Prill	Redmond, WA	2017-09-28
Jennifer Jennings	Snohomish, WA	2017-09-28
laurie rogoff	Austin, TX	2017-09-28
Maureen Gates	Edmonds, WA	2017-09-28
Chris Coombs	US	2017-09-28
Tommy Sieritis	Allentown, PA	2017-09-28
Ed Laine	Sammamish, WA	2017-09-28
Michelle Johnstone	Redmond, WA	2017-09-28
Corey Jarrell	Gulfport, MS	2017-09-28
John McCracken	North Fort Myers, FL	2017-09-28
Kristina Rubashenkova	US	2017-09-28
Inessa Dolenga	Woodinville, WA	2017-09-28
Christie Mascelli	Anchorage, AK	2017-09-28
Jennifer Simmons	Sammamish, WA	2017-09-28
Marina Ryan	Seattle, WA	2017-09-28
Dianna Melander	Everett, WA	2017-09-28
David Dennis	Redmond, WA	2017-09-28

Name	Location	Date
Lisa Fifer	Woodinville, WA	2017-09-28
Christine Anderson	Kirkland, WA	2017-09-28
Jennifer Sebesta	Redmond, WA	2017-09-28
Erin Richardson	Renton, WA	2017-09-28
Charles Webber	Vandalia, OH	2017-09-28
Amanda Launay	Kirkland, WA	2017-09-28
Jennifer Danielson	Lynnwood, WA	2017-09-28
Madeleine Kym	Sammamish, WA	2017-09-28
Jesse Bauman	US	2017-09-28
Ronnie Caz	Seattle, WA	2017-09-28
Cathy Herholdt	Bothell, WA	2017-09-28
Jennifer Boyington	Washington	2017-09-28
Melissa Newstrand	US	2017-09-28
Tatiana Case	woodinville, WA	2017-09-28
Jenny Diedrich	Australia	2017-09-28
Patricia Gasparich	Sammamish, WA	2017-09-28
Jennifer Morgan	Whistler, Canada	2017-09-28
Kari Bennett	Tacoma, WA	2017-09-28
Carma Johnston	Anchorage, AK	2017-09-28
Wendi Meier	Redmond, WA	2017-09-28
Lorraine Fournier	Seattle, WA	2017-09-28
Stephen Weigand	Baton Rouge, LA	2017-09-28

Name	Location	Date
Janet Thompson	Alexandria, VA	2017-09-28
Christine Slusher	Bothell, WA	2017-09-28
Trudy Ford	US	2017-09-28
Nancy Plampin	Kirkland, WA	2017-09-28
John Roper	Kenmore, WA	2017-09-28
Jamie Williams	Seattle, WA	2017-09-28
Theresa Olson	Seattle, WA	2017-09-28
Kevin Slover	Woodinville, WA	2017-09-28
Kimme M Eggers	US	2017-09-28
ANN marie Clarke	US	2017-09-28
William Waite	Bothell, WA	2017-09-28
Boyd Slusher	Bothell, WA	2017-09-28
Kristi Giles	Everett, WA	2017-09-28
Christins Gibbs	Issaquah, WA	2017-09-28
Lee Brillhart	Seattle, WA	2017-09-28
Jason Berg	Tacoma, WA	2017-09-28
Laura Hawkins	Oceanside, CA	2017-09-28
Debbie Brickman	Redmond, WA	2017-09-28
Bree Milani	Hudsonville, MI	2017-09-28
Valerie Klingkammer	Redmond, WA	2017-09-28
Leslie Baldwin	Everett, WA	2017-09-28
Scot Cocanour	Kirkland, WA	2017-09-28

Name	Location	Date
Cortney Engleman	Seattle, WA	2017-09-28
Antje McKinley	Bothell, WA	2017-09-28
John O'Hearn	Kirkland, WA	2017-09-28
Crystal Smith	Redmond, WA	2017-09-28
Michelle Pudas	Bellevue, WA	2017-09-28
Mary Wescott	Bothell, WA	2017-09-28
Erica Gerber	Houston, TX	2017-09-28
Jennifer Iem	Redmond, WA	2017-09-28
Tracy Weldon	Bothell, WA	2017-09-28
Janel Paulus	Bothell, US	2017-09-28
Teresa Giles	US	2017-09-28
Perry Atterberry	Seattle, WA	2017-09-28
Kellie Sirna	Dallas, TX	2017-09-28
brendon Ford	Auckland, New Zealand	2017-09-28
Richard Zaffino	Kirkland, WA	2017-09-28
Craig Lange	US	2017-09-28
Terri Jordan	Bellevue, WA	2017-09-28
Allison Peterson	Bothell, WA	2017-09-28
Gillian Crismier	Bothell, WA	2017-09-28
Barbara Vannet Roestel	US	2017-09-28
Marlys Vanderpol	Redmond, WA	2017-09-28
Lynda Epton	US	2017-09-28

Name	Location	Date
Pam Brooks	Lake Stevens, WA	2017-09-28
Mindy Wright	Pleasanton, CA	2017-09-28
James Marron	Rijeka, Croatia	2017-09-28
janet gilman	Snoqualmie, WA	2017-09-28
Karen Beazer	Renton, WA	2017-09-28
Ashley Smith	Lake Stevens, WA	2017-09-28
Katie Breihof	Seattle, US	2017-09-28
Karey Regala	Tacoma, WA	2017-09-28
Nicole Buckley	Kirkland, WA	2017-09-28
Melissa Neumann	US	2017-09-28
Heather Millner	Santa Clara, CA	2017-09-28
Michael Denbo	Kent, WA	2017-09-28
Christina Porter	US	2017-09-28
Chris Curtiss	Issaquah, WA	2017-09-28
lisa Beauchamp	Brier, WA	2017-09-28
Sarah Massengill	US	2017-09-28
R Maclean	US	2017-09-28
Sally Batson	Redmond, WA	2017-09-28
Chris Stone	Redmond, WA	2017-09-28
McKayla Nilsson	Lakewood, WA	2017-09-28
Christine Blumer	Bend, OR	2017-09-28
Vicki Hayden	US	2017-09-28

Name	Location	Date
Paul Valley	Gig Harbor, WA	2017-09-28
Joyann Junge	US	2017-09-28
Heidi Harris	Auburn, WA	2017-09-28
Wendy Daily	US	2017-09-28
James van der Voort	Lynnwood, WA	2017-09-28
Monique Kruyt	Snoqualmie, WA	2017-09-28
Ann Whiteside	Federal Way, WA	2017-09-28
Lindsay Kotylo	Kirkland, WA	2017-09-28
Cara De Lavallade	Seattle, WA	2017-09-28
Rachel Anderson	Kirkland, WA	2017-09-28
Karynne Patterson	Seattle, WA	2017-09-28
Brandy Arrington	US	2017-09-28
Laura Taylor	Everett, WA	2017-09-28
Beverly Madawi	Monroe, WA	2017-09-28
Barbara Bersani	Bend, OR	2017-09-28
Sharon Williams	US	2017-09-28
Gary Franke	Tacoma, WA	2017-09-28
David Spouse	US	2017-09-28
John DePew	Duvall, WA	2017-09-28
Adam Berry	Seattle, WA	2017-09-28
Katherine Kennedy	Tacoma, WA	2017-09-28
Keshia Tinnin	US	2017-09-28

Name	Location	Date
Nathan Ware	Bothell, WA	2017-09-28
Jamie Huber	Vico Equense, Italy	2017-09-28
Lauren McCroskey	Auburn, US	2017-09-28
Janet Okerlund	Kenmore, WA	2017-09-28
Nicole Paus	Kenmore, WA	2017-09-28
Jeffrey Greenaway	Seattle, WA	2017-09-28
Elna M. Duffield	Kirkland, WA	2017-09-28
Joe Day	Redmond, WA	2017-09-28
Billie Donahue	Sammamish, WA	2017-09-28
Katie Ward	Oregon	2017-09-28
Monika Seybold	Seattle, WA	2017-09-28
Nicole Stone	Portland, OR	2017-09-28
Cheryl Hancock	Tacoma, US	2017-09-28
Fari Beyzavi	Bellevue, WA	2017-09-28
Brian Shobe	Woodinville, WA	2017-09-28
Mike Liptack	Seattle, WA	2017-09-28
S. Cohen	Woodinville, WA	2017-09-28
Jamie Blackard	Kirkland, WA	2017-09-28
Noreen Lara	Bothell, WA	2017-09-28
david poulton	Marysville, WA	2017-09-28
Joy Tjoelker	Greenbank, WA	2017-09-28
sandra burbo	Kirkland, WA	2017-09-28

Name	Location	Date
Shannon Lara	Oregon	2017-09-28
Dale Schroeder	Tacoma, WA	2017-09-28
Laura McCloskey	Washington	2017-09-28
Tara Sitton	Kirkland, WA	2017-09-28
Bruce Blair	Seattle, WA	2017-09-28
Kelly Stewart	Costa Mesa, CA	2017-09-28
Patty Holder	Federal Way, WA	2017-09-28
Veronica Webb	Bothell, WA	2017-09-28
Ryan Harter	Bellevue, WA	2017-09-28
Sue Tiesiera	Stockton, CA	2017-09-28
Janet Davis	Kirkland, WA	2017-09-28
Katie Meadows	Bothell, WA	2017-09-28
Valerie Seely	Seattle, WA	2017-09-28
Heidi Fader	Redmond, WA	2017-09-28
James Summers	Walnut Creek, CA	2017-09-28
Amanda Cote	Woodinville, WA	2017-09-28
Brandon Stonier	San Ramon, CA	2017-09-28
Brianne Pugh	Kirkland, WA	2017-09-28
Carol Chandler	Edmonds, WA	2017-09-28
Karen Gimse	Oregon	2017-09-28
Kristin Engen	Kirkland, WA	2017-09-28
Kathy Sammer	Renton, WA	2017-09-28

Name	Location	Date
Joe Rizzi	Redmond, WA	2017-09-28
Lindsey Lang	Bellevue, WA	2017-09-28
Hailey Kuykendall	Seattle, WA	2017-09-28
Connie Barnes	Oregon	2017-09-28
Beth Lynch	Tacoma, WA	2017-09-28
Jen Ruemping	Oregon	2017-09-28
Madeline Petrin	Seattle, WA	2017-09-28
Michele Catoire	Portland, OR	2017-09-28
Dani Mottley	Kent, WA	2017-09-28
Dienna Billings	Bothell, WA	2017-09-28
Valerie Arciniega	Bothell, WA	2017-09-28
Sarah Rech	Redmond, WA	2017-09-28
Sarah Abrams	Seattle, WA	2017-09-28
Eric Johnson	Bellevue, WA	2017-09-28
michelle west	bothell, WA	2017-09-28
Julie Sampson	Sammamish, WA	2017-09-28
J Stewart Skelly	Lake Stevens, WA	2017-09-28
Jane Bennett	Bellevue, WA	2017-09-28
Susan Valley	Kirkland, WA	2017-09-28
Dafna Shalev	Bothell, WA	2017-09-28
James Taylor	Sammamish, WA	2017-09-28
Rita E Andring	Yakima, WA	2017-09-28

Name	Location	Date
Mary Banks	Kirkland, WA	2017-09-28
David Knight	Bothell, WA	2017-09-28
Amy Phifer	Seattle, WA	2017-09-28
Kelly Small	Northridge, CA	2017-09-28
Tyler Peterson	Seattle, WA	2017-09-28
Tabitha Mays	Kirkland, WA	2017-09-28
Benjamin Pfiester	Lake Stevens, WA	2017-09-28
Christina Horswill	Seattle, WA	2017-09-29
Joan Hansen	Everett, WA	2017-09-29
Michelle High	Kirkland, WA	2017-09-29
Helene Naulleau	Kirkland, WA	2017-09-29
Mariya Moore	Oregon	2017-09-29
Laura Brewrr	Seattle, WA	2017-09-29
Merle Kirkley	Snohomish, WA	2017-09-29
Maureen Ennis	Belmar, NJ	2017-09-29
John Xenos	Seattle, WA	2017-09-29
Molly Delamarter	Kirkland, WA	2017-09-29
Judie Keblish	Lake Stevens, WA	2017-09-29
Jennifer Birdlebough	Oregon	2017-09-29
TOM Shobe	Bellevue, WA	2017-09-29
Kathryn Hughes	Palestine, TX	2017-09-29
Sandra Putney	Stanwood, WA	2017-09-29

Name	Location	Date
Deanna Baker	Woodinville, WA	2017-09-29
Jane Wraith	Issaquah, WA	2017-09-29
Ron Weisinger	US	2017-09-29
John mailler	Fulshear, TX	2017-09-29
Alicia ellis	Woodinville, WA	2017-09-29
Scott Wilson	Seattle, WA	2017-09-29
M. William	Bellevue, WA	2017-09-29
Kelly Osborn	Federal Way, WA	2017-09-29
Chris Watkins	Sammamish, WA	2017-09-29
Susan Summerfield	Naples, FL	2017-09-29
john Griffin	Redmond, WA	2017-09-29
Tracy Dyson	Kent, WA	2017-09-29
Jamie Manges	Snohomish, WA	2017-09-29
Heidi McGill	Arlington, WA	2017-09-29
Brian Baxter	Redmond, WA	2017-09-29
Toni Jennings	Sammamish, WA	2017-09-29
Linda Cobb	Lynnwood, WA	2017-09-29
Sheryl French	Seattle, WA	2017-09-29
Mindy Milton	Seattle, WA	2017-09-29
Susan Sheridan	Sammamish, WA	2017-09-29
Amy Stadel	Seattle, WA	2017-09-29
Kim Hasson	Issaquah, WA	2017-09-29

Name	Location	Date
Kara Russell	Oregon	2017-09-29
Katherine Kloster	Everett, WA	2017-09-29
Maryanne Coffman	Vallejo, CA	2017-09-29
Kari Furse	Seattle, WA	2017-09-29
Kim Heinrich	Sammamish, WA	2017-09-29
Tina Tuiasosopo	Bothell, WA	2017-09-29
Jean Wright	Seattle, WA	2017-09-29
Lindsey Thiry	Hermosa Beach, CA	2017-09-29
Heidi Sexton	Washington	2017-09-29
Molly Anderson	Seattle, WA	2017-09-29
Roseanne Kahn	Seattle, WA	2017-09-29
Lindy McDonough	Kirkland, WA	2017-09-29
Ryan Holmes	Kirkland, WA	2017-09-29
Natallia Tkachuk	Woodinville, WA	2017-09-29
Tom Rayfield	Issaquah, WA	2017-09-29
Matthew Layson	Redmond, WA	2017-09-29
Keri Monroe	Sammamish, WA	2017-09-29
Caitlin Swenson	Federal Way, WA	2017-09-29
Vanessa Poorman	Maple Valley, WA	2017-09-29
Kimberly Bodnar	Duvall, WA	2017-09-29
Deanna Woodruff	Sammamish, WA	2017-09-29
Marybeth Holmer	Everett, WA	2017-09-29

Name	Location	Date
April Paris	Portland, OR	2017-09-29
Hannah Herman	Tacoma, WA	2017-09-29
Frederic Gibbs	Seattle, WA	2017-09-29
Ric Sarro	Sammamish, WA	2017-09-29
Jordan Swain	Redmond, WA	2017-09-29
Debbie Mahler	Clinton, WA	2017-09-29
Brett Belka	Seattle, WA	2017-09-29
Debra Maurer	Redmond, WA	2017-09-29
Heidi Jacobsen-Watts	Kenmore, WA	2017-09-29
Shannon Stewart	Bellevue, WA	2017-09-29
Luara Cameron	Tacoma, WA	2017-09-29
Ann Rowberg	Kirkland, WA	2017-09-29
Karen Zehm	Bothell, WA	2017-09-29
Ginger York	Lynnwood, WA	2017-09-29
John Corrado	Lake Stevens, WA	2017-09-29
Lauren Stallcup	Marysville, WA	2017-09-29
Chloe Wicks	Seattle, WA	2017-09-29
Regina Krigsvold	US	2017-09-29
Melissa Prizant	Wenatchee, WA	2017-09-29
Daniel Jost	Seattle, WA	2017-09-29
Jana Foushee	New York, NY	2017-09-29
Renee Neumann	Gilbert, AZ	2017-09-29

Name	Location	Date
Tonya Scanlan	Kirkland, WA	2017-09-29
Liz Wilkins	Bothell, WA	2017-09-29
Valerie Callahan	Bothell, WA	2017-09-29
Teres Brennan	Kirkland, WA	2017-09-29
Raymond Araujo	Seattle, WA	2017-09-29
Julie Hicks	Issaquah, WA	2017-09-29
Shelley Schwerdt	Kirkland, WA	2017-09-29
Julie Millard	Renton, WA	2017-09-29
Renee L	San Francisco, CA	2017-09-29
Michael Davies	Alabama	2017-09-29
Kate Buerer	Redmond, WA	2017-09-29
Bruce Rutkin	Seattle, WA	2017-09-29
Jennifer Lawrence	Seattle, WA	2017-09-29
Summer Stumpf	Seattle, US	2017-09-29
Lawrence Duffield	Kirkland, WA	2017-09-29
Mike Adams	Woodinville, WA	2017-09-29
Karen Flick	Kent, WA	2017-09-29
Shelley Mundy	Duvall, WA	2017-09-29
Chad Bauer	Edmonds, WA	2017-09-29
Patricia Dickerson	Poulsbo, WA	2017-09-29
Richard Fusia	Pittsburgh, PA	2017-09-29
Megan Millard	Bellingham, WA	2017-09-29

Name	Location	Date
Susan Whitney Buckingham-Beechie	Mountlake Terrace, WA	2017-09-29
Thomas Page	Bellevue, WA	2017-09-29
David Mahowald	Seattle, WA	2017-09-29
Elissa Puckett	Sammamish, WA	2017-09-29
Kathy Huber	Renton, WA	2017-09-29
Erin Peterson	Larkspur, CA	2017-09-29
Cristina ketola	Auburn, WA	2017-09-29
Bruce Borsak	Everett, WA	2017-09-29
Lynda Kennedy	Wenatchee, WA	2017-09-29
Lisa Martino	Renton, WA	2017-09-29
David Sudmeier	Seattle, WA	2017-09-29
Tony Lottis	Kirkland, WA	2017-09-29
Jodi Trevino	US	2017-09-29
Annette Dodov	Lovech, Bulgaria	2017-09-29
Stacy Bandy	Oakland, CA	2017-09-29
PAULA LAVIN	Kirkland, WA	2017-09-29
les myrick	Tucson, AZ	2017-09-29
Margaret Gordon	Kirkland, WA	2017-09-29
Kari Feistner	Sammamish, WA	2017-09-29
Lori Cummings	Sammamish, WA	2017-09-29
Blake Beresheim	Chapel Hill, NC	2017-09-29

Name	Location	Date
Monika Abercrombie	California	2017-09-29
Melody G	Everett, WA	2017-09-29
Cheri King	Wenatchee, WA	2017-09-29
Laurel Ehrlich	Edmonds, WA	2017-09-29
Richard Perdue	Bothell, WA	2017-09-29
michelle chastain	Bothell, WA	2017-09-29
Sharon DeGraffenreid	Monroe, WA	2017-09-29
Peter Beers	Anaheim, CA	2017-09-29
Julie Shott	US	2017-09-29
Matt Howe	US	2017-09-29
Tina Veasant	Winnemucca, NV	2017-09-29
Thomas Sutton	Maple Valley, WA	2017-09-29
Karen Leeds	Seattle, WA	2017-09-29
Denise Findlay	Issaquah, WA	2017-09-29
Sandra Griego	Kirkland, WA	2017-09-29
Nancy Colvill	Kent, WA	2017-09-29
Rose Sudmeier	Seattle, WA	2017-09-29
Laura Hoffman	Issaquah, WA	2017-09-29
Heidi Njegovan	Seattle, WA	2017-09-29
Julie Sullivan	Bellevue, WA	2017-09-29
Violeta Kelertas	Seattle, WA	2017-09-29
Grant Marohnich	Redmond, WA	2017-09-29

Name	Location	Date
Theary Kappes	Redmond, WA	2017-09-29
Glenna Ferguson	US	2017-09-29
Jan Ball	Sammamish, WA	2017-09-29
Leah Robinson	Seattle, US	2017-09-29
Penny Pfiester	Woodinville, WA	2017-09-29
Carla Haney	Lynnwood, WA	2017-09-29
Dorothy Tish	Walnut Creek, CA	2017-09-29
Steve Dailey	Redmond, WA	2017-09-29
Catherine D Simpson	Maple Valley, WA	2017-09-29
Dusty Talbott	Bellevue, WA	2017-09-29
Jennie Richards	Concord, CA	2017-09-29
Candace Baer	Seattle, WA	2017-09-29
James Patterson	Kennewick, WA	2017-09-29
Carol Smith	Texas	2017-09-29
Jane Karns	Lynnwood, WA	2017-09-29
Renee Gese	US	2017-09-29
Shawna Eden	Bothell, WA	2017-09-29
Ray Cuthbert	Denver, CO	2017-09-29
Shelby Smith	Seattle, WA	2017-09-29
Erin Koeppen	Arlington, WA	2017-09-29
Kathryn Foreman	Redmond, WA	2017-09-29
Joyce Macfarlane	Seattle, WA	2017-09-29

Name	Location	Date
Michael Karmil	Kirkland, WA	2017-09-29
Vicki Powers	Redmond, WA	2017-09-29
Cindi Brasher	Corona, CA	2017-09-29
Craig Swanson	Coupeville, US	2017-09-29
Adam Hierlihy	Seattle, WA	2017-09-29
Alan Frawert	Seattle, WA	2017-09-29
John Thomson	Surprise, AZ	2017-09-29
Christine Tyksinski	Bothell, WA	2017-09-29
Kristen Fowler	Seattle, WA	2017-09-29
Tia Fredricksen	San Francisco, CA	2017-09-29
Rick Davis	Kirkland, WA	2017-09-29
Deborah Allen	Seattle, WA	2017-09-29
Karli Zarccone	San Mateo, CA	2017-09-29
Michael Brustkern	Concord, CA	2017-09-29
Sandhya Kasibhatla	Redmond, WA	2017-09-29
Lisa Wasberg	Seattle, WA	2017-09-29
RANDY CRUTCHFIELD	Palm Desert, CA	2017-09-29
Samantha Pabon	Concord, CA	2017-09-29
Joe Lessmann	Seattle, WA	2017-09-29
Jennifer Wirkman	Seattle, WA	2017-09-29
Lisa Stillwell	Woodinville, WA	2017-09-29
Mike Nichols	Philadelphia, PA	2017-09-29

Name	Location	Date
Jamie Bumgarner	Mount Vernon, WA	2017-09-29
Nancy Staley	Concord, CA	2017-09-29
Teri Creach	Denver, CO	2017-09-29
Elizabeth Bird	San Ramon, CA	2017-09-29
Craig Iredell	California	2017-09-29
Alyssa Gonzales	San Antonio, TX	2017-09-29
Jim Hartl	Redmond, WA	2017-09-29
Sarah Waymouth	Portland, OR	2017-09-29
Simon Mouhanna	Bothell, WA	2017-09-29
James Settle	Woodinville, WA	2017-09-29
Teresa Ford	Illinois	2017-09-29
Desiree Mitchell-Baird	Everett, WA	2017-09-29
Sandra Knight	Bothell, WA	2017-09-29
Lindsay Allan	Issaquah, WA	2017-09-29
Martin Dicker	Coupeville, WA	2017-09-29
Carol Atkinson	Kalispell, MT	2017-09-29
Joseph Ridge	Seattle, WA	2017-09-29
Kelly Wallis	Seattle, WA	2017-09-29
Veronica Tanev	Medina, WA	2017-09-29
Steven Kilmer	Redmond, WA	2017-09-29
Todd Behrman	Kirkland, WA	2017-09-29
Jane Stanley	Washington	2017-09-29

Name	Location	Date
Karen Collins	Bellevue, WA	2017-09-29
Tom Miller	Redmond, WA	2017-09-29
Katie Stecks	Kirkland, WA	2017-09-29
Brian Harper	Bellevue, WA	2017-09-29
Mark Sullens	Seattle, WA	2017-09-29
Randi Parrish	Seattle, WA	2017-09-29
Fred C SMYTH	Spokane, WA	2017-09-29
Vincent Claudio	Bothell, WA	2017-09-29
Adam Sohn	Seattle, WA	2017-09-29
Cynthia Grove	Renton, WA	2017-09-29
Matthew Tedesco	Seattle, WA	2017-09-29
Lois Hiskey	Bothell, WA	2017-09-29
Janet Sullens	Redmond, WA	2017-09-29
Stacia Jordon	Seattle, WA	2017-09-29
Dr.Paul Sadleir	Tacoma, WA	2017-09-29
Debbie Campbell	Seattle, WA	2017-09-29
Megan LaTorre	Jackson, WY	2017-09-29
Lisa Bozeman	Renton, WA	2017-09-29
Ron Kelly	US	2017-09-29
James Strichartz	Seattle, WA	2017-09-29
Karin Schminke	Kenmore, WA	2017-09-29
Ann White	Seattle, WA	2017-09-29

Name	Location	Date
Rubi Mendieta	Oceanside, CA	2017-09-29
Davif McNerney	Kirkland, WA	2017-09-29
Beth Knapp	Oakland, CA	2017-09-29
Deborah Pezzner	Woodinville, WA	2017-09-29
Roderick Moore	Snohomish, WA	2017-09-29
Daron Walters	Seattle, WA	2017-09-29
Amanda Franck	Bellevue, WA	2017-09-29
Kristen Hunter	Issaquah, WA	2017-09-29
Sandy Matthews	Alamo, CA	2017-09-29
Lara Underhill	Seattle, WA	2017-09-29
Jon Stuart	Vancouver, WA	2017-09-29
Debra Grimm	Issaquah, WA	2017-09-29
Rudy Potenzzone	Redmond, WA	2017-09-29
Kathryn Scarce	Kirkland, WA	2017-09-29
Lorrie Millet	Seattle, WA	2017-09-29
William Stillwell	Redmond, WA	2017-09-29
John Black	Leavenworth, WA	2017-09-29
Anja Crotts	Seattle, WA	2017-09-29
Joseph Gray	Bellevue, WA	2017-09-29
Earl "Skip" Kidd	Arlington, WA	2017-09-29
Barbara Tourtillotte	Sammamish, WA	2017-09-29
Peter Kapsales	Rumson, NJ	2017-09-29

Name	Location	Date
Jeffrey Sterken	Seattle, WA	2017-09-29
Marci Nolan	Bellevue, WA	2017-09-29
Kristin McGunnigle	Seattle, WA	2017-09-29
Rochelle Haberl	Kirkland, US	2017-09-29
Diane Owen	Woodinville, WA	2017-09-29
Maggie Roline	Seattle, WA	2017-09-29
Tamra Patton	Seattle, WA	2017-09-29
Art Day	Goodyear, AZ	2017-09-29
Franny Jugan	Seattle, WA	2017-09-29
Shannon Martin	Kirkland, WA	2017-09-29
Linda Igelmund	Whittier, CA	2017-09-29
Michelle Marcellin	Dallas, TX	2017-09-29
Bruce Baugh	Redondo Beach, CA	2017-09-29
Susan Malubay	Vancouver, US	2017-09-29
Jennifer Wilson	Walnut Creek, CA	2017-09-29
Elizabeth Thorson	Kirkland, WA	2017-09-29
Cary Morgan	Washington	2017-09-29
Lena ALHumood	Houston, TX	2017-09-29
Layne Otto	Renton, WA	2017-09-29
Sean Kirk	Bellingham, WA	2017-09-29
Erin Thomas	Kirkland, US	2017-09-29
Tom Padilla	San Ramon, CA	2017-09-29

Name	Location	Date
Michelle Meyer	Seattle, WA	2017-09-29
Michael Irgens	Concord, CA	2017-09-29
Scott Peterson	Kirkland, WA	2017-09-29
Lynne Boudreaux	Renton, WA	2017-09-29
Cindy Mechelsen	US	2017-09-29
Andrea Garcia	Sammamish, WA	2017-09-29
Kaitlin Vintertun	Seattle, WA	2017-09-29
Mike Potter	Bothell, WA	2017-09-29
John Davidson	Mount Vernon, WA	2017-09-29
Christina Stanborouogh	Kirkland, WA	2017-09-29
ROBERT AVENELL	Everett, WA	2017-09-29
Sarah True	Seattle, WA	2017-09-29
Tim Kroha	Seattle, WA	2017-09-29
Patty Olmsted	Bothell, WA	2017-09-29
Brenton Webster	Kirkland, WA	2017-09-29
Michelle Marvel	Seattle, WA	2017-09-29
Marcey Meyer	Seattle, WA	2017-09-29
Brian Kennett	Seattle, WA	2017-09-29
Jordan Ford	Kent, WA	2017-09-29
Sarah Jewell	Seattle, WA	2017-09-29
Kimberley Deiner	Portland, OR	2017-09-29
Michelle Meredith	Dallas, TX	2017-09-29

Name	Location	Date
Charles Davenport	Santa Clara, CA	2017-09-29
Bill Johanson	Redmond, WA	2017-09-29
Kay Taylor	Renton, WA	2017-09-29
Margaret Fillingim	Berkeley, CA	2017-09-29
Deanna Pearson	Nine Mile Falls, WA	2017-09-30
David Pearson	Issaquah, WA	2017-09-30
Steve Everist	Bellevue, WA	2017-09-30
Ray Pelley	Bellevue, WA	2017-09-30
ARYN MORELL	Walla Walla, WA	2017-09-30
Ali Collins	Kirkland, WA	2017-09-30
Joy Sadettanh	Seattle, WA	2017-09-30
Eric Swikard	Mercer Island, WA	2017-09-30
Alanna Hayes	Missoula, MT	2017-09-30
Jose De Leon	Mukilteo, WA	2017-09-30
Karin Nagel	Bellevue, WA	2017-09-30
Nancy EASTMAN	Edmonds, WA	2017-09-30
Janet Braulio	Kirkland, WA	2017-09-30
JoAnne Watson	Bothell, WA	2017-09-30
Erin Cawley	Olympia, WA	2017-09-30
Trish Gardenhire	El Cajon, CA	2017-09-30
Gregg Drewelow	Humble, TX	2017-09-30
Nicole Daum	Perris, CA	2017-09-30

Name	Location	Date
Dianne Cumberland	Kirkland, WA	2017-09-30
Matthew Peck	Seattle, WA	2017-09-30
Kim Sutton	Maple Valley, WA	2017-09-30
Chris Chastain	Cocoa Beach, US	2017-09-30
Jacob Gardenhire	El Cajon, CA	2017-09-30
Tim Maurer	Anaheim, CA	2017-09-30
Courtney Rayburn	Kirkland, WA	2017-09-30
Kaylee Donahue	Seattle, WA	2017-09-30
Howard Lee	California	2017-09-30
Taylor Phu	Seattle, WA	2017-09-30
Blaine Woszczak	Lynnwood, WA	2017-09-30
Rich Hagemeyer	Oakland, CA	2017-09-30
Cassandra Longsine	Sammamish, WA	2017-09-30
Casandra Cooper	Auburn, WA	2017-09-30
Eric Jeffery	Seattle, WA	2017-09-30
Michelle Williamson	Dallas, TX	2017-09-30
DeAnn Kurina	Everett, WA	2017-09-30
Jeannie Anderson	Renton, WA	2017-09-30
Gregory Larson	Federal Way, WA	2017-09-30
Jeremy Weinstein	Centralia, WA	2017-09-30
Lauren Davis	Seattle, WA	2017-09-30
SUSAN PERCEFULL	Olympia, WA	2017-09-30

Name	Location	Date
Jenna Swikard	San Ramon, CA	2017-09-30
mike Ehle	Woodinville, WA	2017-09-30
Barb Neal	Langley, WA	2017-09-30
Joel Hollingsworth	Auburn, WA	2017-09-30
Jorge Gonzalez	Kirkland, WA	2017-09-30
Jan Janczak	Rio Rancho, NM	2017-09-30
deanna hancock	Twin Falls, ID	2017-09-30
Tracy Russell	Seattle, US	2017-09-30
Thomas J Galantowicz	Redmond, WA	2017-09-30
Kristen Nealey	Spokane, WA	2017-09-30
Rochelle Ritchie	Seattle, WA	2017-09-30
Keefe McClung	Redmond, WA	2017-09-30
Kim Roeser	Hialeah, FL	2017-09-30
Marissa Busby	Concord, CA	2017-09-30
Carrie Doman	Beverly Hills, CA	2017-09-30
Scott Brueske	Oakland, CA	2017-09-30
Serena Messner	Snohomish, WA	2017-09-30
Rosemarie Cross	Seattle, WA	2017-09-30
Rebekah Spouse	Renton, WA	2017-09-30
Mary Rutledge	San Ramon, CA	2017-09-30
Jay Carr	Oakland, CA	2017-09-30
Anja Manning	Seattle, WA	2017-09-30

Name	Location	Date
Paul Inoue	Seattle, WA	2017-09-30
Jeannie Sanders	Woodinville, WA	2017-09-30
Monica Persson	Tacoma, WA	2017-09-30
Alison Karpstein	Oakland, CA	2017-09-30
Peter Limbacher	Renton, WA	2017-09-30
Lynn Rosskamp	Seattle, WA	2017-09-30
rita Schwarting	Renton, WA	2017-09-30
Lona Sepessy	Shoreline, WA	2017-09-30
Jeff c Citriniti	Santa Ana, CA	2017-09-30
Donna Brooks	Seattle, WA	2017-09-30
Laurie McCarthy	Lake Forest Park, WA	2017-09-30
Jennifer Cox	Bothell, WA	2017-09-30
Alex Gillespie	Snohomish, WA	2017-09-30
Mindy Gillespie	Concord, CA	2017-09-30
Justin Hart	Bremerton, WA	2017-09-30
Sonja Kastner	Redmond, WA	2017-09-30
Derek Murrah	Seattle, WA	2017-09-30
Tadzio Kowalczyk	Los Angeles, CA	2017-09-30
Belinda Gloyd	Marysville, WA	2017-09-30
Allen Green	Largo, FL	2017-09-30
Fawn Martinez	Bothell, WA	2017-09-30
Tricia Walker	Bothell, WA	2017-09-30

Name	Location	Date
Justin Hendrickson	Walnut Creek, CA	2017-09-30
mark friedman	Bothell, WA	2017-09-30
Bob Weisman	US	2017-09-30
Ken Trimpe	East Wenatchee, WA	2017-09-30
Linda Fox	Redmond, WA	2017-09-30
Gretchen Grisham	Lynnwood, WA	2017-09-30
Michael Millsap	Puyallup, WA	2017-09-30
Anne Hess	Woodinville, WA	2017-09-30
Jean Moore	Bothell, WA	2017-09-30
Greg Bond	Sandy, OR	2017-09-30
Matthew Emma	Redmond, WA	2017-09-30
Eleanor Dootson	Kirkland, WA	2017-09-30
Joe Ritchie	California	2017-09-30
Julie Moore	Redmond, WA	2017-09-30
Kristin Downing	Bellevue, WA	2017-09-30
Kirsten Sandoval	Sammamish, WA	2017-09-30
Chris Raaum	Redmond, WA	2017-09-30
Michelle Beeman	Lake Stevens, WA	2017-09-30
Julie Drake	Bothell, WA	2017-09-30
Valerie MacKnight	Duvall, WA	2017-09-30
Seng Jiunn Lee	Kirkland, WA	2017-09-30
Marcin Porwit	Bellevue, WA	2017-09-30

Name	Location	Date
Tami Anderson	Gresham, OR	2017-09-30
David Roline	Seattle, WA	2017-09-30
Melissa Vining	Federal Way, WA	2017-09-30
Michelle Breda	Redmond, WA	2017-09-30
Dorothy Hernandez	Pico Rivera, CA	2017-09-30
Debi Black	Waconia, MN	2017-09-30
Helen Bray	Port Orchard, WA	2017-09-30
Joshua Woods	Seattle, WA	2017-09-30
Michelle Daschuk	Seattle, WA	2017-09-30
Andrea Michaels	Bellevue, WA	2017-09-30
Sean Neely	Zirndorf, Germany	2017-09-30
Keith Elliston	Concord, MA	2017-09-30
Morgan Smalley	Seattle, WA	2017-09-30
Kathleen Dickenson	Seattle, WA	2017-09-30
Deanna Hamilton	Oakland, CA	2017-09-30
Heather Lee	Auburn, WA	2017-09-30
Michele Clash	Bellevue, WA	2017-09-30
Kevin Gilroy	Kirkland, WA	2017-09-30
Sarah Barnes	Woodinville, WA	2017-09-30
Casey Talbott	Texas	2017-09-30
Kanchan Kaur	Edmonds, WA	2017-09-30
Ken Davidson	San Ramon, CA	2017-09-30

Name	Location	Date
Linda Schueller	Seattle, WA	2017-09-30
Steve Griggs	Redmond, WA	2017-09-30
chad baker	Seattle, WA	2017-09-30
Daniel Smith	Redmond, WA	2017-09-30
Sally Wolfe	Woodinville, WA	2017-09-30
Jorge Cantu	St Joseph, MI	2017-09-30
Christine Pagulayan	US	2017-09-30
Vicky Miller	Edmonds, WA	2017-09-30
Lanny Rhoton	San Ramon, CA	2017-09-30
Erin Gaebe	Seattle, WA	2017-10-01
Artie Sandoval	Sammamish, WA	2017-10-01
Normajean Bowen	Mt. Vernon, WA	2017-10-01
Kevin Evans	Kirkland, WA	2017-10-01
Paula Concannon	Kenmore, WA	2017-10-01
Scott Flood	Kirkland, WA	2017-10-01
Brittany Gabelein	Encinitas, CA	2017-10-01
Kathryn Rule	Tullahoma, TN	2017-10-01
Kathi Kelly-Billings	Woodinville, WA	2017-10-01
Natalie Miller	Seattle, WA	2017-10-01
Lynn Sellard	Redmond, WA	2017-10-01
Dianna Mars	Redmond, WA	2017-10-01
Lisa Lopez Fuentes	Bellevue, WA	2017-10-01

Name	Location	Date
Kelsey Burdulis	Seattle, WA	2017-10-01
Jerry Jordan	Federal Way, WA	2017-10-01
STACY HELTON	WENATCHEE, WA	2017-10-01
Leslee Austin	Clinton, WA	2017-10-01
Nicholas Nugent	Bothell, WA	2017-10-01
Ken Ohnemus	Bothell, WA	2017-10-01
Bryan Brooks	Bellevue, WA	2017-10-01
Dwane Phipps	Kirkland, WA	2017-10-01
Rachel Ivy	Everett, WA	2017-10-01
Barbara King	Duvall, WA	2017-10-01
Ambre Raketty	Seattle, WA	2017-10-01
Toni Page	Seattle, US	2017-10-01
Ron Worman	Issaquah, WA	2017-10-01
Deanna Patla	Bothell, WA	2017-10-01
Ann Rosburg	Lake Stevens, WA	2017-10-01
Sharon Kratzer	Sequim, WA	2017-10-01
Kenneth Lee	Federal Way, WA	2017-10-01
Allyson Cooper	Renton, WA	2017-10-01
Claire Mars	Redmond, WA	2017-10-01
Craig Duckett	Mountlake Terrace, WA	2017-10-01
Amanda Chigbrow	Seattle, WA	2017-10-01
Gordon Putsche	Bothell, WA	2017-10-01

Name	Location	Date
Brian Mars	Redmond, WA	2017-10-01
Amanda Wager	Kirkland, WA	2017-10-01
Jennifer Masar	Seattle, WA	2017-10-01
Robert Cordner	Spokane, WA	2017-10-01
Arline Hill	Wasilla, AK	2017-10-01
Theresa Gerlach	Gig Harbor, WA	2017-10-01
Marcia Caretti	Auburn, WA	2017-10-01
Jason Johnson	Mukilteo, WA	2017-10-01
Ryan Nienhuis	Seattle, WA	2017-10-01
Chad Birch	Portland, OR	2017-10-01
Sally Bastine	Seattle, WA	2017-10-01
Matthew Gronlund	Washington	2017-10-01
Thomas Cast	Issaquah, WA	2017-10-01
Ivonne Golborne	Woodinville, WA	2017-10-01
Lindsey Lewis	Bothell, WA	2017-10-01
Loanne Elliott	Walnut Creek, CA	2017-10-01
Manju Mahadevan	Bothell, WA	2017-10-01
Kristin Post	Woodinville, WA	2017-10-01
Andrea Fields	Issaquah, WA	2017-10-01
Kristi Lessmann	Everett, WA	2017-10-01
Stephen Johnson	Danvers, MA	2017-10-01
Graham Watson	Woodinville, WA	2017-10-02

Name	Location	Date
Ruth Hall	Renton, WA	2017-10-02
Wendy Condrat	RanchesterWy, WY	2017-10-02
Matilda Smith	Auburn, WA	2017-10-02
AnnMarie Nelson	Seattle, WA	2017-10-02
Jenny Haggard	Oakland, CA	2017-10-02
Donn Costa	Bothell, WA	2017-10-02
Kara MacGowan	Seattle, WA	2017-10-02
Bret Herholdt	Bothell, WA	2017-10-02
Reilly Herholdt	Bothell, WA	2017-10-02
Deby Parthemer	Kirkland, WA	2017-10-02
Simon Watson	US	2017-10-02
Kathleen Sondheim	Redmond, WA	2017-10-02
Jacqueline Moe	Seattle, WA	2017-10-02
Leroy Radford	Woodinville, WA	2017-10-02
Linda Nelson	Kirkland, WA	2017-10-02
Constance Martin	Kirkland, WA	2017-10-02
Donna Johnson	Redmond, WA	2017-10-02
Gary Penitsch	Monroe, WA	2017-10-02
Jennifer Watson	Kent, WA	2017-10-02
Monique Skavdahl	Woodinville, WA	2017-10-02
Josh Engel	Lakewood, WA	2017-10-02
Yuno Marioni	Santa Cruz, CA	2017-10-02

Name	Location	Date
Jenny Clauson	Bellevue, WA	2017-10-02
Whitney Ford	Kent, WA	2017-10-02
Roberta Koral	Woodinville, WA	2017-10-02
Sarah Pitler	Seattle, WA	2017-10-02
Janet Hutton	Seattle, WA	2017-10-02
Patrick Baker	Bothell, WA	2017-10-02
Dian Schultz	Issaquah, WA	2017-10-02
Toni Kriley	Seattle, WA	2017-10-02
Megan Rigg	Kirkland, WA	2017-10-02
Dawn Johnson	Seattle, WA	2017-10-02
Michelle Poulson	US	2017-10-02
Jon Francis	Kent, WA	2017-10-02
Phillip Gordillo	Washington	2017-10-02
Yvonne Lee	Issaquah, WA	2017-10-02
Alan Ahrens	Salt Lake City, UT	2017-10-02
MARIA DANFORTH	Mount Vernon, WA	2017-10-02
Alex Newton	Redmond, WA	2017-10-02
Wendy T	Kirkland, WA	2017-10-02
Jennifer Lyons	Redmond, WA	2017-10-02
Jessica Grinsell	Kenmore, WA	2017-10-02
Christoph Suter	Seattle, WA	2017-10-02
Kelsey Heise	Washington	2017-10-03

Name	Location	Date
Pamela Quayle	Duvall, WA	2017-10-03
Kat Wallace	Seattle, WA	2017-10-03
Michael Wiviott	Puyallup, WA	2017-10-03
Jeff Leet	Seattle, WA	2017-10-03
Christopher Johnson	Maple Valley, WA	2017-10-03
Candace Warren	Vancouver, WA	2017-10-03
Lynley Fow	Woodinville, WA	2017-10-03
Christina Ratkus	Washington	2017-10-03
Cynthia Stephens	Tacoma, WA	2017-10-03
Treva Putsche	Woodinville, WA	2017-10-03
Steve Shinstrom	Kirkland, WA	2017-10-03
Scott Becker	Oregon	2017-10-03
Kelly Breedt	Bellevue, WA	2017-10-03
Kelly Allyn	Hillsboro, OR	2017-10-03
Angela Curry	Renton, WA	2017-10-03
Patricia Shinstrom	Seattle, WA	2017-10-03
Gary Anderson	Redmond, WA	2017-10-03
Kerrie Heller	Redmond, WA	2017-10-03
Brent Wayland	Everett, WA	2017-10-03
Rowena Bambao	Seattle, US	2017-10-03
Karen Nielsen	Seattle, WA	2017-10-03
Brenda Running	Maple Valley, WA	2017-10-03

Name	Location	Date
Laurie Rohrich	Woodinville, WA	2017-10-03
Steven Rosen	Bothell, WA	2017-10-04
Megan Leigh	Bothell, WA	2017-10-04
Stacy Cheuvront	Bothell, WA	2017-10-04
Val Stewart	Duvall, WA	2017-10-04
Jean Maraty	Edmonds, WA	2017-10-04
Lisa Olson	Redmond, WA	2017-10-04
Chavell Shaffer	Everett, WA	2017-10-04
Penny Robinson	Coeur D Alene, ID	2017-10-04
Kris Gronvold	Bothell, WA	2017-10-04
Mandy Miller	Seattle, WA	2017-10-04
Kelline Freeberg	Seattle, WA	2017-10-04
Kelly Heitlauf	Bothell, WA	2017-10-04
Erin Morris	Palm Desert, CA	2017-10-04
Leigh Sparks	Stanwood, WA	2017-10-04
Tina Booth	Kirkland, WA	2017-10-04
Brian Sabel	Irvine, CA	2017-10-04
Bill Dickert	Los Angeles, CA	2017-10-04
Milena Gonzalez	Gold Bar, WA	2017-10-04
Kim Davis	Redmond, WA	2017-10-04
Kendra Wilmott	Oakland, CA	2017-10-04
Susan Halvorson	Kapaa, HI	2017-10-04

Name	Location	Date
Jennifer Robinson	Tacoma, WA	2017-10-04
David Olson	Bothell, WA	2017-10-04
Julie Roman	Kirkland, WA	2017-10-04
Melissa Chandler	Seattle, WA	2017-10-04
Patricia Frits	Bothell, WA	2017-10-04
Jan Leonardy	Jacksonville, FL	2017-10-05
Hannah Olsen	Woodinville, WA	2017-10-05
Denica Roosendaal	Kirkland, WA	2017-10-05
Dave Hannant	Bothell, WA	2017-10-05
Terri Gately	Woodinville, WA	2017-10-05
Heather Tomlinson	Redmond, WA	2017-10-05
Sara Suter	Woodinville, WA	2017-10-05
Ginger Thompson	Walnut Creek, CA	2017-10-05
Aida Ebeling	Kirkland, WA	2017-10-05
Kim Anderson	Puyallup, WA	2017-10-05
Bradly Sheneman	Redmond, WA	2017-10-05
Barry Long	Portland, OR	2017-10-05
John Gunner	Bellevue, WA	2017-10-05
Heyum Dana	Sammamish, WA	2017-10-05
Janet Leon	Spokane, WA	2017-10-05
Greg Young	Kirkland, WA	2017-10-06
Kristen Bogren	Seattle, WA	2017-10-06

Name	Location	Date
Riley Bernhardt	Woodinville, WA	2017-10-06
Steve Sanders	Woodinville, WA	2017-10-06
Cresap Watson	Bellevue, WA	2017-10-06
Carl Brandenburg	Woodinville, WA	2017-10-07
Sherelle Sinko	Seattle, WA	2017-10-07
Elizabeth Swaim	Kirkland, WA	2017-10-07
Christy Butters	Duvall, WA	2017-10-07
Leila Thomas	Ballwin, MO	2017-10-07
Tara Bailey	Kenmore, WA	2017-10-07
Paula Andrus	Redmond, WA	2017-10-07
Jayson Sternoff	Renton, WA	2017-10-07
Trevor McGill	Marysville, WA	2017-10-07
Suzann Vincent	Woodinville, WA	2017-10-08
Gregory Wasick	Kirkland, WA	2017-10-08
Cathie Wasick	Denver, CO	2017-10-08
Jodi Suglio	Seattle, WA	2017-10-08
john woodworth	kirkland, WA	2017-10-08
Jackie Bindon	Woodinville, WA	2017-10-08
Anya Pamplona	Kirkland, WA	2017-10-08
Jennifer Buist	Woodinville, WA	2017-10-08
Lisa McKay	Kirkland, WA	2017-10-08
Catherine Divane	Seattle, WA	2017-10-08

Name	Location	Date
Dana Laughlin	Redmond, WA	2017-10-08
Isabella Barnes	Nottingham, Canada	2017-10-08
Ovid Bailey	Kirkland, WA	2017-10-08
Michael Whittaker	Snohomish, WA	2017-10-10
Sarah Tepe	Cincinnati, OH	2017-10-11
Hanne Sandison	North Bergen, NJ	2017-10-11
Paul Talbott	Bellevue, WA	2017-10-11
Cindi Bellmore	Blaine, WA	2017-10-11
Pete Beaumont	Quincy, WA	2017-10-12
Janet Bryan	Mercer Island, WA	2017-10-12
Darcie Guyer	MERCER ISLAND, WA	2017-10-12
jayme Witman	Mercer Island, WA	2017-10-12
Connie Clark-Redmond	Mercer Island, WA	2017-10-12
Norm Kee	Tacoma, WA	2017-10-12
Jean Katsumoto Yan	Seattle, WA	2017-10-12
Alec Bryan	Bellevue, WA	2017-10-12
Carol Roe	Washington	2017-10-12
Connie Wible	Mercer Island, WA	2017-10-12
mindy haugen	Gig Harbor, WA	2017-10-12
Shelley Taylor	Mercer Island, WA	2017-10-12
Katie Graffe	Seattle, WA	2017-10-12
Carol Meek	Mercer Island, WA	2017-10-13

Name	Location	Date
Maricel Aziz	Mercer Island, WA	2017-10-13
Benjamin Seib	Issaquah, WA	2017-10-13
Shelley Wilson	Union City, CA	2017-10-13
Alison Cram	Kirkland, WA	2017-10-13
Kathryn Lerner	Mercer Island, WA	2017-10-13
Jane Leeds	Mercer Island, WA	2017-10-13
Danielle Santiago	Portland, OR	2017-10-13
Cray Bryan	Mercer Island, WA	2017-10-13
Cheryl Roe	Kenmore, WA	2017-10-13
Johnni Aguirre	Bellevue, WA	2017-10-13
Anna Corrado	Lake Stevens, WA	2017-10-13
Matthew Sipes	Bothell, WA	2017-10-13
Jessica Self	Issaquah, WA	2017-10-13
AnnMarie Pryor	Seattle, WA	2017-10-13
Andrew Greene	Renton, WA	2017-10-13
Noelle hoppe	Savannah, GA	2017-10-13
Lori Steager	Federal Way, WA	2017-10-13
Oscar Suarez	Othello, WA	2017-10-13
Nina Miller	Las Vegas, NV	2017-10-13
Brandi Gray	Bothell, WA	2017-10-13
Mark Baker	Renton, WA	2017-10-13
Christina Rudolph	Minneapolis, MN	2017-10-13

Name	Location	Date
Joshua Cram	Seattle, WA	2017-10-13
Stephanie Klein	Nevada	2017-10-13
Judith Kuntz	Kirkland, WA	2017-10-13
Ralph and Susan Boyer	Oregon	2017-10-13
Jocelyn Doran	Mercer Island, WA	2017-10-13
Melissa Conway	Woodinville, WA	2017-10-13
Carrie Gould	Seattle, WA	2017-10-13
Charlene Steinhauer	Mercer Island, WA	2017-10-13
Alex Mueller	Duvall, WA	2017-10-14
Jerri Givens-neely	Mercer Island, WA	2017-10-14
Bryanna Sipes	Seattle, WA	2017-10-14
Chris Riddle	Redmond, WA	2017-10-14
Deloa dalby	Snohomish, WA	2017-10-14
Sai A	Seattle, WA	2017-10-14
Scott Heinrich	Federal Way, WA	2017-10-15
Charles Anderson	Edmonds, WA	2017-10-15
Ryan Snodgrass	Kirkland, WA	2017-10-15
Maricela Nyberg	Woodinville, WA	2017-10-15
Tasha Bradshaw	Salt Lake City, UT	2017-10-15
Loreen Anderson	Seattle, WA	2017-10-16
Sarah Knight	Puyallup, WA	2017-10-18
Shann O'Rourke	Kirkland, WA	2017-10-18

Name	Location	Date
David Porter	Federal Way, WA	2017-10-18
Mette Nissen Tornbjerg	Gredstedbro, Denmark	2017-10-18
Marie Sims	Oregon	2017-10-18
Sandra Scheerer	Katy, TX	2017-10-18
Rene Howell	Issaquah, WA	2017-10-19
Dana Mandeville	Bellevue, WA	2017-10-19
Katie Dopierala	Woodinville, WA	2017-10-19
Cody Rossen	Frisco, TX	2017-10-19
Michael Rossen	Utah	2017-10-19
Noah Eisner	Seattle, WA	2017-10-20
Lisa Perala	Bothell, WA	2017-10-20
Robert Kevin Ball	US	2017-10-21
Alyssa Jensen	American Fork, UT	2017-10-23
Barb Larimer	Seattle, WA	2017-10-27
Matthew Lisowski	Olympia, WA	2017-10-28
Kristine Leone	Seattle, WA	2017-10-28
Geoff Mayo	US	2017-10-28
Mary M Bailey	Kirkland, WA	2017-10-29
monica freeman	Seattle, WA	2017-10-29
Sandra Howard	Palm Desert, CA	2017-10-29
Harry Halliburton	Bothell, WA	2017-10-29
Robert Merriman	Bellevue, WA	2017-10-30

Name	Location	Date
Wendy Hammond	Rio Rancho, NM	2017-10-30
Geoff Tinkham	Gaithersburg, MD	2017-11-01
Susan Kuehne	Redmond, WA	2017-11-02
Terri Sasse	Bothell, WA	2017-11-03
Stacy Strickland	Issaquah, WA	2017-11-13
Carol Smith	Gifford, WA	2017-11-13
Margaret Sperry	Kent, WA	2017-11-13
Todd Barney	Portland, OR	2017-11-13
Angela Carson	Las Vegas, NV	2017-11-13
Jeanne Luchtel	Bellevue, WA	2017-11-13
Joyce Davis	Washington	2017-11-13
Laura Melkonian	Snoqualmie, WA	2017-11-14
Tauna Carroll	Redmond, WA	2017-11-18
Carly Heitlauf	Woodinville, WA	2017-11-18
Pam Wayland	Everett, WA	2017-11-30
Paige O'Byrne	Spokane, WA	2017-12-06
Robert Gilde	Issaquah, WA	2017-12-13
Lucy Smith	US	2017-12-20
Michael Walker	US	2017-12-20
Dominique Torgerson	Kent, WA	2017-12-28
Valeri Lopez	Williston, ND	2017-12-28
Tyler Bott	Everett, WA	2017-12-28

Name	Location	Date
Erik Perry	Spanaway, WA	2017-12-28
Cassandra Miguel	Seattle, WA	2017-12-28
Rita Ball	Van Nuys, CA	2017-12-28
Kim Field	Tacoma, WA	2017-12-28
Eric Butler	Auburn, WA	2017-12-28
Mariya Kovacich	Renton, WA	2017-12-28
Jason Achman	Seattle, WA	2017-12-28
WENDELL TRIPP	SEATAC, WA	2017-12-28
peter shephard	Tacoma, WA	2017-12-28
Margaret Nicolino	Federal Way, WA	2017-12-28
Scott Wheeler	Tacoma, WA	2017-12-28
Trevor Verbos	Redmond, WA	2017-12-28
Jacqueline Myers	Washington	2017-12-28
Harmony Short	Sammamish, WA	2017-12-28
Kyrié Benson	Yakima, WA	2017-12-29
Patricia-Clare Murphy	Seattle, WA	2017-12-29
Daniel Barry	North Bend, WA	2017-12-29
Jennifer Ioimo	Alabama	2017-12-29
Donald Deckert	Enumclaw, WA	2017-12-30
Chrystal Marner	Maple Valley, WA	2017-12-30
Linda Olson	Maple Valley, WA	2017-12-30
Margery Davis	Maple Valley, WA	2017-12-30

Name	Location	Date
Kevin ODell	Houston, TX	2017-12-30
Susan Weiss	Washington	2017-12-31
Philip Knowles	Cashmere, WA	2017-12-31
Emily Preboski-Michel	Washington	2017-12-31
Shaunna Harris	Arlington, WA	2017-12-31
Charlene Clymore	Olympia, WA	2018-01-01
kevin knowles	Phoenix, AZ	2018-01-01
Maddy Wernli	Maple Valley, WA	2018-01-01
Denice Jentlie	chandler, AZ	2018-01-02
Linda Ven	Seattle, WA	2018-01-02
James Booth	Bellevue, WA	2018-01-02
Elaine Jurun	Maple Valley, WA	2018-01-02
genenne nettleton	renton, WA	2018-01-02
Jennifer Jentlie	Washington	2018-01-02
Kelly Lindemann	Wenatchee, WA	2018-01-04
Shawn Soiseth	Renton, WA	2018-01-13
Christina Soiseth	Renton, WA	2018-01-13
Derek Wyckoff	Alabama	2018-01-23
Robert Kostkowski	Renton, WA	2018-01-24
Jason Comfort	Redmond, WA	2018-01-24
Shannon Henderson	Issaquah, WA	2018-01-24
Rena Hill	Issaquah, WA	2018-01-24

Name	Location	Date
Gina Kostkowski	Manteca, CA	2018-01-24
Katie Knutzen	Kirkland, WA	2018-01-24
Jean Merrick	Maple Valley, WA	2018-01-24
Korrin Bizek	Issaquah, WA	2018-01-24
Elise Brueske	Redmond, WA	2018-01-24
Troy Rahmlh	Wailuku, HI	2018-01-24
Randi Thomas	Wake Forest, NC	2018-01-24
Randy Sherwood	Issaquah, WA	2018-01-24
Joanne Farmer	Redmond, WA	2018-01-24
Ling Chapman	Gaffney, SC	2018-01-24
alan myers	Redmond, WA	2018-01-24
walter woodward	Maple Valley, WA	2018-01-24
Cheri Rudolph	Redmond, WA	2018-01-24
Brenda Taylor	Renton, WA	2018-01-24
Kayla Buren	Seattle, WA	2018-01-24
Erin Maguire	Scottsdale, AZ	2018-01-24
Chris Renné	Kirkland, WA	2018-01-24
Joseph Slepki	Maple Valley, WA	2018-01-24
Jessica Hughes	Fairfax, VA	2018-01-24
Patricia Sherwood	Edmonds, WA	2018-01-24
Andy Brouhard	Alabama	2018-01-24
Eddie Davis	Seattle, WA	2018-01-24

Name	Location	Date
Mike Dalton	Mount Vernon, WA	2018-01-24
Peter St Pierre	Issaquah, WA	2018-01-24
Erin johnson	Chicago, IL	2018-01-25
Rozlynn Dotson	Alabama	2018-01-25
Brian Curry	Seattle, WA	2018-01-25
Judith Kloss	Maple Valley, WA	2018-01-25
Shara Di Valerio	Bellevue, WA	2018-01-25
Lana Bakke	Renton, WA	2018-01-26
Stacy Wood	Redmond, WA	2018-01-27
Lela Laplante	Mesa, AZ	2018-01-28
Krystal Rogers	Washington	2018-01-29
Mary Anne Hoben	Maple Valley, WA	2018-01-29
Mike Miguel	Seattle, WA	2018-01-29
Parker Reynolds	Auburn, WA	2018-01-29
Paula Butler	Redmond, WA	2018-01-29
Dan White	Eastern Passage, Canada	2018-01-29
Annette Lane	Enumclaw, WA	2018-01-29
Joshua Fleig	Washington	2018-01-29
Jessica McFarland	ravensdale, WA	2018-01-29
Emily Walsworth	Seattle, WA	2018-01-29
Jamie Gasper	Covington, WA	2018-01-29
Michele Bachmeier-Evans	Kent, WA	2018-01-29

Name	Location	Date
Darren Henne	Portland, OR	2018-01-29
Steve Hobart	Maple Valley, WA	2018-01-29
allison shephard	Puyallup, WA	2018-01-29
Isabella Mcfarland	Seattle, WA	2018-01-29
Ryan Anderson	Bellevue, WA	2018-01-30
Andrew Skaar	Kent, WA	2018-01-30
Tyler Bosma	Seattle, WA	2018-01-30
Emily White	Seattle, WA	2018-01-30
Jason Mayans	Redmond, WA	2018-01-30
Shawn Angel	Bothell, US	2018-01-30
Justin Tillman	Snohomish, WA	2018-01-30
Sean Morgan	Seattle, WA	2018-01-30
Doug Dyche	US	2018-01-30
Kimberly Feeley	Seattle, WA	2018-01-30
David Johnson	Redmond, WA	2018-01-30
patty dyche	Federal Way, WA	2018-01-30
Tom Brush	Edmonds, WA	2018-01-30
Bob Griffith	Lincoln City, OR	2018-01-30
Ben Pinneo	Redmond, WA	2018-01-30
Janelle Bulliman	Redmond, WA	2018-01-30
Casey Sobol	Shelton, WA	2018-01-30
Brandon Santiago	Alabama	2018-01-30

Name	Location	Date
John Lukas	Bellevue, WA	2018-01-30
Mark Biehl	Alabama	2018-01-30
Ari Brown	Portland, OR	2018-01-30
Kreg Schlosser	Seattle, WA	2018-01-30
Tara Eubanks	Kirkland, WA	2018-01-30
Erik Hustad	Seattle, WA	2018-01-30
Jonathan Sherwin	Seattle, WA	2018-01-30
Amber Sanguinetti	North Bend, WA	2018-01-30
Tommy Brooks	Seattle, WA	2018-01-30
Matt Hibbs	Auburn, WA	2018-01-30
Amber Dyché	Auburn, WA	2018-01-30
Margaret Berger	Seattle, WA	2018-01-30
Eddie Feeley	Seattle, WA	2018-01-30
Kavik Frol	Seattle, WA	2018-01-30
Kris Zillmer	Alabama	2018-01-30
Sam Largent	Seattle, WA	2018-01-30
John Hocking	Alabama	2018-01-30
Andy Cookson	Redmond, WA	2018-01-30
Kevin Iacolucci	Seattle, WA	2018-01-30
Brian Caudle	Seattle, WA	2018-01-30
Donald Bushnell	Kirkland, WA	2018-01-30
Kristofer Foster	Seattle, WA	2018-01-30

Name	Location	Date
Kim Bohren	Redmond, WA	2018-01-30
Jake Heare	Seattle, WA	2018-01-30
Lyndsay Gordon	Seattle, WA	2018-01-30
Brian Parks	Seattle, WA	2018-01-30
Thomas Furey	Seattle, WA	2018-01-30
Emily Minalia	Maple Valley, WA	2018-01-30
Karen Risdon	Issaquah, WA	2018-01-30
Troy Robinson	Mexico	2018-01-30
Anya Baniqued	Everett, WA	2018-01-30
Ian Powell	Washington	2018-01-30
Matthew Sullivan	Seattle, WA	2018-01-30
Christine Savolainen	Seattle, WA	2018-01-30
Jonathan Lasser	Seattle, WA	2018-01-30
Eric Anderson	Glen Burnie, MD	2018-01-30
Kyle Heise	Bellevue, WA	2018-01-30
Whitney Henne	Kent, WA	2018-01-30
kyle jungck	Seattle, WA	2018-01-30
Noelle Bramer	Ashland, MA	2018-01-30
Dawn Gilmore	Alabama	2018-01-30
Jeffery Mattos	Bothell, WA	2018-01-30
Travis Nelson	Renton, WA	2018-01-30
Jon Francis	Renton, WA	2018-01-30

Name	Location	Date
Kevin Davis	Medina, WA	2018-01-30
Aubrey White	San Jose, CA	2018-01-30
shannon risdon	Issaquah, WA	2018-01-31
Patricia Slepki	Maple Valley, WA	2018-01-31
Jeff Anderson	Spokane, WA	2018-01-31
Billie Collins	Bellevue, WA	2018-01-31
Cindy Feuerborn	Maple Valley, WA	2018-01-31
Michelle Sulham	Renton, WA	2018-01-31
Keith Coburn	Owings Mills, MD	2018-01-31
Mike Feuling	Alabama	2018-01-31
James Sibley	SEATTLE, WA	2018-01-31
Michelle Lusby	US	2018-01-31
Dylan Cuellar	US	2018-01-31
scott davis	US	2018-01-31
fred tonne	US	2018-01-31
Julia Squires	Spring Lake, NC	2018-01-31
Regina Heck	US	2018-01-31
Aszurdee Haley	US	2018-01-31
Susanna Miller	US	2018-01-31
Karen Briner	Burlington, NC	2018-01-31
Beau du Plessis	US	2018-01-31
Fran Rodriguez	US	2018-01-31

Name	Location	Date
Brandon South	US	2018-01-31
Suzanne Born	US	2018-01-31
Maria Zuniga	US	2018-01-31
Chelsea Silva	US	2018-01-31
Kevin Leith	Kent, WA	2018-01-31
Ursula Stott	US	2018-01-31
David Martin	US	2018-01-31
Michelle Gonser	Seattle, WA	2018-01-31
Tyler Benson	Alabama	2018-01-31
Robin Dyche	Federal Way, WA	2018-01-31
Jacque Kline	Lacey, WA	2018-01-31
Keith Dunavant	Tacoma, WA	2018-01-31
Marc Wilson	Maple Valley, WA	2018-01-31
Shannon Butler	Washington	2018-01-31
Larry Laffrey	Washington	2018-01-31
David Kline	Lacey, WA	2018-01-31
Tami Ohlson	Seattle, WA	2018-01-31
Jessicca Fisher	Greensboro, NC	2018-01-31
Alexandrea Valderrama	Auburn, WA	2018-01-31
David White	Alabama	2018-01-31
Leonard Charest	Bothell, WA	2018-01-31
Andrew Knapp	Seattle, WA	2018-01-31

Name	Location	Date
Garrett Milam	Olympia, WA	2018-01-31
Eric Kovacich	Alabama	2018-01-31
Tim Rosmus	Woodinville, WA	2018-01-31
Daniel Lombardo	Seattle, WA	2018-01-31
Chrystal Callan	US	2018-01-31
Wade Bir	Maple Valley, WA	2018-01-31
John Fox	Seattle, WA	2018-01-31
Jason Winship	Maple Valley, WA	2018-01-31
Vlad Razumovich	Kirkland, WA	2018-01-31
Kimberlee Clark	Bellevue, WA	2018-01-31
Todd McCrory	Kent, WA	2018-01-31
Ted Lee	Maple Valley, WA	2018-01-31
Caitlyn O'Hanna	Seattle, WA	2018-01-31
Amy Wheeler	Maple Valley, WA	2018-01-31
Lorna Heare	Fritch, TX	2018-01-31
Rod Ahrens	Federal Way, WA	2018-01-31
Berk Taylor	Everett, WA	2018-01-31
Cory Griggs	Beaverton, OR	2018-01-31
Zachary Alvernaz	Kent, WA	2018-01-31
Michael Poirier	Seattle, WA	2018-01-31
Leigh Hennig	Alabama	2018-01-31
debbie Lewis	Pateros, WA	2018-01-31

Name	Location	Date
Lisa Degier	Ridderkerk, Netherlands	2018-01-31
Cynthia Simontowski	Calgary, Canada	2018-01-31
Coralinn Kovacich	Renton, WA	2018-01-31
Hersh Hoaglan	Alabama	2018-01-31
Joseph Miglino	Bothell, WA	2018-01-31
Kirk Waldorf	Washington	2018-01-31
Michaela Greenfield	Enumclaw, WA	2018-01-31
Erik Anderson	Alabama	2018-01-31
Kim Wellington	Redmond, WA	2018-01-31
Tara Kimminau	Lincoln, NE	2018-01-31
Susan Cerf	Bastrop, TX	2018-01-31
joanne hale	Greensboro, NC	2018-01-31
Larry Hardy	Enumclaw, WA	2018-01-31
Renee Gingrasso	Alabama	2018-01-31
Michele Germann	Seattle, WA	2018-01-31
Jessica Travis	Bellevue, WA	2018-01-31
Zachary Nordwell	Bellingham, WA	2018-01-31
Thomas Lanphear	Maple Valley, WA	2018-01-31
Ron Extract	Mount Vernon, WA	2018-01-31
Traci Degrenier	Puyallup, WA	2018-01-31
Russell Cornell	Seattle, WA	2018-01-31
Roger Maggio	Maple Valley, WA	2018-01-31

Name	Location	Date
adrian Maldonado	enumclaw, WA	2018-01-31
Gill Anderson	Alabama	2018-01-31
Alex Grosby	Ellensburg, WA	2018-01-31
Rowena Erhard	Washington	2018-01-31
Dona Hagen	Enumclaw, WA	2018-01-31
Scott Guyer	Kent, WA	2018-01-31
Cynthia Weldon	Hayward, WA	2018-01-31
Benjamin Thompson	Atlanta, GA	2018-01-31
Michael Wanalista	Alabama	2018-01-31
Lisa Wells	Tacoma, WA	2018-01-31
Benjamin Price	Hansville, WA	2018-01-31
John Miglino	Kirkland, WA	2018-01-31
Scott MacLaughlin	Kent, WA	2018-01-31
Dale Fonk	Kirkland, WA	2018-01-31
Matt Davis	Clemmons, NC	2018-01-31
Francis Miglino	Alabama	2018-01-31
Gerard Eisenberg	San Pablo, CA	2018-01-31
Shelley Cunningahm	Alabama	2018-01-31
Warren Neitzel	Smithtown, NY	2018-01-31
Corey Ovendale	Seattle, WA	2018-01-31
Robert Dunning	Maple Valley, WA	2018-01-31
Dennis Gmur	Seattle, WA	2018-01-31

Name	Location	Date
Erik Petersen	Seattle, WA	2018-01-31
David Potter	Kirkland, WA	2018-01-31
Kevin O'Brien	Littleton, NH	2018-01-31
Kim Germann	Maple Valley, WA	2018-01-31
Roger Wilson	Lynnwood, WA	2018-01-31
Kathleen Ardolino	Lisbon, NH	2018-01-31
Joseph Muscarello	Seattle, WA	2018-02-01
Jackie Johnson	Murfreesboro, NC	2018-02-01
James Orr	Spokane, WA	2018-02-01
Craig Berg	Seattle, WA	2018-02-01
Lucille Barnard	Sammamish, WA	2018-02-01
Jack Madsen	Alabama	2018-02-01
Jane Taylor	Everett, WA	2018-02-01
Alexander Buckles	Alabama	2018-02-01
John Earl	Port Orchard, WA	2018-02-01
Daba Nunu	US	2018-02-01
Allison Cox	Alabama	2018-02-01
Stacey Ellis	US	2018-02-01
Stephanie Saint-Vil	US	2018-02-01
Anya Snegirev	US	2018-02-01
Katelyn Moran	US	2018-02-01
Marc G	US	2018-02-01

Name	Location	Date
Austin Haynes	Edison, NJ	2018-02-01
Debra DiPasqua	Tampa, FL	2018-02-01
Jana Tasich	Greensboro, NC	2018-02-01
Susan Olson	Kent, WA	2018-02-01
William Cox	Spanaway, WA	2018-02-01
Hot Man	US	2018-02-01
Rachel Chrzan	US	2018-02-01
Raniqua Hardy	US	2018-02-01
riley noyes	US	2018-02-01
Bill Rudneck	US	2018-02-01
Jennifer Gillis	US	2018-02-01
Carolyn Miglino	Mercer Island, WA	2018-02-01
Alex Shafer	Alabama	2018-02-01
Eric Lemar	Seattle, WA	2018-02-01
Ryan Harrison	Seattle, WA	2018-02-01
Tera Al-Kire	Queen Creek, AZ	2018-02-01
Leon Abbott	Kent, WA	2018-02-01
Sven Schievink	Enumclaw, WA	2018-02-01
Scott Greenberg	Kirkland, WA	2018-02-01
Gary Wallace	Alabama	2018-02-01
Kris Leisten	Redmond, WA	2018-02-01
Reta Keeney	Redmond, WA	2018-02-01

Name	Location	Date
Sara St John	Kirkland, WA	2018-02-01
Kerin Lewis	Alabama	2018-02-01
Arjen van koppen	Vlaardingen, Netherlands	2018-02-01
Donna Conner	Alabama	2018-02-01
Carla Happel	Shoreline, WA	2018-02-01
Scott Helfen	Alabama	2018-02-01
Travis Redfield	Alabama	2018-02-01
Cindy Wambeam	Kirkland, WA	2018-02-01
Danielle Mandeville	Seattle, WA	2018-02-01
Jeremiah Quinn	Seattle, WA	2018-02-01
Matthew Randles	Renton, WA	2018-02-01
Matt Holt	Seattle, WA	2018-02-01
Diane Parker	Alabama	2018-02-01
John Boyle	Seattle, WA	2018-02-01
Nicholas Lindsley	Redwood City, WA	2018-02-01
Rebecca Wilson	Issaquah, WA	2018-02-01
Laura Alfred	Seattle, WA	2018-02-01
Kendra Hoekzema	Seattle, WA	2018-02-01
Nicholas Templeton	Bothell, WA	2018-02-01
Libby Boucher	Anacortes, WA	2018-02-01
Christine Mrak	Seattle, WA	2018-02-01
Donald White	Redmond, WA	2018-02-01

Name	Location	Date
Paul Marczynski	Auburn, WA	2018-02-01
Callie Wesson	Seattle, WA	2018-02-01
Farrah Day	Renton, WA	2018-02-02
Barbara Waterhouse	Alabama	2018-02-02
Brad Watson	Maple Valley, WA	2018-02-02
Roger Pates	Seattle, WA	2018-02-02
Michael Wilton	Lynnwood, WA	2018-02-02
Janice Parker	Monroe, WA	2018-02-02
Michele Robertson	Bellevue, WA	2018-02-02
Ryan McConnell	Alabama	2018-02-02
Kim Burson	Seattle, WA	2018-02-02
Chris Williams	Bothell, WA	2018-02-02
Rian Nanthrup	Kirkland, WA	2018-02-02
Kelcee Williams	Bothell, WA	2018-02-02
Sabrina Mercado	Alabama	2018-02-02
Brian Husmillo	Redmond, WA	2018-02-02
Mariel Ilardi	Redmond, WA	2018-02-02
Kevin Nanthrup	Kirkland, WA	2018-02-02
Sarah Carter	Issaquah, WA	2018-02-02
Krystyna Babicz	Bellevue, WA	2018-02-02
Kasia K	North Saanich, Canada	2018-02-02
Bradd Olund	Renton, WA	2018-02-02

Name	Location	Date
Julian Flunder	Bothell, WA	2018-02-02
Jennifer Hamel	Bothell, WA	2018-02-02
Jennifer McKeown	Lynnwood, WA	2018-02-02
Lauren Lease	Papeete, French Polynesia	2018-02-02
Debra Rourke	Bothell, WA	2018-02-02
Michelle Klein	Bothell, WA	2018-02-02
Greg Leege	Seattle, WA	2018-02-02
Renee Gray	Alabama	2018-02-02
Eric LaBrie	Puyallup, WA	2018-02-03
Aubrey Buerstatte	Seattle, WA	2018-02-03
Yvonne Cheng	Kirkland, WA	2018-02-03
Brian Holly	Kent, WA	2018-02-03
Teralyn Siller	US	2018-02-03
Claudio Romero	US	2018-02-03
Amparo Rosas-Cotto	US	2018-02-03
Leslie Rivera	US	2018-02-03
Judith A. Mills	US	2018-02-03
Deb Dickason	Carnation, WA	2018-02-03
Brian Lukas	Woodinville, WA	2018-02-04
Cindy Manfre	Scottsdale, AZ	2018-02-04
Diane Degooyer	US	2018-02-04
Ed Harmon	Enumclaw, WA	2018-02-04

Name	Location	Date
Tad Nazar	Vancouver, Canada	2018-02-04
Alexander G. Seidel	Portland, OR	2018-02-05
Mike Bailey	Bothell, WA	2018-02-05
David Wilkes	Lebanon, OR	2018-02-05
Robert Carr	Issaquah, WA	2018-02-05
Jonathan Deal	Seattle, US	2018-02-05
Kristin Deal	Marysville, WA	2018-02-05
Tara Kirschenmann	Everson, WA	2018-02-05
Richard Breland	Gig Harbor, WA	2018-02-05
Richard McVey	Redwood City, CA	2018-02-05
Brad Alsop	Kent, WA	2018-02-05
Blake Iverson	Bothell, WA	2018-02-05
Sean Lewis	Seattle, WA	2018-02-05
Rona Hall	Bellevue, WA	2018-02-05
Judson Munro	US	2018-02-05
Saphier Rose	US	2018-02-05
Suzanna Carlisle	US	2018-02-05
Faith Rice	US	2018-02-05
Monica Sundberg	Washington	2018-02-05
Steve Nadell	Seattle, WA	2018-02-05
Julie Lukas	Bellevue, WA	2018-02-05
Bill Koonce	Kirkland, WA	2018-02-05

Name	Location	Date
Laura Harper	Alabama	2018-02-05
Elizabeth Kiegler	De Winton, Canada	2018-02-05
Tim Houck	Seattle, WA	2018-02-06
Lucia Huntting	Woodinville, WA	2018-02-06
Spencer Humphrey	Woodinville, WA	2018-02-06
Bartek Morawski	Warsaw, Poland	2018-02-06
Anne Pequignot	Monroe, WA	2018-02-06
Cyndi Karp	Waldport, OR	2018-02-06
Marc Farrar	Seattle, WA	2018-02-06
Thomas Clair	Kent, WA	2018-02-07
Keith Blankenship	Austin, TX	2018-02-07
Broderick Sellman	Renton, WA	2018-02-08
Ryan Emerson	Kent, US	2018-02-08
Daniel Nelson	Seattle, WA	2018-02-08
Alisa Bell	Woodinville, WA	2018-02-08
Anne Green	Seattle, WA	2018-02-08
M.A. Payne	Kent, WA	2018-02-08
Amanda Stickle	Kent, WA	2018-02-11
Erik Khazoyan	Kent, OR	2018-02-23
Julie Ring	Seattle, WA	2018-02-25
Jana Asher	Lake Stevens, WA	2018-02-27
Rebecca Johnson	Seattle, WA	2018-02-27

Name	Location	Date
Tammy Peters	Maple Valley, WA	2018-02-27
Jared Gervais	Auburn, WA	2018-02-27
Mark Reynolds	Maple Valley, WA	2018-03-09
Elmo Fleming	Seattle, WA	2018-03-10
William Stauber	Seattle, WA	2018-03-23
Urnair Nadeem	Toronto, Canada	2018-03-24
Darren Mhoon	Auburn, WA	2018-04-06
Danielle Engel	Ravensdale, WA	2018-04-17
Francis Raines	Renton, WA	2018-04-18
Richard Sauve	Tacoma, WA	2018-04-22
Courtney Hall	California	2018-05-17
Lorie Cliggott	Edmonds, WA	2018-05-17
Nathan Foster	Snohomish, WA	2018-05-17
Carrie Arredondo	Wenatchee, WA	2018-05-18
Briana Hallsted	Auburn, WA	2018-05-18
Adelle Squires	Seattle, WA	2018-05-18
Bill Gray	Kirkland, WA	2018-05-18
Jade Crisostomo	Redmond, WA	2018-05-18
Michael Dahl	Olympia, WA	2018-05-18
Jason Thomas	Bellevue, WA	2018-05-18
David Strock	Napa, CA	2018-05-18
Angela Cram	Edmonds, WA	2018-05-18

Name	Location	Date
Michelle Bajorins	Kirkland, WA	2018-05-18
Keegan Sullens	Kirkland, WA	2018-05-18
Jill Powell	Kirkland, WA	2018-05-18
Brendan Kelly	Woodinville, WA	2018-05-18
William White	Kirkland, WA	2018-05-19
Larry Scrivanich	Woodinville, WA	2018-05-20
Vanessa Lanza	Los Angeles, CA	2018-05-20
Tim Shaffer	Enumclaw, WA	2018-05-20
Naomi L Richardson	Woodinville, WA	2018-05-22
Chad Myers	Maple Valley, WA	2018-05-24
John Barry	Seattle, WA	2018-05-24
Fred Vogel	Kent, WA	2018-05-24
Tracy DeBruler	Ravensdale, WA	2018-05-24
Cynthia Cameron	FRESNO, CA	2018-05-24
Victoria Fenton	Black Diamond, WA	2018-05-24
Deborah Zumwalt	Auberry, CA	2018-05-25
Gail Gola	Granite Bay, CA	2018-05-25
Brian Burhenn	Puyallup, WA	2018-05-28
Jerry VanCorbach	Kent, WA	2018-06-01
Nichole Petrucci-Katje	Covington, WA	2018-06-07
Keith Katje	Covington, WA	2018-06-07
Christopher Bernard	Seattle, WA	2018-06-09

Name	Location	Date
roxana andone	carnation, WA	2018-06-15

Fw: Proposed wine tasting rooms regulations

kara castillo <karaccastillo@hotmail.com>

Wed 6/13/2018 4:34 PM

To: Deloa Dalby <deloadalby@outlook.com>;

Kara Castillo
Woodinville Tasting Room Manager
Wine Club Manager
425-949-5088 office
206-355-2715 cell
<http://www.castillodefeliciana.com>

From: mary adler <marya119@hotmail.com>
Sent: Wednesday, June 13, 2018 3:06 PM
To: castillo deborah; karaccastillo@hotmail.com
Cc: winerystudy@kingcounty.gov
Subject: Proposed wine tasting rooms regulations

Dear Councilmember Lambert,

I am writing to you in regard to the recently proposed new regulations that threaten some of the Woodinville tasting rooms. I would specifically like to speak on behalf of Castillo de Feliciano. This small tasting room was founded as a labor of love by Deborah and Sam Castillo. They have been very active in many community organizations particularly in Redmond, Duvall and now, Milton-Freewater where they reside. The Castillo/Garcia familia members are employed and totally involved in the day to day operations bringing wonderful diversity to our area as well as across the state. They specialize in the art of producing Spanish type wines (best Tempranillos and Deborah's Secret homemade sangrias). Several times a year we share in the culture they love through events such as education on types of wines and regions, Spanish food pairings, salsa dancing lessons, paint and sips, Spanish guitar and flamenco dancing! The music is as mellow as the wine. It is a wonderful place to gather especially after the work week Fri.-Sun. The charming little house sits back on hwy 202 and enhances the area with its tasteful, garden decor and twinkling lights. In every way it fits in with the semi-rural character dotted with Cider, Meade shops, Christmas tree and pumpkin farms. Parking has never been a problem here and Sam has always made accommodation for that, even providing a shuttle to and from for larger events.

He is a very considerate business neighbor.

This is a growing, thriving small business that also employs people from our community.

To regulate and limit operating hours, the ability to taste and sell, parking and the property size might mean the demise of such experiences enjoyed at wine tasting rooms like Castillo de Feliciano and other like business endeavors in the area. We support them in their hard work and contributions to our community. Thanks you for reading and passing on my comments to the City Council and any Wine Study mulling over the issues at hand.

Respectfully,

Mary Adler
23928 NE 127 Street
Redmond, WA 98053

[Fwd: Proposed Regulations for Woodinville wineries]

info@castillodefeliciana.com

Sun 6/17/2018 1:48 PM

To: deloadalby@outlook.com <deloadalby@outlook.com>

8 attachments (52 KB)

untitled-[1.2]; image001.png; image002.png; image003.png; image004.png; image005.png; image006.png; image007.png

----- Original Message -----

Subject: Proposed Regulations for Woodinville wineries
 From: "Salim, Janice" <Janice.Salim@precor.com>
 Date: Fri, June 15, 2018 4:03 pm
 To: "kathy.lambert@kingcounty.gov" <kathy.lambert@kingcounty.gov>
 Cc: "winerystudy@kingcounty.gov" <winerystudy@kingcounty.gov>

Good Day Kathy,

I am a concerned voter in your district who works in Woodinville and also does business in Woodinville. I implore you to preserve our Woodinville tasting rooms. If I may take a few minutes of your time I would like to acquaint you with some of the tremendous benefits the tasting rooms bring to our community.

The tasting rooms drive business to the area and are a vital part of the community. Woodinville is not Seattle, and we don't want it to be regulated in the same way the City County and local government has regulated, and over regulated, Seattle. Not only do I enjoy the atmosphere and fine wine that is available for tasting in this area, my family, friends and co-workers also enjoy the local Woodinville wineries. We love this area for the fabulous wine, good music and ambiance. Precor also utilizes the wine for business gifts and finds the retail side of the wineries as important as the tasting rooms.

From a corporate point of view, Precor hosts out of town guests in the greater Woodinville area. Our out of town visitors spend the evenings in Woodinville for the opportunity to go wine tasting and enjoy the local restaurants. These are evening events and our tasting rooms need to stay open for these events to take place. Woodinville is a known and sought after destination location for corporate events. It is the wineries that drive tourism to this area and support local business. Being a rural

area, the tasting rooms are vital for business and the local community.

Just as Leavenworth has the opportunity to draw visitors for the Bavarian village they have created, Woodinville too has created a unique niche allowing visitors from everywhere to enjoy the wine tasting, music and the social atmosphere that enhances our community. The developed that has flourished in Woodinville is directly related to our amazing wineries and outstanding people in the tasting rooms that welcomes the community and out of town guests.

I would encourage you to spend an evening and/or afternoon in Woodinville and experience the area for yourself. Visit some of our remarkable tasting rooms. Spend an evening on the lawn at Castillo de Feliciano and bring your dog and children to enjoy the Friday night music. Come hungry because there is always a local food truck with amazing food! Witness the vibe of our community and see why it is so important to protect.

It would be a tragedy to lose our wineries and the hours in which we visit the wineries due to proposed government regulations. Please push back against the regulations that threaten the tasting rooms. Woodinville is a destination location for our community and business and should stay that way. Our tasting rooms bring business to the area and should not be overlooked for the value they bring to our community.

Thank you for your valuable time and consideration.

Janice Salim

Business Claims Analyst

Janice.Salim@precor.com <mailto:Janice.Salim@precor.com>

[cid:CE329F92-0D89-43FD-BEA5-36F5DBED4D01] <http://www.precor.com/>

20031 142nd Avenue NE Woodinville, WA 98072

t: 800-786-8404 x5706 f: 425-486-4908

[cid:91B53450-C8F2-499A-8F54-FDB1B7A1C3D2] <https://www.facebook.com/PrecorIncorporated>

[cid:F2A0ECC4-175C-4342-B71B-9F0C8FB3336A] <https://twitter.com/precor>

[cid:B89D6882-259C-4E01-9BDE-89594CCD10AC] <https://www.youtube.com/user/precorinc>

[cid:1C9C2744-6CB8-4B5E-98F9-ED7DAE3C38AF] <https://instagram.com/precor/>

[cid:625F3C5A-DC23-4C3C-BEA0-E0C37BD4CDA1] <https://www.linkedin.com/company/precor>

[cid:9E6D9C7E-5093-4E9C-854A-206840901F89] <https://www.pinterest.com/precor/>

Re: Woodinville Tasting Rooms

info@castillodefeliciana.com

Thu 6/7/2018 12:47 PM

To: Dave Withrow <dew@2dave.us>;

Thank You!!!

> Dear Council member Lambert,
>
> I would like to express my concerns regarding proposed regulations that
> would limit tasting room hours and restricting those establishments based
> on location and property size. Woodinville has become a destination
> location, and restricting spirit providers in this manner would not
> benefit
> our community. There is room for the "big guy" and "small guy" (i.e.
> Castillo de Feliciano) on the block without the County controlling
> matters
> which would benefit one group over the other.
>
> Thank you for your consideration,
>
>
> Dave Withrow
>
> --
>
> *Dave Withrow*
>
>
> Cycling@2dave.us
> Swimming@2dave.us
> Triathlon@2dave.us
>

From: Gary Price <Gary.Price@microsoft.com>
Sent: Monday, June 11, 2018 11:26 AM
To: Lambert, Kathy <Kathy.Lambert@kingcounty.gov>
Cc: Winery Study <winerystudy@kingcounty.gov>
Subject: Keep King County Wine Region Friendly!

Dear Kathy –

My wife and I live in East King County (Carnation) and we enjoy the Snoqualmie Valley and all it has to offer. Part of the charm are several small, rural wineries including Cherry Valley and Pleasant Hill. It has come to my attention that the King County Council is considering legislation that will greatly impact the ability for these small, rural wineries to operate and I urge your vote AGAINST that legislation.

Here are some of the reasons that I think you should consider a NO vote to these regulations and preserve the ability for our small, rural wineries to continue to operate:

1. Rural areas of King County can support the growing winery and tasting room economy and still preserve its rural character. I know because I live her and I see that these businesses are compatible with their neighbors and bring visitors into the rural part of the county.
2. Rural King County wineries support jobs, tax revenues, small businesses and the overall state wine industry. Please DON'T shut down our neighbors and these growing and thriving small businesses.
3. Lot and building sizes should not restrict existing winery and tasting rooms businesses. Please leave this up to the entrepreneurs that are running these small businesses!
4. I like to visit my favorite winery and tasting room on evenings after work. The winery hosts art workshops and other small businesses "after business hours". Also, 50% of wine sales occur after 5:00 pm and the proposed regulations requiring wineries and tasting rooms to close on weekdays at 5:00 pm will deny me an opportunity to participate in these activities and support the small businesses in my area.
5. I love attending events at my favorite small, rural winery and tasting room and they should not be limited!
6. No existing wineries or tasting rooms should be put out of business by these new regulations. Entrepreneurs in our community have spent time, energy, and effort to get these wineries up and running – killing them would be a blow to our small, rural community!
7. All wineries and tasting rooms should be allowed to have retail sales and tastings otherwise they won't survive. The retail sales are the life blood to keep them going – please preserve this right to the local small business people!
8. Wineries and tasting rooms should be allowed ample parking to minimize impacts on neighbors. This is not currently a problem in our community and doesn't need to be restricted or regulated!

My family and I enjoy occasionally taking friends and neighbors to the local winery for an afternoon or evening of enjoyment. I hope that you won't take that away from us and you will vote to continue to keep ALL of King County friendly to small businesses and especially those who have invested time and energy to create wineries in our communities.

Thank you for your consideration!

Gary Price
32256 NE 88th Street
Carnation, WA 98014

FW: Keep King County Wine Region Friendly!

cathy@cherryvalleywinery.com

Wed 6/13/2018 3:41 PM

To: 'Deloa Dalby' <deloadalby@outlook.com>;

This is the response Kathy Lamberts office is sending.
Sent to us by one of our Club Members.

Sent: Wednesday, June 13, 2018 2:14 PM
To: cathy@cherryvalleywinery.com
Subject: FW: Keep King County Wine Region Friendly!

Hi Cathy and Roger –

I thought I would send along my letter to Kathy Lambert and the response from one of her legislative assistants.

Please let us know if there is more we can do to help –

From: Posielski, Aleks <Aleks.Posielski@kingcounty.gov>
Sent: Wednesday, June 13, 2018 10:48 AM
To: Gary Price <Gary.Price@microsoft.com>
Subject: RE: Keep King County Wine Region Friendly!

Gary,

Thank you for emailing Councilmember Lambert regarding the proposed regulations on wineries in the unincorporated area. We appreciate the opportunity to receive input from constituents as the proposed winery code is being deliberated amongst councilmembers. The local wineries are a great asset to the community and we are happy to hear how much pleasure they've brought to you personally.

Councilmember Lambert is making it a priority to balance the needs of our vibrant local wine industry while preserving the rural nature of the area that residents have grown to love. As you know, this is a unique and complex issue that will likely result in some changes for business owners and patrons. She is working hard to hear from and address the concerns of her constituents. She agrees that the executive's proposal includes many burdensome and restrictive proposed regulations and we are trying to find a more reasonable alternative.

Thank you for your advocacy and please keep in touch as this ordinance moves forward.

Aleks Posielski
Legislative Assistant | King County Councilmember Kathy Lambert
516 Third Ave, Room 1200 | Seattle, WA 98104 Office – 206-477-1003

This email and any response to it constitute a public record and may be subject to public disclosure.

- Original Message -----
Subject: Fwd: Proposed Regulations for Wine Tasting Rooms

From: "Don Gher" <dlgher@gmail.com>
Date: Thu, June 14, 2018 7:51 pm
To: "kara@castillodefeliciana.com" <kara@castillodefeliciana.com>

Kara

Here was the note I sent to my council member

Chee4s and Good Luck!

Don

----- Forwarded message -----
From: Don Gher <dlgher@gmail.com>
Date: Mon, Jun 11, 2018 at 3:54 PM
Subject: Re: Proposed Regulations for Wine Tasting Rooms
To: <claudia.balducci@kingcounty.gov>
CC: <winerystudy@kingcounty.gov>

Councilmember Balducci

I understand King Country has proposed new regulations that threaten many Woodinville Wineries and their tasting rooms by limiting hours, limiting parking, limiting the size of their properties and the ability to taste and sell their wine. I am very opposed to these new proposed regulations.

While retired now, I was in the investment business for around 40 years with jobs such as portfolio manager for some of the largest pension funds in the country, setting up and managing the Tokyo office for a Wall Street firm, writing as an analyst for a major organization and managing a highly successful major bank equity fund. I was also co-founder, Managing Director and Chief Investment Officer of a Bellevue Wealth Management firm, which manages over \$3 billion of assets, a job where I was quoted often in numerous newspapers around the world and appeared on major Financial television and radio programs for my views on markets, stocks and economics. I still speak to various University classes on subjects such as International Business, Global Economics, Security Analysis and International Strategy. Consequently, I think I understand a bit about the dynamics of business.

My wife and I have been stalwart customers many of the Woodinville wineries since we moved to Bellevue in 1988 to the point that we have made many dear friends in the business as well as many dear friends from socializing via various wine clubs. Additionally, I volunteer to help at various wineries for harvest crush and bottling, as well as having had a pourers permit to help in tasting rooms. For many of these wine owners, and for some it is a second job, they are small and will never compete with large wineries in or out of the State. Yet, they have persevered over the years to become successful by sacrificing with many hours of work, including staying open later than the 5:00, which the new regulations would not permit. Yet that is the time that approximately 50% of wine sales take place and certainly the difference for many to either be successful or close down operations. Additionally, the wineries have been good neighbors as they have preserved the rural nature of the area and certainly are compatible with the neighborhood.

In my opinion, the proposed regulations send a message that King County wants to crush down (no wine pun intended) small businesses and success. The regulations would cost the area, and the state, vital tax revenues, result in increasing unemployment and have a further deleterious effect on various Woodinville businesses who currently get a halo effect of revenues and jobs from the Wine Industry.

I urge you to oppose these new regulations and send a signal that King County stands behind these businesses and entrepreneurs.

Thank you.

--

Donald L. Gher, CFA
2791-142nd PI NE
Bellevue, WA 98007
425-881-0846

[Fwd: Winery Study]

info@castillodefeliciana.com

Mon 6/11/2018 5:43 PM

To: deloadalby@outlook.com <deloadalby@outlook.com>;

1 attachments (2 KB)

untitled-[2];

----- Original Message -----

Subject: Winery Study

From: "Julian Croxall" <jcroxall@yahoo.com>

Date: Mon, June 11, 2018 10:21 am

To: "Claudia.Balducci@kingcounty.gov" <Claudia.Balducci@kingcounty.gov>

Cc: "winerystudy@kingcounty.gov" <winerystudy@kingcounty.gov>

Hello Claudia, I recently read with interest the King County Proposal regarding wine tasting in Woodinville. It looks like the County is proposing some valuable recreational improvements to the area however, I am concerned how the new regulations might affect our existing craft wineries.

The proposal suggests limits on building size, parking, number of events and other restrictions that will harm some of our legitimate local producers. I support a number of our local wineries through wine club memberships, one of which is Castillo de Feliciana.

This winery is a family run business that epitomizes the local character of a craft winery. Unlike some other Woodinville wineries, it is not owned by a conglomerate whose revenues are typically transferred out of state. Wineries such as this are favored by visitors for their knowledge and direct connection to the product. Our guests regularly ask to return to these family operated businesses. They are an important catalyst to both the wine and tourist industries and should be fully supported in their preservation and growth by our County.

I believe the proposed regulations are somewhat harsh to existing, legitimate wineries in the area and was surprised to note the omission of a grandfathering clause to protect the investment our local business owners have contributed to the locale.

I appreciate your time and consideration in helping to protect a thriving local industry of which Washington State can be proud.

Sincerely,

Julian Croxall

Re: Proposed Regulation of Winery Tasting Rooms in King County

info@castillodefeliciana.com

Fri 6/8/2018 4:17 PM

To: David Keil <dckjak@comcast.net>;

Thanks David!

Cheers,

Kara

> Mr. Dunn,

>

>

>

> I have supported your political career based upon your history of

> supporting

> business and not supporting unnecessary government interference with

> business. It has come to my attention that King County is entertaining

> legislature which restricts Winery Tasting rooms to a specific area within

> Woodinville (that is already populated by specific wineries) and an area

> on

> Vashon Island.

>

>

>

> My question is where is it in the purview of King County to make such

> legislation?

>

>

>

> The various winery tasting rooms that are not in the indicated area but in

> the Woodinville region allow the public to sample products from all over

> the

> state, especially from the growing region around Walla Walla. To restrict

> the ability of those wineries to connect with the market afforded by King

> County, the largest population center in the state, is unfair and unwise.

> These tasting rooms provide local jobs, provide jobs across the state by

> supporting business across the state, and allows King County residents

> that

> enjoy their favorite winery the ability to stop in after work or over the

> weekend versus needing to drive across the state to do so.

>

- >
- >
- > Any form of restriction that places a "doors closed by 5:00 PM" rule is
- > ridiculous and inappropriate. Do you restrict any other business's to
- > such
- > a 5:00 PM rule? Do you restrict other business entities to a "thou shall
- > not sell product after 5:00 PM" rule? King County is neither a "dry
- > county"
- > or located in the "Bible Belt". These actions can only be viewed as
- > nothing
- > short of a corrupt act to force competing business out of Woodinville or
- > to
- > force business entities to utilize an area that is privately controlled
- > thus
- > increasing the demand for a limited supply of area.
- >
- >
- >
- > I enjoy the occasional social event that my winery conducts at their
- > Woodinville facility (which is not within the new area). These activities
- > provide additional social and community building activities. How does
- > taking Xmas pictures of Santa with your favorite pet or having flamingo
- > dancers with a paella feed or having gourmet food trucks with a local band
- > create a bad or unpalatable environment? How is it in anyway in the best
- > interest of King County to regulate such activities?
- >
- >
- >
- > I have seen nothing in any of the winery tasting rooms not in the subject
- > "approved area" that violate the integrity of Woodinville. I see this
- > action as a bold and outright move by some landowners to force all such
- > business into the area that they control. Supporting a "selective group
- > of
- > people" is not the right of the King County Council.
- >
- >
- >
- > I thank you for your time in reading this and sincerely hope you
- > investigate
- > this issue.
- >
- >
- >
- > David Keil
- >
- > 15748 143rd Ave SE

- >
- > Renton, WA 98058
- >
- > dckjak@comcast.net
- >
- >
- >
- >
- >
- >

----- Original Message -----
Subject: Wine Tasting Regulations

From: "jerry smedes" <jerry.smedes@gmail.com>
Date: Thu, June 14, 2018 8:57 pm
To: rod.dembowski@kingcounty.gov

Dear Councilmember Dembowski --

As a 40-year resident of Bothell, I am very concerned about regulations currently under consideration by King County that would substantially limit the ability of area wineries to conduct wine tasting and related activities.

The burgeoning wine industry has been an economic and cultural benefit for the state and for the Woodinville area. I clearly remember the opening of the Chateau St. Michelle winery as a bold and exciting introduction to the potential for our area to support this growing industry.

The local impacts from retail sales and tourism have grown dramatically as more quality wineries have recognized the value of Woodinville as a hub of winery activity, and created an impressive economic cluster that is recognized well beyond the state's borders. The social and cultural events that flow from this concentration of wineries add to this economic value, and provide important benefits for citizens in the area. In turn, many of the wineries support local civic and environmental organizations (including Friends of North Creek Forest, of which I serve on the Board).

The ability of these wineries to conduct tastings, host special events and provide adequate parking to support these activities is essential to maintaining and growing this important industry and tourism attraction. Please oppose any regulations that would limit these values.

Jerry Smedes, Ph.D.
10625 NE 204th Place
Bothell WA 98011
(425) 485-3760
Cell (206) 228-6260

RE: Proposed King County Regulations Jeopardize Castillo de Felicianaaâ€™s Woodinville Tasting Room

info@castillodefeliciana.com

Fri 6/8/2018 4:16 PM

To: Kristine Bono <kristine@tertuliacellars.com>;

Thank You!

- > This is so deplorable! I will share this with my friends in your area and
- > zip code and I hope that all of your voices are heard. Why in the world
- > would a county want to totally devastate and wipe out a community and
- > industry that supports so much in the area.
- >
- >
- >
- > I wish you and your family success over this situation. The experience
- > that you have created in Woodinville is one that I refer people to
- > everyday. Family owned, family run and community loved.
- >
- >
- >
- > Cheers and best wishes!
- >
- >
- >
- > Kristine Bono, Certified Sommelier
- >
- > Direct to Consumer Manager
- >
- > Walla Walla, Woodinville, Dundee, OR
- >
- > 1564 Whiteley Rd.
- >
- > Walla Walla, WA 99362
- >
- > Office 509-525-5700
- >
- > Fax 509-525-5701
- >
- > Mobile 509-378-1897
- >

Re: King County Re: Wine tasting

info@castillodefeliciana.com

Fri 6/8/2018 4:18 PM

To: Ron E <rone@ronemarshall.com>;

Thanks Ron!

Cheers,

Kara

- > We understand that the county of King is proposing some changes which will
- > greatly affect the wine industry in the Woodenville area.
- >
- > We have long worked for some of the wineries and have watched the number
- > grow. I would hate to see any restrictions that would hinder the future
- > growth.
- >
- >
- >
- > * Woodinville Wine Country is a premier destination area that supports
- > jobs, tax revenues, small businesses and the overall state wine industry.
- > Don't shut down these growing and thriving small businesses.
- >
- >
- >
- > * Lot and Building sizes should not restrict existing tasting room and
- > winery businesses.
- >
- >
- >
- > Yours truly,
- >
- >
- >
- > Ron
- >
- > Ron E Marshal
- >
- > 18103 N E 102ND CT
- >
- > Redmon, WA 980521
- >

Fw: Don't over regulate Woodinville Winery business

kara castillo <karacastillo@hotmail.com>

Mon 6/11/2018 4:46 PM

To: Deloa Dalby <deloadalby@outlook.com>;

Kara Castillo
Woodinville Tasting Room Manager
Wine Club Manager
425-949-5088 office
206-355-2715 cell
<http://www.castillodefeliciana.com>

From: Janice <j.seino@comcast.net>
Sent: Thursday, June 7, 2018 11:55 PM
To: winerystudy@kingcounty.gov
Cc: karacastillo@hotmail.com
Subject: Don't over regulate Woodinville Winery business

Hello

I find it disturbing that King County government wants to control and restrict current and future tasting rooms in Woodinville. I know you have a million reasons for your land use restrictions but lay off! Nobody agrees with this except a few stodgy office holders and legislators. If you need to restrict hours, locations and tasting room rules you will definitely drive out business and make the world a sadder place.

Janice Seino
King County resident

Sent from my iPad

Re: Proposed King County Regulations Jeopardize Castillo de Felicianaaâ€™s Woodinville Tasting Room

info@castillodefeliciana.com

Fri 6/8/2018 4:09 PM

To: Angel Latterell <angellatterell@gmail.com>;

Thank you!

- > Thank you for this!
- >
- > I sent a letter to Councilman Gossett.
- >
- > I've forwarded the message along to a number of others to write in as
- > well.
- >
- > Best,
- > Angel
- >
- > On Thu, Jun 7, 2018 at 10:46 AM, Kara Castillo
- > <info@castillodefeliciana.com
- >> wrote:
- >
- >> Proposed King County Regulations Jeopardize Castillo de Felicianaaâ€™s
- >> Woodinville Tasting Room
- >> Tell Proposed King County Regulations
- >> Jeopardize
- >> Castillo de Felicianaaâ€™s Woodinville Tasting Room
- >>
- >> Tell your friends about your photo session
- >> Dear Castillo de Felicianaa Wine Club and Patrons,
- >>
- >> King County has recently proposed new regulations that threaten our
- >> tasting room in Woodinville. These new regulations seek to allow tasting
- >> rooms only in special areas like Vashon Island and a select few parcels
- >> south of the Woodinville roundabout. They also seek to limit operating
- >> hours, the ability to taste and sell our wine, parking, and the size of
- >> the
- >> property that the business is on. The decisions that King County makes
- >> will
- >> either result in a thriving wine region in King County or the demise of
- >> the

Re: Proposed King County Regulations Jeopardize Castillo de Felicianaa€™s Woodinville Tasting Room

info@castillodefeliciana.com

Thu 6/7/2018 2:08 PM

To: Barbara J Linstedt <saddlerockllc@aol.com>;

Thank You!!!

> Kara,
> I wrote to Kathy concerning the tasting room. Hope this helps you! Hello
> to you and your wonderful family. Barbara Linstedt
>> On Jun 7, 2018, at 10:46 AM, Kara Castillo
>> <info@castillodefeliciana.com> wrote:
>>
>> Tell Proposed King County Regulations
>> Jeopardize
>> Castillo de Felicianaa€™s Woodinville Tasting Room
>>
>>
>> Tell your friends about your photo session
>> Dear Castillo de Felician Wine Club and Patrons,
>>
>> King County has recently proposed new regulations that threaten our
>> tasting room in Woodinville. These new regulations seek to allow tasting
>> rooms only in special areas like Vashon Island and a select few parcels
>> south of the Woodinville roundabout. They also seek to limit operating
>> hours, the ability to taste and sell our wine, parking, and the size of
>> the property that the business is on. The decisions that King County
>> makes will either result in a thriving wine region in King County or the
>> demise of the wine tasting experience that you and your friends
>> currently enjoy.
>> Please spend 5 minutes to make your voice heard and keep our Woodinville
>> Tasting Room open:
>>
>> 1. Contact your King County Councilperson and let them know your
>> support for our Woodinville Tasting Room. Enter your street address here
>> to get your King County Councilpersonaa€™s contact information:
>> https://www.kingcounty.gov/council/councilmembers/find_district.aspx
>> < <http://r20.rs6.net/tn.jsp?f=001-SL5ym8OZbCi7r7Th9tqAWUk->

Re: Proposed King County Regulations Jeopardize Castillo de Felicianaaâ€™s Woodinville Tasting Room

info@castillodefeliciana.com

Thu 6/7/2018 12:51 PM

To:mary adler <marya119@hotmail.com>;

Thank You!!!

- > Will definitely do. I hate stupid regulations
- > that hurt small businesses, in this case a whole
- > Area of successful businesses.
- > Mary
- >
- > On Jun 7, 2018, at 10:47 AM, Kara Castillo
- > <info@castillodefeliciana.com<mailto:info@castillodefeliciana.com> >
- > wrote:
- >
- > Proposed King County Regulations Jeopardize Castillo de Felicianaaâ€™s
- > Woodinville Tasting Room
- > [<http://r20.rs6.net/on.jsp?ca=b6d85e38-f476-471a-989f-2335e5df80b4&a=1102339223587&c=b57378c0-33f3-11e3-86b0-d4ae529a8639&ch=b6855df0-33f3-11e3-8829-d4ae529a8639>]
- >
- > Tell Proposed King County Regulations
- > Jeopardize
- > Castillo de Felicianaaâ€™s Woodinville Tasting Room
- >
- >
- >
- > [<http://files.constantcontact.com/320b988a001/7775649e-d05f-4633-a6ae-0ef754cd7fdd.jpg>]
- >
- >
- > Tell your friends about your photo session
- >
- >
- > Dear Castillo de Felician Wine Club and Patrons,
- >
- > King County has recently proposed new regulations that threaten our
- > tasting room in Woodinville. These new regulations seek to allow tasting
- > rooms only in special areas like Vashon Island and a select few parcels
- > south of the Woodinville roundabout. They also seek to limit operating

Re: Proposed King County Regulations Jeopardize Castillo de Felicianaaâ€™s Woodinville Tasting Room

info@castillodefeliciana.com

Thu 6/7/2018 12:50 PM

To: J H <bilbao667@yahoo.com>;

Thank you!!!

- > All wineries need to move out of king county if you wish to survive these
- > extreme regulations from the greedy king county administration. Just wait
- > until they double your taxes and destroy our local economic so they can
- > bring more homeless from all places in the US to get things for free. I
- > will gladly write to them.
- >
- > Sent from my iPhone
- >
- >> On Jun 7, 2018, at 10:46, Kara Castillo <info@castillodefeliciana.com>
- >> wrote:
- >>
- >>
- >> Tell Proposed King County Regulations
- >> Jeopardize
- >> Castillo de Felicianaaâ€™s Woodinville Tasting Room
- >>
- >>
- >> Tell your friends about your photo session
- >> Dear Castillo de Felicianaa Wine Club and Patrons,
- >>
- >> King County has recently proposed new regulations that threaten our
- >> tasting room in Woodinville. These new regulations seek to allow tasting
- >> rooms only in special areas like Vashon Island and a select few parcels
- >> south of the Woodinville roundabout. They also seek to limit operating
- >> hours, the ability to taste and sell our wine, parking, and the size of
- >> the property that the business is on. The decisions that King County
- >> makes will either result in a thriving wine region in King County or the
- >> demise of the wine tasting experience that you and your friends
- >> currently enjoy.
- >> Please spend 5 minutes to make your voice heard and keep our Woodinville
- >> Tasting Room open:
- >>
- >> 1. Contact your King County Councilperson and let them know your

RE: Proposed King County Regulations Jeopardize Castillo de Felicianaa€™™s Woodinville Tasting Room

info@castillodefeliciana.com

Thu 6/7/2018 12:42 PM

To: Jim and Rhonda <ttencm@yahoo.com>;

Thank You!!!

- > WOW! How horrible! I know from past situations like this, Kara, Sam and
- > Deborah, that King County wona€™™t a€™listena€™™ to us because we area€™™t
- > their constituents. We do, however, have friends in that area, and Ia€™™ll
- > share your email with them. Cana€™™t imagine why they would want to do
- > this a€™ do they not like the revenue you all provide to the county?!
- > Sheesh!

>
>
>

> All the best in this battle and wea€™™ll share as best we can!

>
>
>

> See you soon,

>

> Rhonda & Jim McNett

>

> Walla Walla

>
>
>

> From: Kara Castillo [<mailto:info@castillodefeliciana.com>]

> Sent: Thursday, June 07, 2018 10:47 AM

> To: ttencm@yahoo.com

> Subject: Proposed King County Regulations Jeopardize Castillo de

> Felicianaa€™™s Woodinville Tasting Room

>
>
>
>

> Proposed King County Regulations Jeopardize Castillo de Felicianaa€™™s

> Woodinville Tasting Room

Date Created:	June 14, 2018
Drafted By:	Jacob Earl JacobE@LumberHouseBrew.com
Last Modified	June 18, 2018

Lumber House Brewery- 1 Page Summary – Developed for Council’s ease of use!

My name is Jacob Earl one of the owners of Lumber House Brewery.

Today we discuss the newly Proposed Adult Beverage Ordinance for Rural King County. As it sits right now the ordinance is poised to destroy many living and breathing businesses, causing a ripple affect greatly impacting many local suppliers. This Ordinance should be reformed to avoid further economic hits. It can and should be made to equally benefit both King County and the Businesses that are to be affected.

Here are the Rural Craft Brew suggestions:

Brewery Categories Needed:

This ordinance needs a summary with 3 categories, much like the one established for Wineries. An Incubation period, middle line growth, and full-blown commercial categories are some suggestion we support. These 3 categories need to include the 3 tiers our WLSB Liquor Licenses Permit- Manufacturing, Distributions, & **Retailing**. This is where **size requirements** should be addressed, perhaps based on the category the business functions under.

Events:

Events should **NOT** be considered sperate from the various other extensive permitting processes with King County. Events should be allowed within the legal business hours.

Hours:

We request hours be extended to better match WLCB law and industry standards for example: Sun-Mon: 8am-12pm

Parking:

Suggested alterations: Perhaps parking should match occupancy.

Pilot Overlay:

There should be a pilot overlay for each rural district within King County or current businesses should be considered the Pilot studies and there should be a set number allowed in each rural district. There should be **NO** annual ability for the County to revoke the “Pilot state”. Why would any reasonable business owner agree to invest in something the County might discard or change its mind on annually. Businesses should be offered some form of safety doing business with King County.

I HAVE A DREAM... That the County and the people can unite... To better the way we live and not punish those that would apply themselves to bring about a better situation. The Craft Industry hand in hand with the Woodinville Wine County are here to do just that! We urge this committee to consider these suggestions.

Date Created:	May 10, 2018
Drafted By:	Melissa Earl MelissaE@LumberHouseBrew.com
Last Modified	June 18, 2018

This is the formal response from the Rural Craft Brew Industry on the newly proposed ordinance for the Adult Beverage Industries of Rural King County. Below you will see our many concerns with this newly proposed ordinance. If you are looking for a summary, please read the bold sections and title, everything else is considered the meat and the potatoes behind our stance. There is also a summary speech attached and a copy of our Craft Brewery 3 Category Summary for use and reference. Please let us know if you would like a digital copy.

1.) Brewery Summary Needed

The wineries were broken down into 3 categories each with different parameters. These parameters need to be modified to be equally beneficial for both businesses and King County. The County also needs to define Brewery and Distillery categories separately from Wineries. Even though we all produce alcohol related products, our business models and production capabilities differ greatly between each license category.

There must be an incubation phase for our industries! To include all tiers of our Licenses- manufacture, distribution, and retail sales. By limiting no on-site tasting or retail sales of our own product, our businesses are effectively being strangled and a discriminatory prohibition on our industry instilled! We are a craft cottage industry, why are we not allowed to sell our craft?

The Adult Beverage collective throughout unincorporated king county should be categorized by production quantity. That is how it works at the state level, our classification (WSLCB license type) is based on production levels. **This supports scaled growth and prevents Commercialization.**

Examples:

NEW SECTION. SECTION 13. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

1) Allowed on lots 1 Acre or greater in the A, R, and RA zones:

A) Winery Facility I: An establishment licensed by the State of Washington to produce wine, cider and mead that produces no more than (amount TBD by Wineries) where on-site tasting is allowed in accordance with State Law.

B) Brewery Facility I: A brewing establishment licensed by the state of Washington to produce beer and other malted beverages that produces no more than 5,000bb/annual year where on-site tasting is allowed in accordance with State Law.

C) Distillery Facility I: A distilling establishment licensed by the state of Washington to produce distilled spirits that produces no more than (amount determined by distillery businesses) where on-site tasting is allowed in accordance with State Law.

NEW SECTION. SECTION 14. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

2) Allowed on lots 2 Acres or greater in the A, R and RA zones:

A) Winery Facility II: An establishment licensed by the State of Washington to produce wine, cider and mead that produces no more than (amount TBD by Wineries) where on-site tasting is allowed in accordance with State Law.

B) Brewery Facility II: A brewing establishment licensed by the state of Washington to produce beer and other malted beverages that produces no more than 20,000bb/annual year where on-site tasting is allowed in accordance with State Law.

C) Distillery Facility II: A distilling establishment licensed by the state of Washington to produce distilled spirits that produces no more than (amount determined by distillery businesses) where on-site tasting is allowed in accordance with State Law.

NEW SECTION. SECTION 15. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows.

3) Allowed on lots 4.5 Acres or greater in the A, R, and RA zones:

A) Winery Facility III: An establishment licensed by the State of Washington to produce wine, cider and mead that produces no more than (amount TBD by Wineries) where on-site tasting is allowed in accordance with State Law.

B) Brewery Facility III: A brewing establishment licensed by the state of Washington to produce beer and other malted beverages that produces no more than 60,000bb/annual year where on-site tasting is allowed in accordance with State Law.

C) Distillery Facility III: A distilling establishment licensed by the state of Washington to produce distilled spirits that produces no more than (amount determined by distillery businesses) where on-site tasting is allowed in accordance with State Law.

Request the modification of the listed winery categories to have breweries and distilleries defined separately and with their own reasonable production limits that fairly and equitably accounts for business growth and protection and land usage protection for King County. Making the above suggested changes support scaled growth and prevents Commercialization, while allowing for protection of our AGRICULTURAL BASED Craft Cottage Industries and all the added benefits they create- County Revenue, job creation, crime reduction, protection of agriculture, decrease in city traffic!!!

a.) New non-permitted uses:

With the new code Winery, brewery, distillery facility I, II, and III, and remote tasting rooms shall not be permitted as home occupation or as home industry.

We request the removal of this restriction, as again this restriction destroys our incubation period as a business. This again encourages commercialization, which should not be something the County is pushing through code. We like shopping local!

b.) Size requirements:

The new ordinance is not clear still on the building size and the numbers are all over the place for requirements. Under the new ordinance size requirements, you will be closing so many businesses, Silver Lake Winery, Fish Brewing Co, Four Horsemen Brewery, Manfish Brewery, to name a few. and so greatly restricting others, this list will continue to grow. We suggest that size requirements be addressed under the suggested categories. Something along the lines of and incubations phase, middle line operations, and full-blown commercial.

We request clarification of the Maximum building size, a reduction of the minimum lot size for all adult beverage businesses to 1 acers, and that the building size limitation be increased or removed in order to recognize existing Tasting Rooms. Otherwise many of the adult Beverage businesses in unincorporated King County will be put out of business. Again, we suggest the scaled production approach consistent with WA State laws.

2.) Events:

Events are not clearly outlined in this newly proposed ordinance. Events should be included in our permits for anything that goes on during normal business hours. Anything outside of normal business

hours should be subject to a permit, however there should be no limit on the number of events if the County requires putting our businesses through the rigorous Permitting Process.

We require our own set of Summary Plans specific to the Brewery business models. They need to be clarified and they should not restrict our business models out of existence. We suggest the County address the other industry's as such! If the CUP is to be required, that processes should be addressed! It is far too cumbersome and cost prohibitive plus encourages commercialization! Which our industry's do not support! Based on accumulated studies from all the affected businesses this process is used to over burden businesses, giving them the option to move or commercialize. We propose there are better options available to us all.

3.) Hours of Operations:

In the currently proposed legislation, hours of operation for Wineries and Tasting Rooms are limited to Mon-Sun: 8am-12pm while adhering to other local ordinances. We are unaware of any other business in unincorporated King County that is subject to such targeted limitations on hours of operations. Over 50% of retail sales for our Industries occurs after the hours of 5pm. Many, if not all of these businesses cannot survive a 50% reduction in retail sales (in our case further reduction more like 75% now). Unless the hours of operation are addressed, King County will be provoking the demise of these Adult Beverage businesses and the consequent loss of local jobs and tax revenue, this will greatly impact our County, and Eastern Washington's agricultural employment and many local wholesaler's as well.

We request that the hours of operations for the Adult Beverage industries in unincorporated King County to be altered as such: 10am – 10pm Sunday – Thursday, and 10am – 11pm Friday- Saturday. Our industries should not be unfairly singled out or limited to impractical hours of operation.

4.) Parking/ Access:

As Breweries do not currently have a summary of categories I – III, attached is the Craft Breweries rendition of the Winery Summaries for each category to better suit the Breweries. In the current draft or regulation changes, parking is not allowed for Winery Category I, limited to 150% of minimum requirement for Winery II (1300 sq. ft.) determined through a Conditional Use Permit (CUP) for Winery III, and limited to 150% of minimum requirements for Tasting Rooms. That means, for example, that a 1,000 sq. ft. tasting room will only be allowed 3.5 parking spaces. This will cause significant parking and traffic issues for businesses and neighbors in the area.

This process seems entirely too difficult and drafted for a specific issue happening in a certain district rather than for all applicable business models and each unique district of rural king county. There seems a better way which is easier to enforce and apply code to a business model. Parking should be based on occupancy on the category the Business model functions under: Brewery I, II, or III in either rural or agricultural zones.

When it comes to access, we can suggest that in anticipation of businesses growing from category to category and the fear of traffic issues increasing, there should be a Campaign introduced that's sole aim is to reduce traffic through deterring the masses commuting to the city to shop or work and encourage shopping/ working Local. Shopping local has proven to provide great benefit to the Economy and would

serve two-fold to protect/ fund Rural County Roads for citizens and the businesses which add grate value to their communities. With how green Washington is there are plenty of people who would back an idea like that!

Our Industry should be allowed to have parking sufficient to match the category our industry functions under. Parking should be based on occupancy on the category the Business model functions under: Brewery I, II, or III in either rural or agricultural zones. Also, please note, if we are to function under a category, then those categories should be based on lot size and Max building size requirements. There should not be encouragement to continue to burden the roadways to the city for access to local products, especially due to limited parking. Organize and introduce a campaign to the Public that offers intuitive ideas on how to shop and work local. This could be an opportunity to partner with local cities to unify the governing bodies.

Why not establish an escrow account that takes the 1% to match the cities sales tax and apply our rural taxes dollars to funds our rural road ways, basic infrastructure upgrade needs to match the new demand in code, support local agricultural organizations that aim to work hand in hand with our industries to better the agriculture experience and rural local community experience. Community businesses are poised to do just that with the support of the County!

5.) Pilot Project Overlay

The areas included were only in Woodinville and Vashon. There should not be limited access. These overlays create preferential treatment to those owners in the overlay areas, destroying everyone else outside of it. These overlays effectively destroy future growth opportunities for our agricultural business models which have proven to support the community and economy. The overlay in Woodinville is far too small to support all the businesses that are now being forced out of their investments and forced into the expense of moving to now very limited space.

Each district in the County that has rural agricultural land, of which there are 5, should be allowed the same options. Vashon and Woodinville should not be the only two areas permitted for our business models. Based on our Approval Letters we should be granted "Grand Fathered Status". Our business models can then be used as part of the Pilot Study for the future growth opportunities. There should be an allowed number of businesses in each rural district in the County. If there is to be a pilot program overlay, it should serve each rural district equally.

We request the removal of the project overlays and to adhere to treating each property owner/ business owner equal. Each rural district should be allowed the same options as Woodinville and Vashon. We request that the County consider our Grand Fathered businesses as models of the pilot study in our rural district. There should be an allowed number of businesses in each rural district in the County. If there is to be a pilot program overlay, it should serve each rural district equally.

6.) Supporting studies needed!

Per the Growth Management Act (GMA) a study is required in our "adjacent city and the county through the county-wide planning policies process" (Pg4- Par. 4- GMA: summary found here <http://mrsc.org/getdoc/37359eae-8748-4aaf-ae76-614123c0d6a4/Comprehensive-Planning-Growth->

[Management.aspx](#)). Maple Valley was not included nor were many other adjacent cities/ counties that should have been per GMA in the Sammamish Valley Wine and Beverage Study.

We request to have studies done in accordance with GMA for our adjacent cities/counties and with our industry leads involved in the planning process. Each District of the county is unique and should be addressed individually. We request that future studies be run through a different organization.

7.) We are Agricultural based businesses and should not be labeled Industrial by nature.

We should not be labeled industrial or as general manufacturing; those classifications are more applicable to a commercialized version of our business models. We are more of the cottage industry model. We do not wish for Agriculture land to be developed/ commercialize, rather used for what it is intended for, growing and cultivation. Our industries have only ever aimed to preserve these lands and better them for our next generation, just as much as the County does. Our business models cultivate and encourage the land, not the suggested otherwise.

We request to be considered an agricultural business model as we wish to preserve the value of Agriculture based lands in King County with our business models, not the suggested otherwise!

8.) Other outlying issues:

The biggest issue we have come across during our work with King County are the ABC process and the CUP process, which are both broken and strangling small businesses while supporting a pro commercial growth stance! Not just our Industry gets hung up in the tedium of these two processes. Refinement and trimming are needed to prevent boxing out cottage industry further from our beautiful King County. Perhaps this is categorized out by production size as well, with parameters (cost, time, resources, etc) that are not insulting and unachievable! Production size is a self-growth process and is completely manageable if done by scale for all industry models, not just adult beverage. Cottage industries should not be forced to commercialize or move to a city, forcing either commercializing rural areas or hand our revenue over to a city instead! These are not the only two options available to our two entities.

We request that the CUP and the ABC process be reviewed as they are currently bogging down the process with extreme expense, over burdening and strangling your mom and pop businesses out! Cottage industries should not be forced to commercialize or move to a city, forcing either commercializing rural areas or hand our revenue over to a city instead! These are not the only two options available to our two entities.

Industry backing

There are heaps and heaps of supporting documentation showing that our business models add value to the local community, provide the County with much needed revenue, add value to the local economy, create jobs where there were none and during an era where jobs are needed so much!

This ordinance destroys our incubation period, only allowing for commercialization, which we strongly oppose. These proposed ordinance changes are based on a study that should not be considered valid for

our industry, as it only included the Wine Industry in a different District. This study only encompassed one small portion of rural King County of which there are 5 rural districts, each very different from one another. This ordinance also completely overlooks the fact that our business models are agricultural in nature. We have been branded Industrial, when we are clearly an agricultural based business model, with farms built for stewarding the land.

Attached is some very telling facts sheet from the Brewers Association (BA), which clearly indicate our industries are having an amazing impact on the Washington State Economy, if we are rural the County gets a cut of that growing cake. If you push all of us out, your revenue dries up overnight. What this ordinance proposes will effectively destroy all that economic growth we all collectively (County and Industry) have fought hard for; all those jobs lost, and all the stores left empty, when they once thrived. That is what is being proposed.

We can't express how much is on-the-line for greater King County if this ordinance is not severely changed to better acknowledge the active businesses currently fighting to stay alive and be a part of our communities. This will send a very loud message to the voting base of King County and the rest of our state about how King County deals with its business owners, economy supporters, added community value, tax revenue, and so much more.

We need to see support for our industry from our King Counties Councilmembers to assure the protection of this worthy industry. We are the blue-collar workers, sweating equity and forging a better tomorrow. We are the salt of the earth acting as shepherds of the land and leaders in our community. Please consider our alterations for the proposed ordinance changes on the Adult Beverage Industry, as these alterations are commonsense, very thoroughly compiled from all industry leaders, many advisory groups, many legal parties, other Counties, the state WLCB, and the greater populous- who clearly wants Wine County here in King County and clearly love the Craft environment.

We look forward to Councils review of this matter and making the needed changes to prevent the devastation of Woodinville Wine County and the decimation of our Craft Brew Cottage Industries throughout the largest county in Washington state.

--
Cheers,
Melissa Earl – Lumber House Brewery, LLC
Signing on behalf of:

Four Horsemen Brewery
192 Brewing Co.

Date Created:	17-Jun-18
Drafted By:	Melissa Earl
Last Modified:	17-Jun-18

MelissaE@LumberHouseBrew.com

Summary of Proposed Regulations for Breweries in Rural and Agricultural Zones

Issue/ Condition	Rural Area			Agriculture Zone			Comments
	Brewery I	Brewery II	Brewery III	Brewery I	Brewery II	Brewery III	
Type of Permit	Permitted - Home Occupation	Permitted- Home Occupation	Permitted- Home Occupation	Permitted - Home Occupation	Permitted- Home Occupation	Permitted- Home Occupation	Demonstration Overlays for all districts is needed. It should not negatively impact an active business. There should be no annual review that will cause a business to be eliminated or unreasonable burdened after great investments.
Building Permit	Only for new Construction	Only for new Construction	Only for new Construction	Only for new Construction	Only for new Construction	Only for new Construction	
Min. Lot Size	1 acre or greater	4.5 acres or greater	10 acres or greater	1 acre or greater	4.5 acres or greater	10 acres or greater	
Max. Building Size	6,000 sq ft aerial foot print, no more than 12,000 sq ft above ground level not including required exits and access points	10,000 sq ft aerial foot print, no more than 20,000 sq ft above ground level not including required exits and access points	No more than 35% of lot size allowed for all buildings and impervious surface requirements	6,000 sq ft aerial foot print, no more than 12,000 sq ft above ground level not including required exits and access points. 60% of lot size must be reserved for growth of agricultural products or raising of livestock.	10,000 sq ft aerial foot print, no more than 20,000 sq ft above ground level not including required exits and access points. 60% of lot size must be reserved for growth of agricultural products or raising of livestock.	No more than 35% of lot size allowed for all buildings and impervious surface requirements. 60% of lot size must be reserved for growth of agricultural products or raising of livestock.	
Tastings	Allowed 8am-midnight Monday-Sunday	Allowed 8am-midnight Monday-Sunday	Allowed 8am-midnight Monday-Sunday	Allowed 8am-midnight Monday-Sunday	Allowed 8am-midnight Monday-Sunday	Allowed 8am-midnight Monday-Sunday	
Events	Events outside of normal business hours allowed with TUP	Events outside of normal business hours allowed with TUP	Events outside of normal business hours allowed with TUP	Events outside of normal business hours allowed with TUP	Events outside of normal business hours allowed with TUP	Events outside of normal business hours allowed with TUP	
Water	Adhere to Public Health Standards	Adhere to Public Health Standards	Adhere to Public Health Standards	Adhere to Public Health Standards	Adhere to Public Health Standards	Adhere to Public Health Standards	
Access	Access to Arterial within 5280ft (1.0 Mile)	Direct access from arterial. Can be modified through the COU	Direct access from arterial	Access to Arterial within 5280ft (1.0 Mile)	Direct access from arterial. Can be modified through the COU	Direct access from arterial	
Source of Products	Not Specified	Not Specified	Not Specified	60% of products to be produced sourced from within the State of Washington	60% of products to be produced sourced from within the State of Washington	60% of products to be produced sourced from within the State of Washington	
Production	On-Site Production Required	On-Site Production Required	On-Site Production Required	On-Site Production Required	On-Site Production Required	On-Site Production Required	
Parking	Based on occupation	Based on occupation	Based on occupation	Based on occupation	Based on occupation	Based on occupation	
Setbacks	25'	25'	25'	25'	25'	25'	
Fines & Penalties	\$100/ \$500	\$100/ \$500	\$100/ \$500	\$100/ \$500	\$100/ \$500	\$100/ \$500	*Working document

MALISSA EARL



REUBEN POWELL
Manager, Navigation & Landing
Engineering Division
(Retired 1994)

Box 52 425 432 4930
Hobart, WA 98025
reubenpowell@comcast.net

TO WHOMEVER IT MAY CONCERN.

We (The Powell family) have lived at 21656 284th Ave Maple Valley, 98038 for over fifty years. Our home (over six thousand square feet) is offset from 284th Ave by only forty feet. Because of its proximity and our inventory of heavy equipment, we assumed responsibility for road maintenance. This includes occasional resurfacing the road and clearing storm caused tree fall and gutter damage.

Regarding The Lumber House Brewery, the owners of that property, Brent Wayland and family, have diligently supported the maintenance of the road and exercised oversight of traffic during the brief weekend periods that the Brewery is open.

The operation of the brewery and its limited clientele has had no adverse impact on the road or its use by the residents or the public.

The Lumber House Brewery has served us and our guest well. We've enjoyed its contribution to our community and we regret that its continued operation is in jeopardy.

REUBEN & ARLENE POWELL

Neighbor Support of Lumber House Brewery

Date: March 13th, 2018

Re: Support of our local Brewery, Lumber House Brewery 21830 284th Ave SE, Maple Valley, WA. 98038

From: Scott and Holly Stadler, 28605 SE 216th Lane, Maple Valley WA. 98038

To Whom It May Concern,

We are writing in SUPPORT of our local brewery, Lumber House Brewery at 21830 284th Ave SE, Maple Valley, Wa. 98038. Our home is located at 28605 SE 216th Lane, Maple Valley, Wa. 98038. We share our backyard property line with the brewery's property line. The brewery building is approximately 75 yards from our backyard. We are disappointed to learn that the brewery was forced to close its doors to customers on Saturday afternoons.

The brewery and its patrons have always been very good neighbors. As an immediate neighbor to the Lumber House Brewery, we have always found the establishment to be exceptionally quiet during its limited hours of operation. With young school age children, we are in our backyard frequently when the brewery is open and there has never been an incident of noise elevation or concern. We have never been interrupted by brewery noise, disturbed by its patrons or felt at personal risk with the business operations next door to our home. Quite to the opposite, the brewery has built a healthy community spirit in our neighborhood and throughout Maple Valley, as it is recognized as an outstanding new establishment for locals and an exciting new local family business.

Additionally, during its limited hours of operation, we have never had any unruly traffic incidents on our shared access road. In fact, the brewery owners have always been responsible and respectful in managing traffic on our roadway. As we often shuffle children to sporting events on Saturdays, we have regularly encountered the courteous efforts of the brewery staff to insure that all patrons and local owners have equal and quick access to the road. It's a welcomed sight to see the friendly faces of the brewery staff on our road, assisting as needed.

Finally, we were also disappointed to learn of the efforts to videotape cars, bikes, families and children using the road, in order to establish a complaint about the brewery. We have never given permission nor have we been informed that our friends, families and visitors were being videotaped on our road. We are not agreement with this approach or activity.

Thank you for your consideration. We are in support of our local brewery, the business and the positive community which it builds in our neighborhood. We are in support for Lumber House Brewery to reopen and vote "YES" to the brewery in our backyard.

Scott and Holly Stadler

March 3, 2018

To Whom it may concern,

We have lived at 28412 SE 216TH Lane for nearly 20 years.

Concerning Lumberhouse Brewing Co, we have never noticed traffic issues and welcome the Brew house to our neighborhood.

We enjoy going to the Brewhouse to socialize with friends and consider it an asset to our Hobart Community.

Thank you,

Leslie Decker
28412 SE 216TH Lane
425-413-8779

TO WHOMEVER IT MAY CONCERN

I've owned my home, located at 21610 284th Ave. Maple Valley, WA 98038, for over thirty years.

My purpose in this communication is to join with my neighbors in support of the continued operation of the Lumber House Brewery, located within eye sight of my residence. Since it's opening, it has been an enviable alternative for social interaction with our friends and neighbors.

At no time since the start of the brewery has it been an impediment to the use of the access roads by our guests or the members of our community. I am strongly opposed to initiatives to discontinue the operation of the Lumber House Brewery

A handwritten signature in cursive script, appearing to read "Jill Penny". The signature is written in dark ink and is positioned above the printed name.

JILL PENNY

Date Created:	June 1, 2018
Drafted by:	Dominique Torgerson
Sponsors:	

1 ...Title

2 AN ORDINANCE responding to the King County Sammamish Valley Wine and Beverage Study;
3 amending Ordinance 10870, Section 335, as amended, and K.C.C. 21A.08.080, Ordinance 10870,
4 Section 536, as amended, and K.C.C. 21A.30.080, Ordinance 10870, Section 537, as amended,
5 and K.C.C. 21A.30.090, Ordinance 10870, Section 549, as amended, and K.C.C. 21A.32.120,
6 Ordinance 15606, Section 20, as amended, and K.C.C. 21A.30.085, Ordinance 15802, Section 5,
7 as amended, and K.C.C. 16.02.152, adding new sections to K.C.C. 21A.06.

8 ...Body

9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10 SECTION 1. Findings:

11 A. These regulatory changes are a response to the King County Sammamish Valley Wine
12 and Beverage Study that was released in September 2016. Those changes will help King County
13 prepare for and support the future of the adult beverage industry as it evolves in the region, while
14 adhering to the framework of the state Growth Management Act.

15 B. King County continues to support and foster agriculture, especially within the five
16 designated Agricultural Production Districts. King County also supports the adult beverage industry
17 and recognizes the need to establish a strong foundation for moving the industry into the future.

18 NEW SECTION: SECTION 2: There is hereby added to K.C.C chapter 21A.06 a new section to
19 read as follows:

20 Brewery: An establishment licensed by the Washington State Liquor and Cannabis Board to
21 manufacture and sell beer and malt liquor.

22 NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 21A.06 a new section to
23 read as follows:

24 Distillery: An establishment licensed by the Washington State Liquor and Cannabis Board to
25 manufacture and sell distilled spirits.

26 NEW SECTION. SECTION 4. There is hereby added to K.C.C. chapter 21A.06 a new section to
 27 read as follows:

28 WSLCB: Acronym for Washington State Liquor and Cannabis Board:

29 NEW SECTION. SECTION 5. There is hereby added to K.C.C. chapter 21A.06 a new section to
 30 read as follows:

31 Tasting Room: An establishment licensed by the Washington State Liquor and Cannabis Board as
 32 an “additional location” to operate a remote tasting area for a licensed winery, brewery or distillery,
 33 that is operating at a location other than the licensed production facility, for the purpose of retail sale
 34 and sampling of the licensed product.

35 SECTION 6. Ordinance 10870, Section 335, as amended, and K.C.C. 21A.08.080 are hereby
 36 amended to read as follows:

37 A. Manufacturing land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)
20	Food and Kindred Products (28)								P2	P2	P2 C		P2 C
*	<u>Winery/Brewery/Distillery</u>	<u>P3, 12</u>			<u>P3,12</u>	<u>P3,12</u>							

38 B. Development conditions.

- 39 1. Repealed
- 40 2. Except Slaughterhouses.
- 41 3a. Limited to wineries, ~~SIC Industry No. 2081-Malt Beverages and SIC Industry~~
 42 ~~No. 2085-Distilled and Blended Liquors~~ winery, brewery, distillery on at least one acre in
 43 size;
- 44 ~~b. In the A zone, only allowed on sites where the primary use is SIC Industry~~
 45 ~~Group. No. 01-Growing and Harvesting Crops or No.02-Raising Livestock and Small Animals;~~

46 c. In the RA, A and UR zones, only allowed on lots of at least one acre ~~four and~~
47 ~~one-half acres;~~

48 d. The total floor area of all enclosed structures devoted to a winery, brewery or
49 distillery shall not exceed 6,000 square feet from an aerial perspective i.e. building may be 12,000
50 square feet as long as no more than 6,000 surface area foot print is created from an aerial view and no
51 more than double the square footage surface area is viewable above ground, not including required
52 exits and access points, devoted to all processing shall not exceed three thousand five hundred square
53 feet, unless located in a building designated historic under K.C.C. chapter 20.62.

54 e. Structures and parking areas for winery, brewery or distillery uses shall maintain
55 a minimum distance of twenty-five ~~seventy-five~~ feet from property lines adjoining agricultural, rural
56 area and residential zones, unless located in a building designated as a historic resource under K.C.C.
57 chapter 20.62;

58 f. In the A zones, Sixty percent or more of the products processed must be grown
59 in the Puget Sound counties the State of Washington and at least sixty percent of the total lot square
60 footage must be reserved for growing agricultural products or raising of livestock or small animals as
61 per SIC Industry No. 02. At the time of initial application, the applicant shall submit a projection of
62 the source of products to be produced and;

63 g. Tasting and consumption of products produced on site may be provided in
64 accordance with state law. The area devoted to tasting shall be included in the floor area limitation in
65 subsection B.3.(c) d of this section. Hours of operation shall be applicable in accordance with state
66 law and local noise ordinance requirements.

67 h. Events during hours of operation as specified by state law and local noise
68 ordinances will not require a temporary use permit and do not count towards the 60 event limit as
69 specified in K.C.C. 21A.32.120. Events outside of normal hours of operation may be allowed with an
70 approved temporary use permit under K.C.C. 21A.32.

71 12.a Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC Industry
72 No. 2085-Distilled and Blended Liquors; winery, brewery or distillery uses on lots four and one half
73 acres or greater;

74 b.(1) Except as provided in subsection B. 12.b (2) of this section, the floor area of
75 structures for wineries, breweries and distilleries and any accessory uses shall not exceed a total of
76 ~~eight thousand square feet~~ 10,000 square feet from an aerial perspective, i.e. building may be 20,000
77 square feet as long as no more than a 10,000 surface area foot print is created from an aerial view, and
78 no more than double the square footage surface area is viewable above ground not including required
79 exits and access points. The floor area may be increased by up to an additional eight thousand square
80 feet of underground storage that is constructed completely below natural grade, not including required
81 exits and access points, if the underground storage is at least one foot below the surface and is not
82 visible above ground; and

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

86 c. Wineries, breweries, and distilleries shall comply with Washington State
87 Department of Ecology and King County board of health regulations for water usage and wastewater
88 disposal. Wineries, breweries and distilleries using water from exempt wells shall install a water
89 meter;

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

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

95 f. The minimum site area is four and one-half acres. If the total aerial surface floor
96 area for wineries, breweries, and distilleries and any accessory uses will exceed six ten thousand
97 square feet: ~~including underground storage;~~

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

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

101 g. The facility shall be limited to processing agricultural products and sixty percent
102 or more of the products processed must be grown in the State of Washington Puget Sound counties. At
103 ~~the time of the initial application, the applicant shall submit a projection of the source of products to be~~
104 ~~processed; and~~

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

108 SECTION 7, Ordinance 10870, section 536, as amended, and K.C.C. 21A.30.080 are hereby
109 amended to read as follows:

110 In the R, UR, NB, CB and RB zones, residents of a dwelling unit may conduct one or more home
111 occupations as accessory activities, only if:

112 A. The total floor area of the dwelling unit devoted to all home occupations shall not exceed
113 twenty percent of the floor area of the dwelling unit.

114 B. Areas within garages and storage buildings shall not be considered part of the dwelling unit
115 and may be used for activities associated with the home occupation;

116 C. All the activities of the home occupation or occupations shall be conducted indoors, except
117 for those related to growing or storing of plants used by the home occupation or occupations;

118 D. A home occupation or occupations is not limited in the number of employees that remain
119 off-site. No more than one nonresident employee shall be permitted to work on-site for the home
120 occupation or occupations;

121 E. The following uses, by the nature of their operation or investment, tend to increase beyond
122 the limits permitted for home occupations. Therefore, the following shall not be permitted as home
123 occupations:

- 124 1. Automobile, truck and heavy equipment repair;
- 125 2. Autobody work or painting;
- 126 3. Parking and storage of heavy equipment;
- 127 4. Storage of building materials for use on other properties;

- 128 5. Hotels, motels or organizational lodging;
- 129 6. Dry cleaning;
- 130 7. Towing services;
- 131 8. Trucking, storage or self service, except for parking or storage of one commercial
132 vehicle used in home occupation; and
- 133 9. Veterinary clinic; and
- 134 10. Recreational marijuana processor, recreational marijuana producer or
135 recreational marijuana retailer;
- 136 11. Winery, brewery, distillery and remote tasting rooms only allowed on lot sizes of
137 one acre or more, and may conduct operations according to what is allowed per state law, as long as
138 parking requirements can be accommodated on-site and production facility is located within the State
139 of Washington. On lots less than one acre, only production side for a winery, brewery distillery is
140 allowed as long as no on-site sales or services are rendered.

141 SECTION 8. Ordinance 15606, section 20, as amended and K.C.C. 21A.30.085 are hereby
142 amended to read as follows:

143 In the A, F and RA zones, residents of a dwelling unit may conduct one or more home
144 occupations as accessory activities, under the following provisions:

145 G. Sales are limited to:

- 146 1. Mail order sales;
- 147 2. Telephone, Internet or other electronic commerce sales with off-site delivery;
- 148 3. Items accessory to a service provided to patrons who receive services on the premises;
- 149 4. Items grown, produced or fabricated on-site; and

150 a. Tasting rooms for brewery, winery or distillery are allowed when production facility is
151 within the State of Washington

152 5. On sites five acres or larger, items that support agriculture, equestrian or forestry uses
153 except for the following:

154 I. Customer visits and deliveries shall be limited to the hours of ~~8:00 a.m. to 7:00 p.m. on~~
155 ~~weekdays, and 9:00 a.m. to 5:00 p.m. on weekends; 8:00 a.m. to midnight Monday-Sunday, as long as~~
156 ~~businesses operate within local noise ordinance regulations and do not cause visual or audible~~
157 ~~disturbance to adjoining property neighbors.~~

158 SECTION 9, Ordinance 10870, Section 537, as amended, and K.C.C. 21A.30.090 are hereby
159 amended to read as follows:

160 G. Sales are limited to items produced on-site, except for items collected, traded and
161 occasionally sold by hobbyists, such as coins, stamps, and antiques;

162 I. Tasting rooms for brewery, winery, distillery are allowed when production facility is
163 within the State of Washington

164 SECTION 10, Ordinance 10870, Section 549, as amended, and K.C.C. 21A.32.120 are hereby
165 amended to read as follows:

166 Except as otherwise provided in this chapter or in K.C.C. 21A.45, temporary use permits
167 shall be limited in duration and frequency as follows:

168 A. The temporary use permit shall be effective for ~~one year~~ two years from the date of
169 issuance and may be renewed ~~annually every two years (24 months)~~ as provided in subsection D. of
170 this section;

171 B. The temporary use shall not exceed a total of sixty days in any three-hundred and sixty
172 five day period. This requirement applies only to the days that the event or events actually take
173 place. ~~For a winery in the A or RA zones, the temporary use shall not exceed a total of two events per~~
174 ~~month and all parking for the events must be accommodated on site;~~

175 C. The temporary use permit shall specify a date upon which the use shall be terminated and
176 removed; and

177 D. A temporary use permit may be renewed every two years (24 months) annually ~~for up to~~
178 ~~a total of five consecutive years~~ as follows:

179 1. The applicant shall make a written request and pay the applicable permit
180 extension fees for the renewal of the temporary use permit at least seventy days before the end of the
181 permit period;

182 2. The department must determine that the temporary use is being conducted in
183 compliance with the conditions of the temporary use permit;

184 3. The department must determine that site conditions have not changed since the
185 original permit was issued; and

186 4. At least forty-five days before the end of the permit period, the department shall
187 notify property owners within five hundred feet of the property boundaries that a temporary use permit
188 extension has been requested and contact information to request additional information or to provide
189 comments on the proposed extension. (Ord. 17841 § 52, 2014: Ord. 17191 § 50, 2011: Ord. 16950 §
190 27, 2010: Ord. 15170 § 4, 2005: Ord. 14781 § 3, 2003: Ord. 10870 § 549, 1993).

191 SECTION 11: Ordinance 15802, Section 5, as amended, and K.C.C. 16.02.152 are hereby
192 amended to read as follows:

193 **General - Scope.** Section 101.2 of the International Building Code is not adopted and the
194 following is substituted:

195 Scope (IBC 101.2). The provisions of this code shall apply to the construction,
196 alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location,
197 maintenance, removal and demolition of every building or structure or any appurtenances connected or
198 attached to such buildings or structures.

199 **EXCEPTIONS:**

200 1. The provisions of the International Residential Code for One- and Two-Family
201 Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair,
202 equipment, use and occupancy, location, removal and demolition of detached one- and two-family
203 dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with

204 a separate means of egress and their accessory structures, including adult family homes, foster family
205 care homes and family day care homes licensed by the Washington state department of social and
206 health services

207 2. The provisions of the International Residential Code for One- and Two-Family
208 Dwellings shall apply to only dwelling unit detached residential accessory structures that are used for
209 home occupations and home industries that include offices, mercantile, food preparation for off-site
210 consumption, personal care salons and similar uses, if the home occupation or home industry is
211 subordinate to the primary residential use of the site and the total cumulative floor area devoted to the
212 home occupation or home industry in any dwelling unit detached accessory structure on-site is less
213 than or equal to 500 square feet (46.4m²).

214 NEW SECTION, SECTION 12. There is hereby added to K.C.C. chapter 21A.08 and 21A.30 a
215 new section to read as follows:

216 Any brewery, winery, distillery and tasting room (additional location) that received a
217 Washington State Liquor and Cannabis Board license to operate prior to December 31, 2018, and that
218 King County did not object to within the Washington State Liquor and Cannabis Board alcohol license
219 application process, shall be considered nonconforming and may remain in their current location,
220 subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses.

221 SECTION 13. Severability. If any provision of this ordinance or its application to any person or
222 circumstance is held invalid, the remainder of the ordinance or the application of the provision to other
223 persons or circumstances is not affected.

Dear Executive Constantine and King County Councilmembers:

We the wineries of unincorporated King County, are writing on behalf of some of the various 40+ Craft Beverage businesses here in Unincorporated King County that would be greatly impacted by any changes to the King County zoning codes.

We would like to start by thanking you and your staff for the tremendous effort that has gone into the Sammamish Valley Wine and Beverage Study. The process brought forward many of the feelings of those in this industry that have opened their businesses here and care deeply about this region.

Most everyone can agree that the current zoning rules for wineries in Unincorporated King County are out of date and need some changing. From the County's perspective, there are some rules that are currently unenforceable and are out of date compared to the State rules. From the Beverage community's perspective, there is significant confusion and lack of clear guidance for those of us that proudly run our businesses here.

One common value we all hold – we support the agriculture industry here in Woodinville and across Unincorporated King County. In fact, many of us in the wine industry view ourselves as part of the agriculture community. In order to bolster the agriculture production both here in the Sammamish Valley and within greater King County, we view wineries and the greater beverage industry, as an integral part of that solution.

Washington's Growth Management Act in the findings for rural lands (Attachment 1) instructs counties that they need to "create opportunities for businesses and allow them to expand", it also goes on to state that a county should, "foster opportunities for a small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses".

King County's Countywide Planning Policy EC-3 (Attachment 2) requires, "identify and support industry clusters and subclusters within King County that may emerge as having significance to King County's economy".

With that in mind, we believe there are few industries that have emerged in the last 11 years (since winery was introduced in the zoning codes) within King County that has had more significance to the county's economy. In fact, according to Washington State Wine Commission, 2014; Washington State Department of Revenue, 2015; Community Attributes Inc., 2015, data (reported to the Sammamish Valley Area Wine and Beverage Industry Study task force by CAI Community Attributes Inc, on April 7th, Attachment 3), the wine industry accounted for over \$642 million in revenue and directly employed 1,900 workers and supported an additional 1,900 jobs indirectly.

As a significant industry, we ask for your support for needed changes to zoning and codes in King County to support the wine and beverage industry while continuing to support and promote the agricultural industry and residents surrounding wineries.

King County does not currently define, or clearly define, activities related to the various craft beverage industries and it needs to update the county wide codes to better align with the growing business needs inside the County.

Looking at other municipals and counties in and around King County, they have kept up with the growing beverage business needs by amending current or adding new, zoning rules to better align with the Wineries, Breweries, & Distilleries business needs. Some examples are:

- 2009 → Snohomish County adds winery specific provisions under their 'Home Occupation'
- 2009 → Woodinville defines 'Tasting Room'
- 2013 → Woodinville changed as part of Ord. 560, the land use table to allow for wineries in more areas, allow for food in those areas, & provide production limits for wineries, breweries, & Distilleries

We appreciate King County looking at amending and adding new zoning rules and some of these ideas should be considered here as well.

King County's Countywide Planning Policy DP-58 (Attachment 4) promotes activities and infrastructure, such as farmer's markets, farm worker housing and agricultural processing facilities. Wineries, Breweries, & Distilleries along with others involved in the craft beverage industry, are in fact an agriculture support industry, as proven via other counties in WA defining them as such (Attachment 5). However, King County still has not defined either a 'Tasting Room' or 'Remote Tasting Room', even though the WA State changed its law (RCW 66.24.170) in 2000 to allow two such remote facilities (Attachment 6). This change alone would provide clarity for many of the businesses attempting to operate here. The State is considering another bill that would allow more remote tasting rooms as outlined in a recent article in *Great Northwest Wine* (Attachment 7).

A great example of defining and allowing wineries, breweries & distilleries as other incidental uses & activities can be found in Yakima County (other counties examples can be found on Attachment 8).

- Yakima County defines: "Winery" means an agriculturally related industrial facility where wine is processed and manufactured. A winery is specifically designed to include, at a minimum, two or more of the following: vineyards, crushing, fermentation, and barrel aging of wine. A winery may also include any of the following: barrel rooms, bottling rooms, tank rooms, laboratories, and offices. ***Uses that are clearly incidental to the production of wine are allowed accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, employee day care, tours, tasting and sales rooms when they are accessory to the on-site production facility and, ancillary retail sales, picnic areas, and food service.*** Food service is limited by the type of Yakima Health District License, Agricultural Tourist Operation or commercial zoning district where the winery is located.

The wineries signed herein respectfully request that the King County Council take action to update the aging King County zoning code to reflect the growth in the craft beverage business community within King County. The problems within the code are not isolated to just a few wineries in the Sammamish Valley. As it stands today, there are over 50+ craft beverage related businesses (and growing) in unincorporated King County and if the county was to strictly enforce the current zoning code, most would end up closing their doors.

In the following recommendation, you will find we are proposing changes that we believe will bring the code up to date with what's going on in the industry and comparable to what other counties in WA are

doing. By doing this we believe that it will help. We also believe that if implemented correctly these recommendations will help with both enforcement and confusion.

It is our hope that our recommendations can help satisfy the needs for all stakeholders and find a common ground. During the task force meeting we have heard concerns from farmers who want to protect the farmlands, from those who live in essentially residential areas within the RA zone who want to protect the tranquility of their neighborhoods and those who reside and operate a business along the busy arterial known as 140th Ave/148th Ave/Hwy 202. We have heard from the traffic consultants that this arterial is an alternative North-South passageway for I-405 and that most of the traffic along this arterial is from cars traveling through the area and are not local.

Some tenants around our recommendations are:

- **Agritourism:** We believe that it is important to promote this within King County and it is our goal also to ensure that farmland is not only preserved but celebrated as a valuable resource within the county. We know that the craft beverage community is a strong tourist activity and the pairing with other agricultural business/activities allow for an even better experience and draw to King County. As an example, one could picture a winery hiring a local farmer to help them produce or supply them with crops for a CSA box or for a farm-to-table dinner event. It could also be as simple as hosting a farm stand or artesian event to help draw in more folks to purchase from local farmers or artisans.
- **Independent of Lot Size Requirement:** Our recommendations are based upon what activities should be allowed in each zone without regard to lot size as we feel that the lot size should be determined by the intensity of the use, size of the business, current impervious surface and parking requirements based upon the occupancy and not a minimum acre requirement. The lot size for a small craft beverage business could be much smaller than the lot size for a much larger winery depending on how intense your use will be and how much available land you have for impervious surface and parking requirements.
- **Independent of Home Business/Industry Use:** It is our belief that it is impractical for the craft beverage industry to be classified under the "Home Business" or "Home Industry" zoning classification. This classification is simply too restrictive for the needs of the industry with regards to needed functions to operate successfully (where wine is produced, tasting, sales, events, etc.).

In contrast, we strongly believe that properly written codes with proper definition of the various craft beverage industries roles are critical for our growing industry should eliminate a lot of the current confusion and make enforcement easier.

In summary, our recommendations are based on some very basic principles: 1) promote agritourism to preserve and encourage the use of farmland, 2) properly define the craft beverage business roles, 3) restrict the use and locations of the remote tasting rooms and 4) expand the uses for the craft beverage industry and other supporting agritourism businesses. (Recommendation specifics outlined on attachment 9)

We appreciate the effort and thoughtfulness going into this process. We hope and believe that there could be tremendous benefits to all of King County if the zoning and codes could be updated around the wine and beverage industry. Not only would it provide clarity and better understanding for those of us operating businesses, but it would go a long way to protecting the agricultural and rural areas we all value.

Thank you for your consideration.

Roger Porter – Cherry Valley Winery

Cliff Otis – Matthews Winery & Tenor Wines

Greg Lill – Delille Cellars

Larry Lindvig – Pleasant Hill Cellars

Bob Spencer – Cinq Cellars

Also in support:

Paul & Kay Talbott – Owners of “Sky River Mead” property on Woodinville Redmond Rd.

Washington Growth Management Act

RCW 36.70A.011**Findings—Rural lands.**

The legislature finds that this chapter is intended to recognize the importance of rural lands and rural character to Washington's economy, its people, and its environment, while respecting regional differences. Rural lands and **rural-based economies enhance the economic desirability of the state**, help to preserve traditional economic activities, and contribute to the state's overall quality of life.

The legislature finds that to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development. **Further, the legislature finds that rural counties must have the flexibility to retain existing businesses and allow them to expand. The legislature recognizes that not all business developments in rural counties require an urban level of services; and that many businesses in rural areas fit within the definition of rural character identified by the local planning unit.**

Finally, the legislature finds that in defining its rural element under RCW [36.70A.070\(5\)](#), a county should foster land use patterns and develop a local vision of rural character that will: Help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; **foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses** that are consistent with existing and planned land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life

King County Countywide Planning Policies

EC-3 Identify and support industry clusters and subclusters within King County that are components of the Regional Economic Strategy or that may otherwise emerge as having significance to King County's economy.

Cited from Presentation to Stakeholder in meeting #1 (CAI Community Attributes Inc.)

Wine in King County

Economic Impacts of Wine in King County, 2014

	Direct	Indirect	Induced	Total
Jobs	1,880	780	1,080	3,740
Labor Income (mils 2013 \$)	68.8	45.6	52.7	167.1
Revenues (mils 2013 \$)	357.6	152.8	162.1	672.5

Sources: Washington State Wine Commission, 2014; Washington State Department of Revenue, 2015; Community Attributes Inc., 2015.

Economic Impacts King County produced the second-largest amount of wine in Washington in 2014, exceeding 2.2 million cases. Wine production activities in King County are primarily concentrated in the Woodinville region, though there are wineries in both urban and rural areas across other regions of the county. The largest segments of the wine cluster in King County are in wine production and distribution, with a significant share of total mark-up revenues generated through the sale of wine occurring within the Seattle region as the largest metropolitan region of the Northwest. In 2013, an estimated \$357.6 million in business revenues were generated by wine and related final demand activities in King County. A further \$314.9 million in revenue was supported through related income expenditures and inter-industry purchases. These activities **directly employed 1,900 workers**. The industry **supported an additional 1,900 jobs through indirect and induced** economic impacts.

King County Countywide Planning Policies

DP-58 Support local production and processing of food to reduce the need for long distance transport and to increase the reliability and security of local food. Promote activities and infrastructure, such as farmers markets, farm worker housing and agricultural processing facilities, that benefit both cities and farms by improving access to locally grown agricultural products.

Examples of Agricultural related industry Definitions

Snohomish county:

30.91F.160 Farm product processing.

"**Farm product processing**" means the alteration or modification, for the purpose of storage, transport, or sale, of an agricultural product produced on a farm site through the addition of other ingredients or components, provided that the initial agricultural product shall be the principal ingredient or component. The addition of elements necessary for the long-term storage or stability of the product shall not be considered farm product processing, provided that this addition does not alter the agricultural product from its original constitution or state. Farm product processing includes the production of wine. Farm product processing shall not include the operation of a stockyard or slaughter house.

Benton county:

(10) "**Agricultural Related Industry**" means specifically:

(a) Packaging Plants - may include but are not limited to the following activities: washing, sorting, crating, and other functional operations such as drying, field crushing, or other preparation in which the chemical and physical composition of the agriculture product remains essentially unaltered. Does not include processing activities, or slaughter houses, animal reduction yards, and tallow works.

(b) Processing Plants - may include but are not limited to those activities which involve the fermentation or other substantial chemical and physical alteration of the agricultural product. Does not include slaughter houses or rendering plants.

(c) Storage Facilities - may include those activities which involve the warehousing of processed and/or packaged agricultural products

Examples of Agricultural related industry Definitions (cont.)

Yakima county:

“Agriculturally related industry” means specifically:

- (1) Packing plants – may include, but are not limited to, the following activities: washing, sorting, crating and other functional operations such as drying, field crushing or other preparation in which the chemical and physical composition of the agricultural product remains essentially unaltered.
- (2) Processing plants – may include, but are not limited to, those activities which involve the fermentation or other substantial chemical and physical alteration of the agricultural product, including wineries.
- (3) Storage facilities – include bin storage lots, controlled atmosphere and cold storage warehouses, and warehouses for the storage of processed and/or packaged agricultural products. (This definition does not include processing activities or slaughter houses, animal reduction yards and tallow works.)

Chelan county:

14.98.145 Agriculturally related industry.

“Agriculturally related industry” means uses directly related to the processing, storage, or physical or chemical alteration of the agricultural product. Such industries include, but are not limited to, canning, butchering, bottling, refining, cold storage/controlled atmosphere, food processing facilities. Types of businesses include but are not limited to cold storage/controlled atmosphere buildings handling three hundred thousand or more boxes a year.

All marijuana or cannabis in all forms, and the growing, production, processing, selling or transporting thereof, is excluded from the definition of agriculture, agriculture related, and agricultural use. (Res. 2016-32 (Exh. A) (part), 3/29/16; Res. 2014-38 (Atts. A, B) (part), 4/15/14; Res. 2012-78 (part), 8/14/12).

RCW 66.24.170(4)

A domestic winery licensed under this section, at locations separate from any of its production or manufacturing sites, may serve samples of its own products, with or without charge, may sell wine of its own production at retail, and may sell for off-premises consumption wines of its own production in kegs or sanitary containers meeting the applicable requirements of federal law brought to the premises by the purchaser or furnished by the licensee and filled at the tap at the time of sale, provided that: (a) Each additional location has been approved by the board under RCW [66.24.010](#); (b) the total number of additional locations does not exceed two; (c) a winery may not act as a distributor at any such additional location; and (d) any person selling or serving wine at an additional location for on-premises consumption must obtain a class 12 or class 13 alcohol server permit. Each additional location is deemed to be part of the winery license for the purpose of this title. At additional locations operated by multiple wineries under this section, if the board cannot connect a violation of RCW [66.44.200](#) or [66.44.270](#) to a single licensee, the board may hold all licensees operating the additional location jointly liable. Nothing in this subsection may be construed to prevent a domestic winery from holding multiple domestic winery licenses.

Washington wineries ask Legislature for more tasting rooms

By [John Stang](#) on February 10, 2016

1



Fidelitas Wines in Richland, Wash., has two satellite tasting rooms, this one in Woodinville and another on Red Mountain, thanks to a law passed in 2000. A bill is working its way through the state Legislature that would allow Washington wineries to operate as many as four satellite tasting rooms.

(Photo by Andy Perdue/Great Northwest Wine)

OLYMPIA – [A revived bill](#) in the state Legislature to allow Washington wineries to operate up to four off-site tasting room is working its way through the House for a second time.

The House Government & Information Technology Committee staged a hearing Monday on the bill by Rep. Cary Condotta, R-East Wenatchee, that would increase the number of allowable off-site tasting rooms per winery from two to four under a domestic winery license. That bill began its journey in 2015, but it stalled in that year's long, complicated and contentious legislative session.

Condotta told the committee Monday that wineries – especially small ones – need the extra tasting rooms to expand their customer bases.

"Let them market their wines across the state," Condotta said. "Eastside guys can go west. Westside guys can go east."

Paul Beveridge, owner and winemaker of Wilridge Winery in Seattle and Yakima, said small wineries have trouble becoming known beyond their immediate towns, and the extra tasting rooms will increase their exposures to customers.

Also testifying, John Bell of Willis Hall Wines in Marysville said the extra tasting rooms will help the smallest wineries. Those operating in basements, outbuildings and homes sometimes face an extra marketing handicap because their local zoning laws forbid selling wine in a residential neighborhood. Consequently, the extra tasting rooms will help the tiny wineries display their wares elsewhere, he said.

Because this hearing session handled a great number of bills, no committee vote was taken Monday on whether this bill should be sent to the full House. However, committee members voiced no concerns or objections about the bill. It is expected that the committee will vote to send the bill to the full House at a later date.

In 2000, a change in state law allowed Washington wineries to open satellite tasting rooms. Before that, the only way a winery could operate an additional tasting room was to have wine production on the premises.

The change in 2000 provided wineries with the opportunity to have up to two tasting rooms in addition to their main production facility. Wineries didn't begin to take advantage of the new law until a few years later.

In August 2008, Bookwalter Winery in Richland became one of the first wineries to open a satellite tasting room across the state in Woodinville. Today, Woodinville is home to about 130 tasting rooms – many of which are satellites for wineries in the Yakima and Walla Walla valleys.

Wineries also are opening satellite tasting rooms in other cities, including Leavenworth and Spokane.

Beverage Business Related Definitions

Yakima County:

Chapter 19.01 GENERAL PROVISIONS

Beverage industries: “Beverage industries” means the production, processing and/or packaging of milk, soft drinks, fruit juices and other drinks.

brewery, Domestic: “Brewery, domestic” means a facility where sixty thousand barrels or more of beer are processed and manufactured per year. A domestic brewery can include hop fields, grain fields, tasting and sales rooms. (Definition based on RCW 66.24.240(1).)

brewery, Micro; “Brewery, micro” means a facility where less than sixty thousand barrels of beer are processed and manufactured per year. A microbrewery can include hop fields, grain fields, tasting and sales rooms. (Based on RCW 66.24.244(1).)

Distillery: “Distillery” means a facility where more than 60,000 gallons of spirits are processed and manufactured per year. A distillery can include fields, tasting and sales rooms. (Based on RCW 66.24.140(1)).

Distillery, craft: “Distillery, craft” means a facility where 60,000 gallons or less of spirits are processed and manufactured per year. A craft distillery can include fields, tasting and sales rooms. (Based on RCW 66.24.140(1))

Tasting room: “Tasting room” means a facility at which guests may sample and purchase alcoholic beverages and where retail sales of merchandise related to the products being tasted are sold. Level 1 food service may be offered, subject to Yakima Health District licensing, not to exceed the terms of the development authorization and zoning district

Winery: “Winery” means an agriculturally related industrial facility where wine is processed and manufactured. A winery is specifically designed to include, at a minimum, two or more of the following: vineyards, crushing, fermentation, and barrel aging of wine. A winery may also include any of the following: barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of wine are allowed accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, employee day care, tours, tasting and sales rooms when they are accessory to the on-site production facility and, ancillary retail sales, picnic areas, and food service. Food service is limited by the type of Yakima Health District License, Agricultural Tourist Operation or commercial zoning district where the winery is located.

Beverage Business Related Definitions (cont.)

Walla Walla County: ([CHAPTER 17.22 - DEVELOPMENT STANDARDS—WINERIES](#))

17.22.030 – Definition

A. A winery is a facility specifically designed, at a minimum, for one or more of the following: crushing, fermentation, and barrel aging of wine. Facilities located on land zoned industrial, commercial, or airport development shall be considered wineries as long as such facilities comply with state licensing requirements for wineries. A winery may include any of the following: a tasting room, barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of wine are allowed accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, employee day care, tours, ancillary retail sales, public display of art to wine related items, picnic areas, and food service. Food service is not to include restaurants, unless otherwise allowed in the zoning district.

B. Winery, Type I. On a legal lot of record, the total cumulative building area of structure or structures housing a winery must be less than twelve thousand square feet and be served by fewer than forty parking spaces.

C. Winery, Type II. Any winery on a legal lot of record exceeding the size requirements of a Type I winery, or that exceeds the number of events in Section 17.22.040(B), or that is located on a legal lot of record with another winery. (Ord. 364 § 3(part), 2008)

Benton County: ([Chapter 11.04 Purpose and Definitions](#))

Wineries/breweries is defined as: (166) "Wineries/Breweries" means facilities where fruit or other products are processed into wine or spirits and related storage, bottling, shipping, sampling, tasting and sale of such.

Chelan County:

14.98.582 Distillery.

"Distillery" means a place where distillation (a process of separating the component substances from a liquid mixture by selective evaporation and condensation to create alcohol) takes place. For the purpose of administration of Chelan County codes, distillery is synonymous with winery.

14.98.2005 Winery.

"Winery" means a facility where fruit or other products are processed (i.e., crushed, blended, aged, and/or bottled) and may include as incidental and/or accessory to the principal use a tasting room, food and beverage service, places of public/private assembly, and/or retail sales area.

Recommendations from Beverage Industry Businesses (signed herein)

County Zoning Definitions Update

Current definitions related to the beverage communities:

- **Winery** – An establishment primarily engaged in one or more of the following: A. Growing grapes or fruit and manufacturing wine, cider or brandies; B. Manufacturing wine, cider, or brandies from grapes and other fruits grown elsewhere; and C. Blending wines, cider or brandies.
- **Liquor store** – *Not defined* as far as I could find but is under the Retail land use codes as long as it is associated to a winery (21A.08.070 Retail land uses), SO I did include that here.

Proposed additions / Changes:

- **Agricultural Related Industry** – “Agriculturally related industry” means uses directly related to the processing, storage, or physical or chemical alteration of the agricultural product. Such industries include, but are not limited to, canning, butchering, bottling, refining, cold storage/controlled atmosphere, food processing facilities. Types of businesses include but are not limited to cold storage/controlled atmosphere buildings handling three hundred thousand or more boxes a year
- **Brewery** – “Brewery” means a facility where beer is processed and manufactured per year. A brewery can include hop fields, grain fields, tasting and sales rooms. A brewery may also include any of the following: bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of beer are allowed as accessory uses to a brewery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of beer tasting and sales rooms when they are accessory to the on-site production facility and, ancillary retail sales, picnic areas, events (such as club events, concerts, weddings, etc...), and food service. Food service is limited by the type of King County Health License.
- **Craft Beverage Establishment** means any business engaged in the production and selling of beer, wine, mead, cider and spirits as defined below that have limited production as defined as craft producer under Washington State law or small producer under federal law.

County Zoning Definitions Update

Attachment 9 (pg. 2 of 4)

- **Distillery** – “Distillery” means a facility where spirits are processed and manufactured. A distillery can include fields, tasting and sales rooms. A Distillery may also include any of the following: bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of spirits are allowed as accessory uses to a distillery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of spirits, tasting and sales rooms when they are accessory to the on-site production facility and, ancillary retail sales, picnic areas, events (such as club events, concerts, weddings, etc...), and food service. Food service is limited by the type of King County Health License.
- **Winery** – “Winery, Cidery, or Meadery” means an agriculturally related industrial facility where wine is processed and manufactured. A winery is specifically designed to include, at a minimum, two or more of the following: vineyards, crushing, fermentation, and barrel aging of wine. A winery can also include the production of mead or cider and may also include any of the following: barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of wine are allowed as accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, tasting and sales rooms when they are accessory to the on-site production facility and, ancillary retail sales, picnic areas, events (such as club events, concerts, weddings, etc...), and food service. Food service is limited by the type of King County Health License.
- **Remote Tasting room** – “Remote Tasting room” a licensed facility, operated by a licensed winery/brewery/distillery, that may offer tasting and sales of their own product, at a location separated from the production of wine. It is an extension of the licensed winery/brewery/distillery and as such allowed accessories to the use of that establishment. These may include, but are not limited to, the following: retail sales of product, tasting and ancillary retail sales, picnic areas, events (such as club events, concerts, weddings, etc...) and restaurants/food service. Food service being offered, subject to King County Public Health requirements & King County building requirements.

Changes to the County Zoning Code:

Changes to current codes:

- **Either change or remove the current 60% requirement** of product grown within Puget Sound. IF changed we would recommend 60% within WA. It does not make sense as it is now defined since most grapes can't be grown in this area, it's unenforceable, and it's not required of wineries in cities like Woodinville.
- Changes in code we believe need to happen but could be defined differently depending on land use intensity. Criteria to define these differences could include size of the facility, case production, hours of operation (for tastings and sales), whether activities will occur outdoors or not, etc.
 - **Either remove or lower the limit of required acreage** for an RA-zoned property.
 - **Impact:**
 - Multiple wineries in unincorporated King County do not meet this requirement and they currently operate largely without any complaints filed.
 - Seems a better way to control land use would be via the current 15% impervious surface limit and ability to provide parking.
 - If lowered it would not impact that many properties, for instance in Sammamish study area, from the county assessor's office: If lowered we would recommend 1-acre minimum as that would still affect almost 60% of the current properties.

	RA per acre criteria					
	< 1.0 Acre	1.0 - 1.4 Acre	1.5 - 2.4	2.5 - 3.4	3.5 - 4.5	> 4.5
<i># of Properties</i>	1264	467	221	85	40	97
<i>% of Total</i>	56.86%	21.01%	9.94%	3.82%	1.80%	4.36%

- **Change the current minimum distance from 75' to 50'** or at least change to smart property line boundary distances.
 - **Impact:** There are 15 current wineries in unincorporated King County that have asked for this and no other counties in WA have this far a setback distance.
 - If you made them smart or related to people (for instance if adjacent property is pasture what does it matter to be 75' from it?).
- **Remove or increase the maximum sq. ft. floor allowance. Current 3500sq. ft. -or- 8000sq. ft. (with conditional permit).**
 - This would be better controlled via the 15% impervious surface limit. However, if increased we would recommend 5000 sq. ft. & 12000 sq. ft. (with conditional use permit)

Changes to the County Zoning Code continued:

Proposed county code additions not currently there but should be added (again possibly defined per intensity of land use):

- Add something around no parking on residential streets or shared driveways (at least without prior permission from owners being obtained)
- Limit the operation of remote tasting rooms within unincorporated area to be only allowed on arterial roads

Recommendation for Sammamish Valley (area along Hwy 202/148th)

Because the Sammamish Valley is such a unique area, unincorporated county land surrounded by major municipals and Sammamish Valley's Agricultural Protection District, we believe you may need finer controls over what is allowed in this area. So, along with the definition and building further from the code changes noted above, we believe to really take advantage of the uniqueness the Sammamish valley, King County should really consider creating a Tourist overlay for this area.

We would recommend creating an Agritourist overlay similar to the Woodinville Tourist District:

- Stand-Alone, Wineries, breweries, distilleries, and other agricultural food stores including fruit and vegetable stands including administrative offices, grounds maintenance, gardens, visitor services, retail outlets primarily for products produced, public concerts, theatrical events, restaurants, as well as tastings events and facilities (remote tasting rooms). No restrictions on where product is grown or produced.
- Manufacture of arts and crafts provided at least 10% of floor area is devoted to retail.
- Manufacture of bakery, confectionary and other specialty food and kindred products provided that at least 10% of the products manufactured on site must be sold on site.
- Tourist related retail and commercial use; bike shops, miniature golf, delicatessens, art/northwest craft shops, and food stores limited to NAICS 4452.
- Theaters, museums, and outdoor performance centers with limitations
- Lodging facilities including but not limited to, bed and breakfast guest houses, lodges and inns, youth hostels, and campgrounds with limitations.
- Conference Centers
- Passenger Train Stations
- Parks, trails and recreation services providing rental of bicycles, roller skates or blades, canoes, kayaks, rowboats, and floatation devices
- Restaurants except drive-through facilities
- Antique stores and bookstores
- Art dealers and galleries

Dear Council Members,

My name is Anthony Walker, and I work for Skagit Valley Malting. I would like give you a quick background, so that you know who is writing this letter. I'm a veteran, retired Central Park, Olympia, WSU firefighter, WSU Graduate, regional sales manager for Cascade Hardwood a local hardwood mill, and regional sales manager for Skagit Valley Malting (SVM). I'm a true "on shore flow" loving Washingtonian. I've committed my life to serving my fellow people, anything Washington State, and that's why I'm writing this letter. SVM has reinvented the wheel on how to malt barley. Up until now, mankind has only figured out how to malt 7 species of barley, and so far, we think we have a machine that can malt the other 3,000. It hasn't always been this great though. In fact, when we originally went to market and we failed. We had the local farmers growing the malt, we were malting our product locally in the Skagit Valley, but we could not sell our malt to the big breweries. They were unwilling to take a chance on us.

It was Dominique and Dane, at Four Hoursemen Brewery, and other local breweries that carried us through the hardships to where we are at now. We saw we had to change our business model, by turning to our local brewers for support, and boy they didn't disappoint. Four Hoursemen Brewery helped put us on the map. They bought our product and soon after they won Best Washington Malt Beer in 2016. This helped peak interest with other local brewers in King County and throughout the state. Fast forward a year, and now we can't keep enough malt going through our system. We are expanding as fast as possible as our agriculture business is booming.

We have created a true, money making, job building, famous, and thriving economy here in Washington State. Our local farmers are now more profitable and sustainable. Instead of tilling the barley back into the ground, we pay the farmers for it. SVM malts the barley, brewers (like Four Hoursemen) buy it and use it, thus completing the circle. For folks in my world, that's a frown turned upside down. In the future our brewers that use SVM malt will be considered some of the pioneers in the new era of brewing. Four Hoursemen is now one of a few who will use, experiment, and create beer that has never been tasted before.

Though in the end, what am I asking? Simply put, your support. We are trying to create something revolutionary, and truly only found in Washington State. Our venture at SVM isn't written in stone. Our local farmers are taking risks growing different species of barley, and we need Four Hoursemen to take that barley and keep creating amazing new brews. We need them to distribute the brew, and keep the ball rolling. Four Hoursemen is a cornerstone brewery, our farmers depend on, and now we depend on them. There are few breweries with the skill that it takes to take our locally grown malt and make something special out of it. I only hope that now you feel the same way. We need to support their business models so we can support ours.

Go Army Beat Navy, and always Go Cougs

Anthony Michael Walker.

--

Anthony Walker

360-584-3948

www.skagitvalleymalting.com



Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

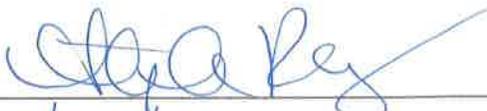
Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature:  Stephanie Rary
Date: 12/2/17 smrary@comcast.net
253-335-5940

Notes:

Besides the fact Lumber House relied on the permit approval in 2014 and built an amazing brewery, they have single-handedly enhanced the Maple Valley-Hobart area with their community. Small businesses of all types should be encouraged in this day and age.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12-2-17

Notes:
DON'T TAKE A DYING MAN'S TAP HOUSE
AWAY. I HAVE ALS. THANK ARLISSA &
JACOB FOR ALL THE MEMORIES

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

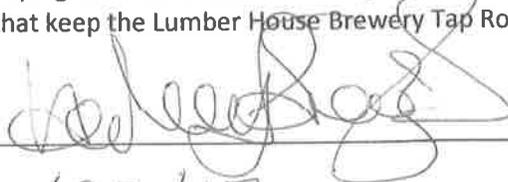
We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature:

 HEATHER MENZIES

Date:

12/02/17

Notes:

THERE ARE GOOD SHIPS, AND THERE ARE WOOD SHIPS, AND THERE ARE SHIPS THAT SAIL THE SEA, BUT THE BEST SHIPS ARE FRIENDSHIPS AND FOREVER LUMBER HOUSE BREWERY WILL BE.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Jami Ehrhart Jamie Ehrhart

Date: 12/2/17

Notes:

Lumber house is such an important part of the
community. It's important to keep small businesses
open. More money stays with in the community
that way. Please consider the money and the community
in this decision.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Dow Wood

Date: 12-2-17

Notes: You can not get a 50th Birthday celebration from a Commercial Brewery like you can get from a Community Brewery like the Lumber House. Thank You Melissa & Jacob for a most Epic 50th Birthday Celebration

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

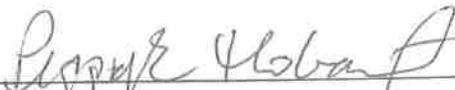
Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12/2/17

Notes: My family has really enjoyed coming
to the tap room on Saturdays throughout
the year. We sit outside when its warm
+ sunny with our dogs + join our neighbors
inside when its cold + wet outside.
We will truly miss relaxing in the
country with our friends. We hope
King County will reconsider the codes that
are shutting this business down.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

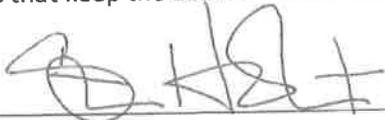
We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: _____



Date: _____

12/2/17

Notes:

THIS IS THIS TYPE OF FAMILY OWNED BUSINESS
LOCALS LOVE TO SUPPORT. IT IS A PLACE
WE COME TO MEET FAMILY & FRIENDS TO
CATCH UP, SOCIALIZING & ENJOY "LOCAL"
BEER & SNACKS. IT'S A SHAME KING COUNTY
DOES NOT SUPPORT THIS TYPE OF BUSINESS
WE WILL BE VERY DISAPPOINTED NOT TO BE
ABLE TO CONTINUE THIS SUPPORT & FAMILY
SOCIALIZING EVENT. PLEASE RECONSIDER!

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

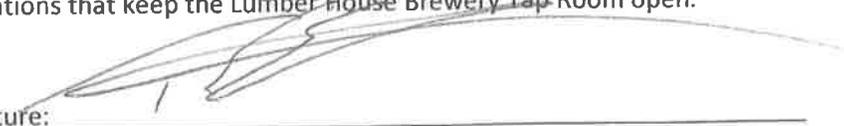
Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12-2-17

Notes:

My favorite breweries are craft breweries
and I should not have to drive to Seattle
to go to one. STOP REGULATING THINGS!!
Taxation is left.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Robert A. Dunning

Date: 12/2/17

Notes: Hobart would be desolate without this
small light of pleasure.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: _____

Date: _____

Notes: _____

Coming to LumberHouse Brewery is like remembering the small-town atmosphere I grew up with in Southeastern Montana. It is a homey atmosphere. Plus it is supporting a local business — please let them continue.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Mark W. D. [Signature]

Date: 12/2/2017

Notes: So sad to see Lumber House hounded out of existence by King County. We so much enjoyed the country, small town atmosphere. The Lumber House was very respectful of their neighbors/neighborhood. Traffic was very well controlled and the crowd was well mannered. It is a huge shame that they are being forced to shut down.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Sherril A. Snowwood

Date: 12.02.2017

Notes: We enjoy walking to Lumberhouse!
It is our local hangout. This type
of home town local business is the
heartblood of the community. We will
never's Lumberhouse.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Tracey Steger Tracey Steger

Date: 12/2/2017

Notes: This brewery/tasting room has been a
cornerstone for community in our rural town.
I've never thought it would be possible to live on
a farm and be able to walk to a brewery! So
awesome. Melissa and Jacob deserve to keep
the tasting room open and provide a fun, safe,
community centered space.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Stacy Solomon

Date: 12/2/2017

Notes:

Please consider the positive influence a family centered meeting place has on the overall wellbeing of a community and its residents.

Thank-you.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

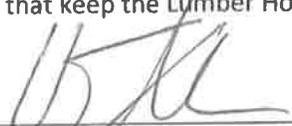
We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature:

 VINCENT XAUDARO

Date:

12-2-17

Notes:

NOT EVERYONE LIVES IN THE CITY. WITH ALL OF THE TRAFFIC ISSUES AND TRANSPORTATION PROBLEMS ITS IMPORTANT THAT PEOPLE IN RURAL AREAS HAVE THE SAME OPTIONS AS THOSE WHO LIVE IN THE CITY. PLEASE RE-THINK THESE ZONING ISSUES.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Melissa Paul

Date: 12/3/17



Notes:

Lumber House Brewery is a community
Tasting Room open only 1 day a week
for only 5 hours on Saturday's. We have
experienced an out-pouring of our customers
expressing a huge added value to their sense of
community. We started this Brewery for the love
of beer, now we want to keep going for our people!
Please be our Christmas Miracle! Help Save Lumber
House Brewery!

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12-2-17



Notes:

PLEASE KEEP SMALL LOCAL CRAFT BREWERIES OPEN. Small
Businesses are what drives the economy of our communities.
PLEASE Remember the "Little" Guys!

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: _____

Date: 12/2/2017

Notes: _____

THE COUNTY NEEDS TO PROMOTE
SMALL BUSINESS RATHER THAN
IMPOSING RESTRICTIONS. THIS
TYPE OF INTERPRETATION SHOULD GO
TO THE PEOPLE FOR A VOTE.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

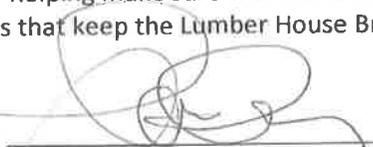
Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12/2/2017

Notes:

PLEASE ALLOW THIS FINE ESTABLISHMENT
TO REMAIN IN OPERATION! A HIGHLY
WORTHY MEMBER OF THE LOCAL
BUSINESS COMMUNITY.

STEVE HAWLEY

RAVENSDALE, WA

Steve@fvstrategies.com

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Molly Krueger

Date: 12.2.17

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: _____

Date: _____

Notes:

PLEASE DON'T PUNISH THE
SUCCESS OF A GROWING
SMALL BUSINESS!

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

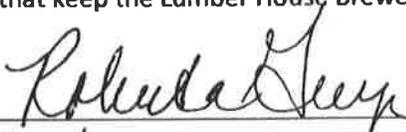
Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12/2/17

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature:  (Scott Goyer)

Date: 12/2/17

Notes: Must support small business!

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

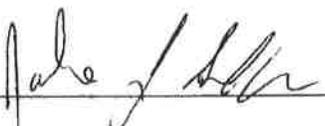
Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 
Date: 12-2-17

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature:  JOEL ENNIS

Date: 12/2/17

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Colleen Xaupras

Date: 12-2-17

Notes: A great place to meet with friends and
make new ones.
Please consider keeping small businesses
open.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

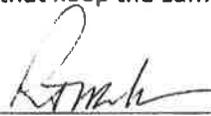
Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature:  ROBERT MCCANN - MAPLE VALLEY

Date: 12/2/2017

Notes:

WE MUST SUPPORT LOCAL BUSINESS. THIS IS A FINE SMALL BREWERY THAT
IS ENJOYED BY MANY LOCALS. DO THE RIGHT THING.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Randy Ulai RR Lavoe

Date: 12-2-17

Notes: Let everyone have their own opinion on
how to run their own lives. Nobody wants
to be controlled.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Wayne Z Felroy

Date: 12-2-17

Notes: Support small busyness and local

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Alan Shubert

Date: 12-2-17

Notes: IT'S A SMALL BUSINESS THATS ONLY OPEN 5 HOURS
A WEEK. IT BRINGS ENJOYMENT TO A LOT OF PEOPLE.
WITHOUT HURTING ANYONE. WOULD LIKE TO SEE
IT STAY OPEN -

THX
Al

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Steve C. McPherson

Date: 12/02/2017

Notes: THIS IS MY FAVORITE BREWERY. I COME EVERY
WEEK AS MUCH FOR THE SOCIAL TIME AS THE BEER.
PLEASE CONSIDER KEEPING THE TAP ROOM OPEN.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: *[Handwritten Signature]*

Date: 2 Dec 17

Notes: every year during holiday season
the government and city halls promote small
bus. by closing lumber Jack you are going
back on your own word. I enjoy spending
time with my community, ~~the~~ meeting neighbors
and sharing in others hobbies - even when its
an IPA! please reconsider and allow lumber Jack
to remain a tap room

Thank you Stephanie Martin

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Ryan Masterson

Date: 12-2-17

Notes: Please reconsider how you read the
regulation. I enjoy supporting small breweries
and drinking their beer.

Ryan Masterson

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12-2-17

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Bell Downd

Date: 12/2/17

Notes: Love the small Breweries and finding
them out in rural areas. Makes it special
to find them not in a city drinking.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12/2/17

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Jennifer Davis

Date: 12/2/17

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature:  _____
Date: 12.2.17 _____

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12-2-17

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: LLOYD STROUP 

Date: 12/2/17

Notes: PLEASE KEEP LUMBER HOUSE ~~OPEN~~ OPEN!!

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

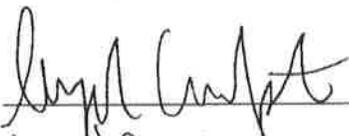
Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12/2/2017

Notes:

If they are required to move, they may lose the charm of the location they currently have.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Steve Conry

Date: 12/2/17

Notes: I enjoy having neighborhood businesses
and am sorry to see the Lumber House
Brewery leave the Hobart neighborhood.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Byron Bell

Date: 12-2-17

Notes: I love this brewery! It is an amazing example of small business in Washington. It's in a beautiful location and moving into a commercial space in the city. Small businesses are the backbone of America. Make America Great Again!!!
(Just kidding, I voted)

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature:  _____

Date: 12/2/17 _____

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Harry D Jackson-Menzies

Date: 12/2/17

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: _____

Date: _____

Notes:

The Lumber House brewery is a great family place in a unique + beautiful setting. Changing the rules after granting approval is unfair to both the owners and clients + is one more case of arbitrary decisions by ~~the~~ government officials suppressing small businesses. Please review this unfair action.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

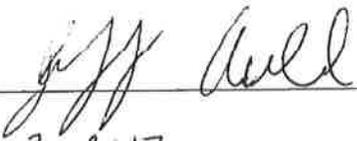
Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12-2-2017

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft brewerles and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: _____



Date: _____

12.2.17

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Christina Swisak

Date: 12-2-17



Notes: Please keep these small businesses open. These
are the heart and soul of our communities.
Place we make new friendships. Places we make
memories.

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12/2/2017



Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

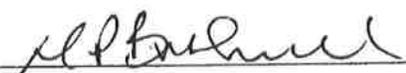
Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is [206-263-9600](tel:206-263-9600).

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: 12/2/17

Notes:

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: Elmo A Fleury (Boz)

Date: 12/2/17

Notes:

Small business is the foundation of this country. Dow please do not let the large corporations take this state. Keep it for the people by the people - thanks Boz

Hello Lumber House Community,

Help Lumber House Brewery, and many other small craft breweries, wineries, and cideries throughout Rural Residential King County stay in business!

Of late there has been a movement on the interpretation of zoning codes and how they apply to businesses like ours in the eyes of King County. There are some who want all beer-related businesses moved inside the city, but we fear that doing so we would only lose the romance and the charm you get by experiencing beer, wine, or cider in a rural, open, and more natural setting.

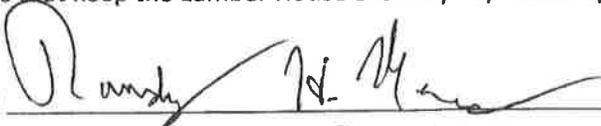
Since our approval and opening in 2014, King County codes continue to be defined for Home Industry businesses. Rules need to support modest organic growth of small business craft breweries and like businesses by allowing on-site tasting and purchases.

We are asking each of you to e-mail or phone King County Executive, Dow Constantine dowconstantine@gmail.com his office number is 206-263-9600.

- Request that King County work to define regulations that keep small business/ Craft Brewery Tasting Rooms available to our community.
- Share what visiting the Lumber House Brewery Tap Room has meant to your family.

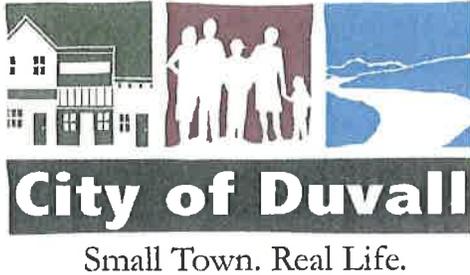
We enjoy making great tasting beer and sharing it with our community. Our goal is to make the best beer you've ever tasted, buy local, sell local and grow with our community.

Thanks for helping make sure that our local government knows our Community supports zoning regulations that keep the Lumber House Brewery Tap Room open.

Signature: 

Date: DECEMBER 2 2017

Notes: FOLLOW THE MONEY ... ↓
o



Laura Thomas for
Office of the Mayor
Amy Ockerlander

June 18, 2018

Honorable Kathy Lambert
King County Council
King County Courthouse
516 Third Avenue, Room 1200
Seattle, WA 98104

Dear Councilmember Kathy Lambert,

Please accept this letter as formal comment of Proposed Ordinance 2018-0241.

Limiting remote tasting rooms, hours of operation, building sizes, and number of events and parking spaces may resolve some of the issues that have been identified in the Sammamish Valley Area that was studied for this ordinance. However, we believe that these new policies should be implemented in the Sammamish Valley Area only until the results are extensively reviewed, allowing temporary authorization to existing wineries, before considering applying them county wide.

Several wineries, breweries, distillers, and remote tasting rooms have selected other locations around the county to establish their brick and mortars. By implementing these new standards, some may not be able to meet the new structure requirements and others may be limited by hours of operation and numbers of events that are inconsistent with standards of other businesses in the same zone, forcing them to close their doors.

Agricultural land should be used for agricultural purposes, but requiring 60% of a winery's product to be produced on site is not reflective of the grape production in the Puget Sound region. Of the 55,000 acres of Washington land that is planted with grapes, under 200 acres were grape producing land in the Puget Sound region in 2011. Some vineyards may be successful in this region but limiting the source of a winery's grapes to one region will only hinder the quality of the product many of our strong wineries located on agricultural land are able to produce.

Cherry Valley Winery, just over one mile east of Duvall city limits, provides a destination for Duvall residents and businesses for events but also sells their products in Duvall restaurants and stores. Patrons of businesses like these stop through our town and provide much needed tourism to our community. Removing or hampering businesses around noncontiguous UGA cities hinders our economic stability.

While we would be happy to invite these thriving businesses into our community, by removing these rural destinations and venues we will lose not only the economic development but our access to some of

the beautiful rural areas of our region. We support legally operating businesses in and around our community but believe that regulations should be fair and reasonable. Policies such as this proposal have a large potential for unintended consequences for businesses and communities that were not studied.

Please reconsider applying the results of the Sammamish Valley Area Study to the entire county before the impact of this demonstration project can be fully reviewed and the impacts of these policies on other regions in the county can be thoroughly studied.

Sincerely,



Amy Ockerlander
Mayor, Duvall

cc King County Council Planning, Rural Service and Environment Committee Members and Staff
King County Executive Dow Constantine

John Glover
13645 162nd Ave NE
Woodinville WA, 98072
425-503-7738

Village Wines LLC - Investor
14450 Woodinville Redmond Road NE Suite 111
Woodinville WA 98072

The “Winery Ordinance” Violates the GMA and King County Comprehensive Plan by Establishing a Retail Alcoholic Beverage Sales District in a Rural Area.

A district comprised of businesses serving and selling wine, beer and liquor is incompatible with rural character. The Growth Management Act defines “Rural Character”:

Rural character refers to the pattern of land use and development established by a county in the rural element of its comprehensive plan:

- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;*
- (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in Rural Areas;*
- (c) That provide visual landscapes that are traditionally found in Rural Areas and communities;*
- (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;*
- (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density Development;*
- (f) That generally do not require the extension of urban governmental services; and*
- (g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.*

A concentrated district of wine, beer and liquor establishments is incompatible with rural character because:

- “open space, the natural landscape, and vegetation” are displaced by parking areas, retail buildings and signage;
- “traditional rural lifestyles” do not include bar hopping;
- “rural-based economies” are not based on tourist-oriented adult drinking districts typically found in city tourist and entertainment districts;

- retail drinking establishments do not provide “visual landscapes that are traditionally found in Rural Areas and communities”;
- use of land for retail drinking establishments is not “compatible with the use of the land by wildlife and for fish and wildlife habitat”;
- a district of retail wine, beer and liquor sales businesses increases rather than reduces “the inappropriate conversion of undeveloped land into sprawling, low-density development”;
- a concentrated district of wine, beer and liquor bars creates need for extension of urban governmental services including sewers, storm drainage, gas lines, upgraded water service, sidewalks, traffic control, street widening, street lighting, police protection and code enforcement;
- a drinking district disrupts rather than protects natural surface water flows and groundwater and surface water discharge areas.

The Woodinville area host over 130 wineries and tasting rooms, has grown rapidly over that last few years, and is thriving. The success of the local wine industry to draw in tourists is in fact dependent on the rural character, the visible presence of open lands and agriculture, and the bucolic nature of the Sammamish Valley. It is no accident that significant investments have been made by numerous wineries into this area.

It is best summarized on the Woodinville Wine Country website which states:

“Woodinville Wine Country is a mere 30 minutes northeast of Seattle, but it might as well be the other side of the world. This small, scenic valley is where the fruit of Eastern Washington meets the vintners, chefs and flavors of the Pacific Northwest.” In the King County Action Report dated April 26, 2018, the County in fact acknowledged *“agricultural activity adds to the distinctive character in the area, particularly for visitors to the more than 100 wineries and tasting rooms in Woodinville and the nearby unincorporated areas.”*

Commercializing the valley would be completely counterproductive to the success of the overall wine industry and tourism business and violates the King County Comprehensive Plan and the GMA.

~~Serena Glover
13645 162nd Ave NE
Woodinville, WA 98072
425-985-2992~~

~~Village Wines LLC - Investor
14450 Woodinville Redmond Road NE Suite 111
Woodinville WA 98072~~

Catherine T. Yoo, MD
15525 158th Ave NE
Woodinville, WA 98072
425-908-7762

Hollywood Assoc.
board member

Demonstration Project Overlays A and B should be removed from the Ordinance for a number of reasons.

First, within the Ordinance, the stated purpose of Overlays A and B are to evaluate the impact of "remote tasting rooms" and "expanded wine and adult beverage based uses" (event centers) in the rural area and on the agricultural production district.

The test plan for this evaluation is completely flawed. The Overlays are adjacent to the City of Woodinville's much larger commercially zoned Tourist District, which already contains a significant number of tasting rooms, wineries, event spaces, and restaurants. There is no way to separate the positive or negative effects caused by the Overlay A & B area on the rural and agricultural surroundings from the effects created by the much larger Tourist District. The Overlay A and B tests cannot provide any unique data for actionable decisions.

In fact, a large test for putting remote tasting rooms and event centers in the middle of the rural Sammamish Valley already exists. The Woodinville Tourist District is situated midway in the valley between Woodinville and Redmond, and is surrounded by lands zoned A and RA. If the county wishes to understand the impact of tasting rooms in a rural setting it should review the positive and negative effects already evident from the Tourist District.

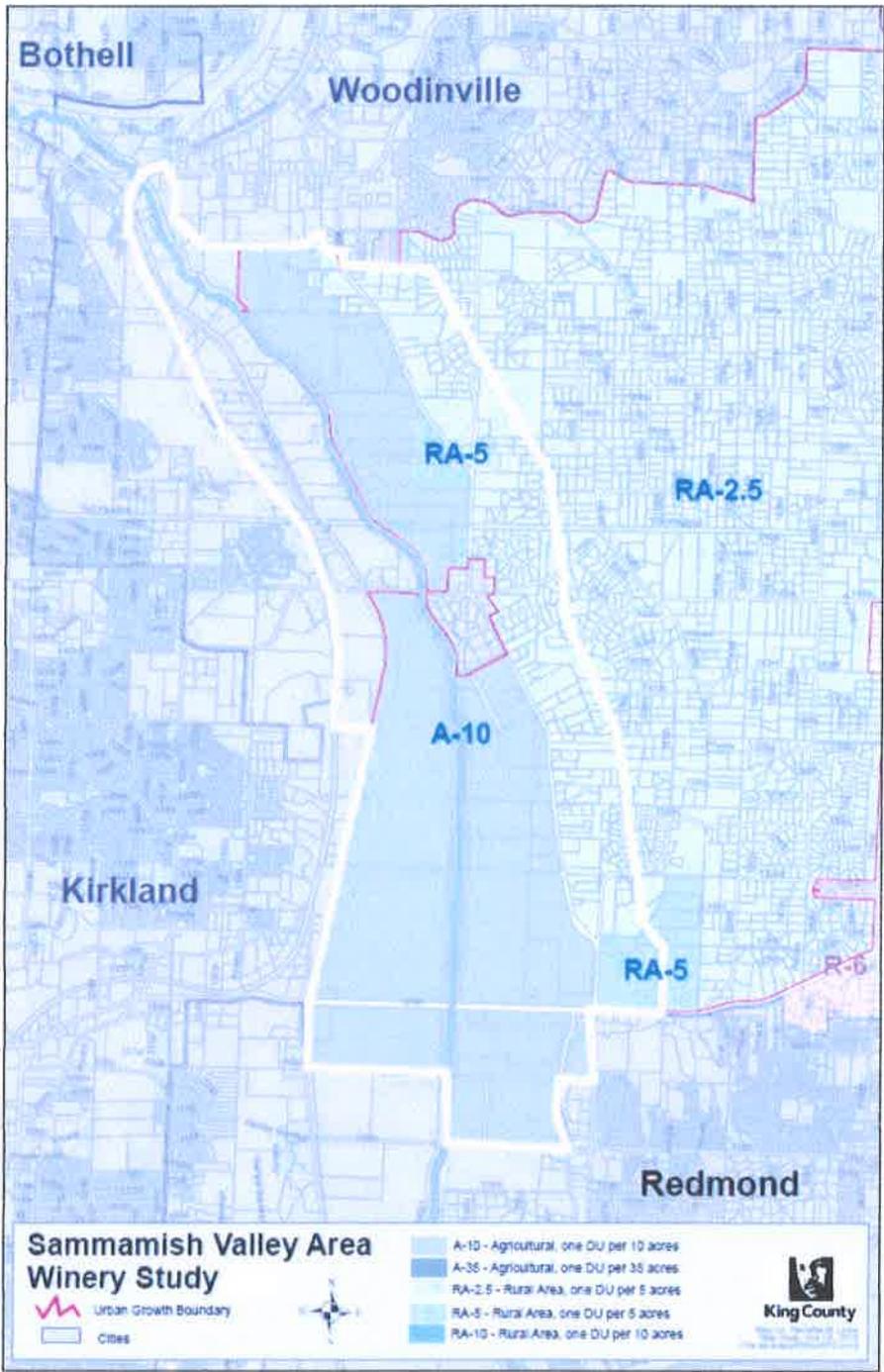
Secondly, commercial development drawing customers from a broad region is not allowed in the Rural Area. If the County wants to allow wine, beer and liquor sales, and related special events, in the Sammamish Valley Rural Area, there is a process that must be followed to expand the Urban Growth Area. The process has not been followed and the Demonstration Project Overlays A and B are essentially a backdoor way to bring commercial activities onto rural lands without following mandated processes.

Even with the right process, expansion of the Urban Area is not warranted because the County would need to demonstrate that there is insufficient capacity within the existing Urban Growth Area to accommodate the proposed development. In this case expanding the Urban Growth Area is not justified because there is plenty of capacity to accommodate additional wine, beer and liquor sales and production, and special events, inside the Woodinville Urban Growth Area.

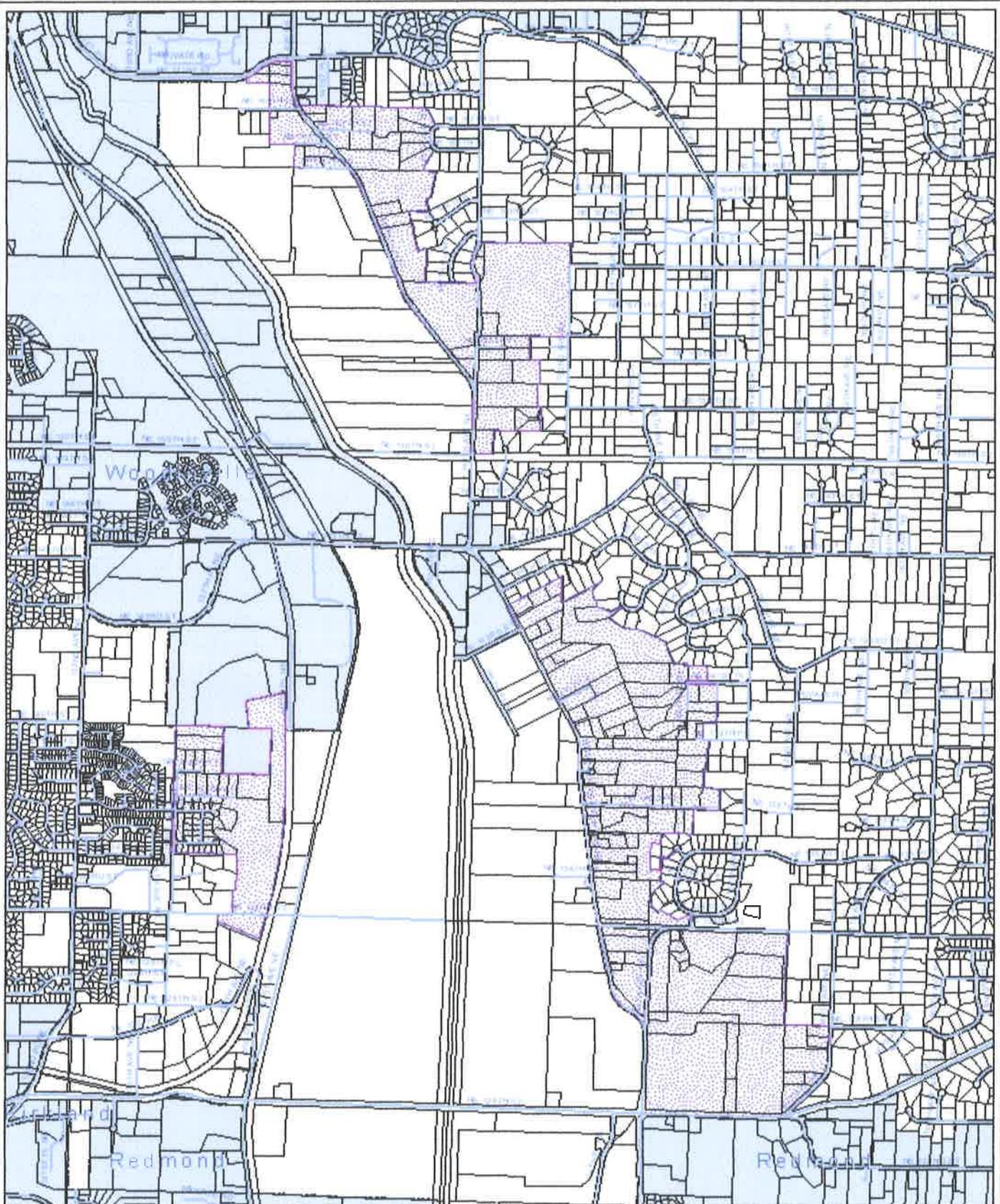
Thirdly, Overlays A and B also lie directly on top of the King County Special District Overlay 120. S0-120 is an agricultural production buffer, whose purpose is to provide a buffer between agriculture in the APD and upslope residential land uses. The Overlays violate S0-120, so therefore are in violation of the King County Comprehensive Plan. Additionally, County development regulations must be consistent with one another and thus the Overlays fail the internal consistency test.

In summary, without good reason and without following mandated processes, the Overlays effectively move the City of Woodinville's Urban Growth Boundary in violation of King County Comprehensive Plan and the Growth Management Act.

6/19/18



6/19/15



**SO-120: Agricultural Buffer Area
Special District Overlay**

 Special District Overlay



The information contained on this map has been prepared by King County GIS and is intended for informational purposes only. It is not intended to be used as a legal document. King County does not warrant the accuracy or completeness of the information. King County is not responsible for any errors or omissions. This map is provided as a public service and is not intended to be used for any other purpose. For more information, please contact King County GIS at 206-261-4700.

Susan Boundy-Sanders, Woodinville City Councilmember
17859 149th Ave NE, Woodinville, WA 98072
SBoundy-Sanders@ci.woodinville.wa.us
425.591.3672

To the PRE Committee:

Thank you for the opportunity to comment on the Beverage Ordinance. Briefly, the point of my comments is this: Regardless of the words used, this ordinance is about bar-hopping and entertainment. Woodinville and neighboring cities have plenty of space for these fundamentally urban activities inside our city limits.

Woodinville has:

- **Land:** 130 acres of vacant and redevelopable commercial land inside our city limits.
- **Industrial construction:** 170,000 square feet of new industrial space north of Chateau Ste. Michelle.
- **Retail construction:** About 60,000 to 80,000 square feet of new retail space under construction or nearing Development Agreement in Woodinville's Central Business District and Tourist Business District.

The City of Woodinville shares about 3 miles of border with the Sammamish Valley—plenty of space for businesses that want to take advantage of the view. Redmond and Kirkland also have vacant and redevelopable land, and leaseable commercial space, along rivers, trails, parks, and lakefront.

There are over a hundred winery operations inside Woodinville's city limits thriving legally, without needing to come to you for relief. Woodinville is ready, willing, and able to accommodate the needs of the beverage industry. Please look to us and our neighboring cities to host the urban activities that are the subject of this ordinance.

Along with these comments, I'm providing two documents:

- Woodinville's Resolution 483 lays out Woodinville's official position on protection of the Sammamish Valley, and reasons for it.
- A matrix takes the Executive's matrix of changes for this ordinance, groups columns of similar zoning, and adds columns for the existing code. This allows you to more easily see what code changes are proposed.

In closing, bars and entertainment are fundamentally urban activities. We ask you to keep them inside the Urban Growth Area.

RESOLUTION NO. 483

A RESOLUTION OF THE WOODINVILLE CITY COUNCIL SUPPORTING ENFORCEMENT OF KING COUNTY ZONING CODES; SUPPORTING INCREASED PROTECTIONS OF AGRICULTURAL AND RURAL LANDS IN AND SURROUNDING THE SAMMAMISH RIVER VALLEY; AND SUPPORTING TRANSIT IMPROVEMENTS IN THE SAMMAMISH VALLEY AND THE CITY OF WOODINVILLE.

WHEREAS, King County's 2016 Comprehensive Plan Amendment process is underway and includes a study of wine, agriculture, and tourism in the Sammamish River Valley; and

WHEREAS, Sammamish River Valley wine tourism relies in part on unobstructed views of working agricultural land to draw wine tourists; and

WHEREAS, agricultural land is a nonrenewable resource; and

WHEREAS, the citizens of King County voted in 1979 to fund a Farmland Preservation Program that includes the Sammamish River Agricultural Production District for the purpose of preserving farmland, agriculture, and open space (see

<http://www.kingcounty.gov/depts/dnrp/wlr/sections-programs/rural-regional-services-section/agriculture-program/farmland-preservation-program.aspx>); and

WHEREAS, the average price of high-quality farmland in Washington has increased 25 percent in the last year, and nearly 50 percent in the last four years (*Seattle Times*, "Latest Washington real-estate gold rush: farms," July 20, 2016, <http://www.seattletimes.com/business/real-estate/latest-washington-real-estate-gold-rush-farms/>); and

WHEREAS, Washington has lost more than a million acres of farmland between 1997 and 2012 (https://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1,_Chapter_1_State_Level/Washington/st53_1_001_001.pdf); and

WHEREAS, King County Council studies to consider loosening restrictions on Rural and Agricultural land in the Sammamish Valley help fuel land speculation, resulting in further price increases that make agricultural land too expensive for farmers (*Attachment 1*); and

WHEREAS, development has already made some Sammamish Valley agricultural acreage too wet to farm (*Attachment 2*); and

WHEREAS, King County has modest protections such as SO-120 (the Agricultural Production Buffer Special District Overlay, KCC 21A.38.130) to prevent upslope development from harming agricultural land but these protections have proven inadequate (*Attachment 3*); and

WHEREAS, Washington's Growth Management Act Goal 8, RCW 36.70A.020(8), encourages conservation of agricultural lands and discourages incompatible uses (*Attachment 4*); and

WHEREAS, King County's Countywide Planning Policy DP-57 discourages incompatible land uses adjacent to designated Resource Lands including agricultural land (*Attachment 5*); and

WHEREAS, The Washington Supreme Court has held that agricultural land must be protected under the Growth Management Act, *King County v. Central Puget Sound Growth Management Hearings Board*, 142 Wn.2d 543 (2000), recognizing that "allowing incompatible uses nearby impairs the viability of the resource industry" (referring to agriculture), *City of Redmond v. Central Puget Sound Growth Management Hearings Board*, 136 Wn.2d 38 (1998); and

WHEREAS, King County's Countywide Planning Policy DP-50 requires that new nonresidential uses in the Rural Area be limited to uses that are demonstrated to serve the Rural Area (*Attachment 6*); and

WHEREAS, a small number of wine tasting rooms and retail sales businesses—correctly characterized as urban uses—operate in unincorporated King County in violation of King County code, are built without environmental or building permits, disrupt traffic, fail to provide adequate parking, increase storm water runoff, and thus compete unfairly with law-abiding businesses (King County Code Enforcement complaints ENFR15-0287, ENFR15-0486, ENFR13-0143, ENFR15-0538, ENFR15-0525, and ENFR12-0239); and

WHEREAS, the sprawling style of these illegal uses, environmental harm to nearby agricultural land, and availability of suitable land inside the Woodinville city limits for such uses mean that expansion of the Urban Growth Boundary in order to accommodate such uses is unnecessary and contrary to the criteria identified in Countywide Planning Policies DP-16 and DP-17 (*Attachment 7*); and

WHEREAS, Woodinville has ample vacant and redevelopable land in its retail and industrial zones (*Attachment 8*); and

WHEREAS, the Vision Statement in Woodinville's Comprehensive Plan recognizes the economic and cultural importance of healthy farmland and a healthy agricultural industry in the Sammamish Valley (*Attachment 9*); and

WHEREAS, the presence of approximately 100 wineries and tasting rooms, plus numerous breweries, distilleries, and cideries inside the Woodinville city limits demonstrates that wineries and tasting rooms can thrive while complying with GMA-mandated zoning and permitting requirements; and

WHEREAS, parking is insufficient during peak tourism hours in the City's wine districts;

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The Woodinville City Council respectfully requests that the King County Council take actions that will ensure enforcement of current code in and around the Sammamish Valley.

As an underlying guide to implementation, the Woodinville City Council respectfully requests that the law-abiding citizens, communities, and environment of King County, not the parties violating code, be regarded as the "customers" of code enforcement (*Attachment 10*).

As another guide to implementation, the Woodinville City Council respectfully requests that code enforcement shift its standards closer to both the letter and spirit of the codes. This would end such practices as regarding a cot as proof of residency.

The Woodinville City Council regards code enforcement as a necessity for the continued existence of agriculture in the Sammamish River Valley. We regard any discussion of relaxing code as compounding what is already a very real threat to the continued viability of Sammamish River Valley agriculture.

Section 2. The Woodinville City Council respectfully requests that King County Council not only preserve all Agricultural zoning, but also increase the protections on upslope Rural land, because the current protections have proved inadequate.

Agriculture has value in its own right, as affirmed by King County voters when they approved the Farmland Preservation Program in 1979. It is also the basis for Woodinville wine country tourism: without the country aesthetic that the farmland provides, there is no Woodinville wine country.

Preserving Agricultural zoning is necessary, but not sufficient. Upslope development has already made some Agricultural acreage too wet to farm (*Attachment 2*). This indicates that the existing protections that apply to nearby Rural land, such as SO-120, are insufficient and should be strengthened, broadened in the scope of development and permitted uses covered, and extended to cover more geographic area. Preserving farmland, agriculture, and farmers means that current proposals for Rural land, including retail overlays, relaxed permitted uses, Urban Growth Boundary amendments, rezones, relaxed definitions, relaxed standards, and any other changes that allow urban activities upslope of Agricultural zoning should be rejected by the King County Council on the grounds that they have already harmed, and are likely to further harm, agriculture and farmers in the Sammamish Valley.

Section 3. The Woodinville City Council respectfully requests that the King County Council preserve views of working agricultural land from the roadways in the Sammamish River Valley.

Unobstructed views of productive farmland are essential to the ability of the Sammamish Valley to draw tourists; places like Seattle already have numerous production wineries much closer to the homes or lodgings of wine tourists. Therefore, developing the parcels along the roadside between Woodinville and Redmond not only damages the feasibility of using the land for agricultural uses by increasing runoff, but also erases tourism value of the Sammamish River Valley by obscuring the views that attract tourists.

Section 4. The Woodinville City Council respectfully requests that the King County Council set a higher bar for initiating consideration of relaxation of existing protections for the Sammamish River Valley every four years, as even such studies destabilize agricultural land prices, thereby jeopardizing agriculture in the Valley (*Attachment 1*).

Support for relaxing codes is restricted to a small number of developers, real estate brokers, land speculators, and businessmen who are unwilling to pay urban prices and undertake urban permitting processes in their quest to open urban businesses. Accommodating the wishes of this small number of individuals jeopardizes the livelihood of farmers and the environment that are the basis of the tourism and wine economy in the Sammamish Valley.

Section 5. The Woodinville City Council commits to continuing to make Woodinville a hospitable host for manufacturing and sale of alcoholic beverages.

The City of Woodinville hosts approximately 100 wineries, breweries, distilleries, and tasting rooms inside its city limits – a strong indication that its land use codes are a good fit for the industry. The City is currently reviewing its zoning code, permitted uses, and permitting processes to identify opportunities for making the area inside the city limits (inside the Urban Growth Boundary) even more inviting to the wine and beverage industries.

The overwhelming majority of the wineries and tasting rooms in Woodinville wine country operate successfully within the Woodinville city limits. With nearly 190 acres of vacant and redevelopable commercial land inside the city limits, there is ample space for every winery in the state of Washington to have a tasting room inside the Woodinville city limits (*Attachment 8*).

The commercial or industrial-scale manufacture and sale of wine, as with any other product being manufactured and sold at such a scale and at a location other than where the raw materials are grown, are fundamentally urban activities. The fact that so many wineries are conducting these urban activities successfully in Woodinville is proof that the industry can not only survive, but thrive in an urban setting. The same is true of tasting rooms; they are fundamentally retail points of sale, and therefore an urban activity.

Section 6. The Woodinville City Council respectfully requests that the King County Council explore ways to provide public transit and alleviate parking shortages in Woodinville's wine districts.

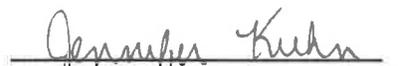
No public transit serves Woodinville's wine districts. This forces tourists to visit by private vehicles, causing even more demand for parking than most commercial districts experience. Woodinville receives many requests by tourist-oriented business owners for transit service. We are grateful for Metro's current Alternative Services study. We ask that the King County Council also consider adding fixed-route service serving Woodinville's Park & Ride and covering Woodinville's downtown, Hollywood, West Valley, and North Industrial wine districts. This fixed route service would complement King County's ongoing efforts to better utilize existing park & ride facilities by transporting tourists, local employees, citizens, and transit-dependent individuals from available remote parking to their destinations throughout the City.

RESOLVED this 2nd day of August 2016.



Bernard W. Talmas, Mayor

ATTEST/AUTHENTICATED:



Jennifer Kuhn, City Clerk, CMC

Summary of Available/Recently Sold Property
In Woodinville Wine Country

Current Owner	Property Address	Parcel Number	Acres	Assessor's Appraised Value	Asking Price	Asking Price Differential	Listing Price Source	Sale Price
Walker	13229 Woodinville Redmond Rd NE	2326059024	4.00	\$557,000	\$10,000,000	1695.33%	Annie McKenzie-Mutch (Agent)	
Carlson	15132 148 th Ave NE	3407700011	4.15	\$371,000	\$2,600,000	600.81%	Windemere Real Estate	
Brown	16725 140 th Ave NE	1026059031	7.98	\$715,000	\$3,000,000	319.58%	North Pacific Properties	\$1,850,000
Zante	13425 NE 171 st St	1026059030	14.90	\$1,022,000	\$7,000,000	684.93%	Zante family comments to Woodinville Planning Commission	
Leone	14701 148 th Ave NE	1526059051	1.48	\$445,000				\$995,000

Comment originally submitted to the King County Council for the 2012 Comprehensive Plan update:

THE ROOT CONNECTION CSA
13607 Woodinville-Redmond Rd NE
PO Box 267
Woodinville Wa 98072
www.rootconnection.com

December 18, 2011

Re: Proposal to move the Urban Growth Boundary in the Sammamish Valley

I have been a farmer and farm manager in the Sammamish Valley for over 26 years. There are specific reasons why I am opposed to moving of the UGB, which I will address here.

Any change in density of lands surrounding farmlands to farms has an immediate and detrimental effect on farming production:

A number of years ago, new houses were built on the hill directly across from the Root Connection property, along with a new road leading up to those houses. The buildings, roads and driveways have been the direct cause of an extreme increase in runoff from the hill, which flows via piping underneath the Wood-Red Rd. and empties directly onto our farmland. This has resulted in appx. one-fourth of our acreage now being too wet to farm. ***Since our average annual production of vegetables on this farm is 11,250 lbs per acre, this means that 45,000 lbs (22.5 tons) of much needed food production has been lost – forever.***

Since the land this farm is on is in the Farmland Preservation Program, this loss is not only the farmer's loss, but a loss to all the citizens of King County who voted to tax themselves so that food could be produced here.

Similar problems have occurred at another property I manage, a 47 acre piece on the corner of the Wood-Red Rd. and NE 124th St. (commonly referred to as the "South 47"). Citizens formed an LLC to purchase this property, which was then put into the Farmland Preservation Program. The motivation was to make sure this property would always be farmed. Unfortunately, due to increased building and commercial activities surrounding this farm, 9 acres are now too wet to farm, and drainage of the whole parcel has been affected.

When will we stop using the lands that are needed to feed our population as a dumping ground for water run-off and the resulting contamination that results? Moving the UGB will destroy the surrounding farmlands, and it will not take long. We cannot keep nipping at the ends of the valley and expect the middle to survive. A healthy ecosystem has to maintain a certain size in order to function. Some of these properties considered in this ill-advised plan have wetlands or are adjacent to wetlands. I'm sure that proposals for dealing with that would be to push that water and runoff from increased building and pavement onto the neighboring farms, which would then cause flooding and pollution. Anyone who says this won't happen is not a farmer and really doesn't know what they are talking about. This would also leave the door open for these properties to be annexed to Woodinville, and we can see how well that worked out for the farmlands that used to exist in the valley.

Yes, yes, most folks who are wary of encroachment on farmland areas would bemoan the loss of "open space", "quality of life", "rural atmosphere", etc. And while these reasons are important for citizens who live in the area, as well as businesses such as some wineries and restaurants that depend on a somewhat picturesque landscape, the most important reason of all is to protect our food security in local food production. (As in "Agricultural Production District".)

If we can stop infringing on the APD, we will be able to protect the lands that remain. ***There is enough farmland available in the Sammamish Valley to produce over 12 million pounds of vegetables annually, enough to provide more than 80,000 people with 150 lbs each year.*** We just need some patience. We almost lost all our farmers 30 years ago, and it's taken that long for new farmers to make some of these lands productive again. It may take another 30 years before the majority of the parcels are actively farmed. Do we have to go the way of all those other valleys where the farmlands have been destroyed? That's how it happens – little by little – can we have the wisdom to learn from the past and be different?

Respectfully,

Claire Thomas
President, Roots of Our Times Cooperative

King County agricultural buffer

SO-120: Agricultural Production Buffer SDO

Summary

An agricultural production buffer special district overlay provides a buffer between agricultural and upslope residential land uses.

Story

Amended by Ord. 15028, 10/11/2004 (Map)
Amended by Ord. 15032, 10/11/2004 (Language)
Amended by Ord. 15326, 11/25/2005 (Map)

Description

Agricultural Production Buffer SDO

Development Condition Text

21A.38.130 Special district overlay - agricultural production buffer.

A. The purpose of the agricultural production buffer special district overlay is to provide a buffer between agricultural and upslope residential land uses. An agricultural production buffer special district overlay shall only be established in areas adjacent to an agricultural production district and zoned RA.

B. The following development standard shall apply to residential subdivisions locating in an agricultural production buffer special district overlay: Lots shall be clustered in accordance with K.C.C. 21A.14.040 and at least seventy-five percent of a site shall remain as open space, unless greater lot area is required by the Seattle-King County department of public health. (Ord. 15032 § 50, 2004; Ord. 12823 § 8, 1997).

<http://www.kingcounty.gov/depts/permitting-environmental-review/gis/DevConditionsSearch/SDO/SO-120.aspx>

Washington Growth Management Act

RCW 36.70A.020

Planning goals.

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

...

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

King County Countywide Planning Policies

DP-57 Discourage incompatible land uses adjacent to designated Resource Lands to prevent interference with their continued use for the production of agricultural, mining, or forest products.

King County Countywide Planning Policies

DP-50 Except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report), limit new nonresidential uses located in the Rural Area to those that are demonstrated to serve the Rural Area, unless the use is dependent upon a rural location. Such uses shall be of a size, scale, and nature that is consistent with rural character.

King County Countywide Planning Policies

DP-16 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space
 - 1) is at least four times the acreage of the land added to the Urban Growth Area;
 - 2) is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
 - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

DP-17 If expansion of the Urban Growth Area is warranted based on the criteria in DP-16(a) or DP-16(b), add land to the Urban Growth Area only if it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area;
- b) For expansions based on DP-16(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- d) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- e) Is not currently designated as Resource Land;
- f) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
- g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area Change.

Woodinville Buildable Lands Inventory

WOODINVILLE COMPREHENSIVE PLAN UPDATE | EXISTING CONDITIONS INVENTORY

**Exhibit 2.4-17
Commercial Buildable Land by Zone, 2014 Analysis**

Zone	Gross Acres		Net Acres	
	Vacant	Redevelopable	Vacant	Redevelopable
CBD	6.9	120.2	2.8	68.8
GB	16.3	38.9	7.9	23.9
NB	0.2	1.0	0.1	0.8
O	0.5	0.0	0.5	0.0
R-48/O	0.0	0.0	0.0	0.0
TBD	2.0	1.6	0.4	0.6
I	39.0	51.7	25.2	37.7
Total	64.9	213.4	36.8	131.8

Source: City of Woodinville, 2013; BERK, 2014

Net buildable acres represent the amount of land available for actual development after critical areas, market factors, right-of-way needs, and other factors are considered. Applying these factors nets the City 36.8 acres of vacant buildable land and 131.8 acres of buildable land in its commercial and industrial zones. Net buildable acres are used to determine the amount of additional building square feet and employment capacity a parcel can support given the current zoning.

Note #1: On December 31, 2015, a Development Agreement in Woodinville's Tourist Business District lapsed. This adds roughly 20 acres to the vacant land area in the Tourist Business District, for a total of 22 vacant acres in the heart of the Sammamish River Valley.

Note #2: Removing the acres unavailable for wineries or tasting rooms (NB, O, & R-48/O districts) and adding the 22 vacant acres described in Note #1, the total vacant and developable land for these type of uses within Woodinville City Limits is approximately 187.3 acres.

Woodinville Comprehensive Plan, Vision Statement

In the year 2035, Woodinville is a safe, welcoming, family-friendly, and diverse community that supports a successful balance of neighborhoods, parks and recreation, businesses, and tourism. We have preserved our Northwest woodland character, our open space, and our clean environment. Woodinville is a vibrant community in which to live, work, play, and visit. We have cultivated a compact, inviting downtown in which locally owned businesses can successfully establish and thrive. We have enhanced our ability to move about the community by all modes of travel. We have strengthened the agricultural and wine industries in Woodinville, the Sammamish Valley, and throughout the state by transforming locally sourced food, libations, and hospitality into an internationally renowned tourism experience.

Mike Tanksley to John Starbard, 18 Feb 2016

- > Subject: Re: code enforcement reform status
- > From: wmtanksley@comcast.net
- > Date: Thu, 18 Feb 2016 15:14:27 -0800
- > To: John.Starbard@kingcounty.gov
- >
- > John,
- >
- > Yes, thanks for your response, below, and mostly agreed. But leaving the condescension towards "less familiar" and "less affluent" Rural residents aside, we need to be clear about what's going on here:
- >
- > The problems we are facing around our community come from well-heeled property owners who are very aware of their violations. They have a long-held agenda to urbanize our Rural community for their own profit and are actively thumbing their noses at our municipality, King County, as well as at our law-abiding citizens and businesses, in pursuit of that goal.
- >
- > To our discussion of "customers" vs. "violators", you cannot provide "services" to interests that don't want those services, and these scofflaws do NOT want your "services". When law-breakers have been given a chance to correct their infractions, but instead make clear their intention to continue breaking the law, we need to leave the "customer" mentality behind and deal with them on a law enforcement perspective.
- >
- > Meanwhile, our law-abiding citizens and businesses DO want your "services" in the form of effective law enforcement to defend the greater property and business rights of our community!
- >
- > Perhaps you are familiar with the crisis we are having across the west with characters such as the Bundys, self-styled militias and rogue sheriffs. The Malheur stand-off was in large part the result of a federal government that has been too timid to stand up to such outlaws, such as the 2014 Bundy stand-off in Nevada. Such accommodation has encouraged numerous less-publicized outrages across the west. (I can send you some quality reading on the subject if you'd like)
- >
- > What we have here is very similar, only the guns are being kept (just barely) behind the counters. The longer we abide lawlessness such as we have with the illegal tasting rooms around the outskirts of Woodinville, the more trouble we invite.
- >

> And now, in an effort to garner support, our local troublemakers are dragging businesses that we have no quarrel with into the spotlight, such as the businesses which are actively making wine or other spirits on their properties.

>

> In other words, they are doing a good PR job of using fear to spiral the issue well beyond their focused interests.

>

> So, I hope the consulting company can be approved and get into the job ASAP. The longer this goes unresolved, the worse it gets, which is exactly what our local outlaws (and their abettors) want.

>

> Thanks,

> MT

>

>

> On Feb 18, 2016, at 12:56 PM, Starbard, John <John.Starbard@kingcounty.gov> wrote:

>

> Michael:

>

> Last year, when we did our study, we spent a fair amount of time early on defining who was our "customer." Our unsatisfying answer--as you correctly identify below--is that in King County the code enforcement violator is the customer. Why? We concluded that the vast majority of the processes we have address the violation and steps to seek compliance. Impacts to the neighbors are only a bit player in the codes as they exist today. Again, that was our UN-satisfying conclusion.

>

> My speculation and personal observation is that in the past some may have viewed Rural residents as less familiar with land use codes and also less affluent to correct violations. Therefore, give our Rural violators (although our codes apply to all unincorporated areas, some of which are Urban) more time and don't over penalize them financially. In fact, a similar argument MAY have been made even for our Urban unincorporated areas, which include areas like White Center and Skyway, which, in fact, are not affluent.

>

> But these sensitivities don't take into full account people who prefer to have twenty acres of neatly maintained land and buildings who don't appreciate when less care is applied to neighboring properties, affluent people who are aware of the weaknesses of our current code and can calculate that a few hours of a lawyer is less than more hours of an engineer and the cost of following all the rules, or that because our penalties are not that expensive they can be factored in merely as a cost of doing business.

>

> For me, in this case, correctly identifying the "customer" may be less valuable than correctly framing or stating what the "service" is. Perhaps the service is about safety, protecting the environment, protecting property rights and values, upholding the laws--for all, regardless of where the violation exists. Because often an area is impacted, not only a site, even for cases of hoarders (e.g. rodents).

>

> John Starbard, Director
> King County
> Department of Permitting and Environmental Review
> 35030 S.E. Douglas Street, Suite 210
> Snoqualmie, WA 98065
> Phone: (206) 477-0382

>

>

> -----Original Message-----

> From: Michael Tanksley [mailto:wmtanksley@comcast.net]

> Sent: Tuesday, February 16, 2016 4:32 PM

> To: Starbard, John

> Subject: Re: code enforcement reform status

>

> John,

>

> That's good news. We would be interested in providing some input to the firm once they are ready to start work.

>

> One point in particular that may merit discussion within DPER as well as with the consulting firm:

>

> There must be a recognized differentiation between "customers" and "violators".

>

> In an effort to be kinder and gentler, KC code enforcement (CE) harbors a culture that defines all violators as "customers". Unfortunately, this sometimes leads to a relationship where CE ends up abetting an activity that is in violation of the code.

>

> While there are certainly cases where it is appropriate for DPER to work with willing property or business owners to bring their activities into compliance with our laws (and who might appropriately be referred to as "customers"), there is another side where underlying zoning and codes simply do not allow certain activities or where violators refuse to adjust their activities to comply with the law.

>

> Interests that willfully violate our laws need to know they will face an effective and swift law enforcement mechanism if they continue their violations. These violators should not be referred to, nor perceived as, "customers".

>

> Put another way, the majority of our communities are composed of law-abiding citizens. We need for our rights to be upheld against those who are willing to trample on them in pursuit of their own narrow interests.

>

> This will require a culture change along with policy changes within the department.

>

> Thanks for getting back to me on this.
>
> Best,
> Michael Tanksley
> President
> Hollywood Hill Association
>
> On Feb 16, 2016, at 3:02 PM, Starbard, John <John.Starbard@kingcounty.gov> wrote:
>
> Michael:
>
> When we completed the code enforcement analysis last year, we felt we needed to do something about it.
>
> We have retained a consulting firm to: 1) conduct and present a survey of code enforcement best practices from across the nation, and 2) prepare a detailed, annotated outline of a proposed replacement of the County's current title 23 in the King County Code. We asked for that because we were searching for a firm that had understanding and expertise in the service rather than the specific skill of code writing. Our own staff and our attorneys can use the outline to come up with draft code.
>
> We took this approach because, frankly, our current Title 23 is so convoluted that trying to amend it seemed less fruitful than starting with a clean sheet of paper and designing a new program.
>
> The consulting firm is working out the final details of its contract with the County (with central contracting), then we'll dig into the scope. We are looking to have a draft annotated outline in May of this year.
>
> JFS
>
> -----Original Message-----
> From: Michael Tanksley [mailto:wmtanksley@comcast.net]
> Sent: Tuesday, February 16, 2016 10:31 AM
> To: Starbard, John
> Subject: code enforcement reform status
>
> John,
>
> We are interested in knowing the status of the measures we discussed last fall in reference to reform of code enforcement for unincorporated King County.
>
> Everyone we speak to says that you are the one to talk to.
>

- > Any information that you might provide would be helpful.
- >
- > Thank you.
- >
- > Michael Tanksley

Attached are copies of the articles that Resolution No. 483 refer to in the Whereas clauses.

Article 1

WHEREAS, the citizens of King County voted in 1979 to fund a Farmland Preservation Program that includes the Sammamish River Agricultural Production District for the purpose of preserving farmland, agriculture, and open space (see

<http://www.kingcounty.gov/depts/dnrp/wlr/sections-programs/rural-regional-services-section/agriculture-program/farmland-preservation-program.aspx>); and

Article 2

WHEREAS, the average price of high-quality farmland in Washington has increased 25 percent in the last year, and nearly 50 percent in the last four years (*Seattle Times*, "Latest Washington real-estate gold rush: farms," July 20, 2016,

<http://www.seattletimes.com/business/real-estate/latest-washington-real-estate-gold-rush-farms/>); and

Article 3

WHEREAS, Washington has lost more than a million acres of farmland between 1997 and 2012

(https://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1,_Chapter_1_State_Level/Washington/st53_1_001_001.pdf); and



Farmland Preservation Program

The Farmland Preservation Program (FPP) began in 1979 when the voters of King County approved an initiative authorizing the County to preserve rapidly diminishing farmland by purchasing the right to develop it. During the 1980's, King County acquired the development rights on 12,600 acres of high quality farmland within its boundaries. The County is continuing to purchase development rights on select properties and there are now approximately 13,200 acres that are permanently protected.

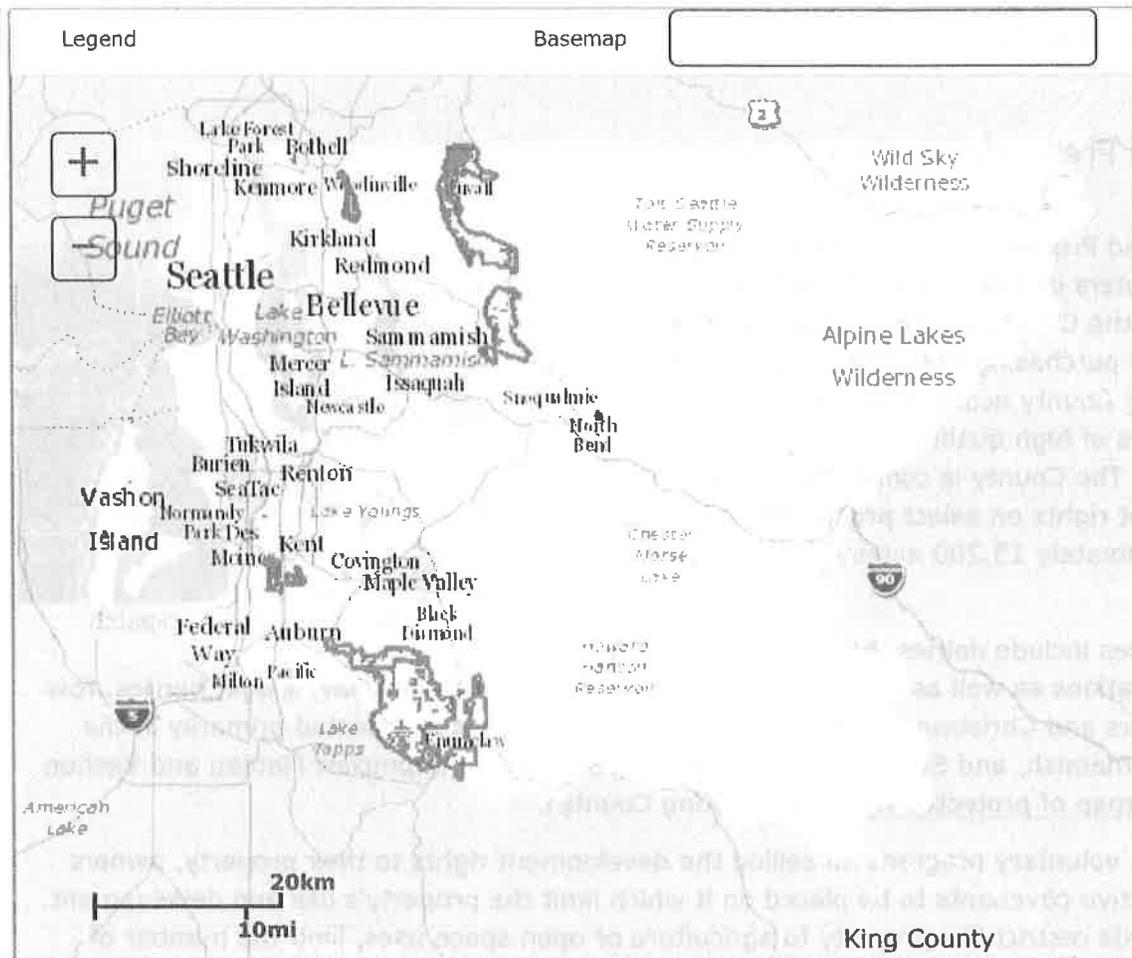


Snoqualmie Valley pumpkin patch

FPP properties include dairies, beef, horse and other animal operations as well as nurseries, turf farms, and farms raising hay, silage, berries, row crops, flowers and Christmas trees. These protected farmlands are located primarily in the Green, Sammamish, and Snoqualmie River Valleys and on the Enumclaw Plateau and Vashon Island (see [map of protected farmlands in King County](#)).

The FPP is a voluntary program. In selling the development rights to their property, owners allow restrictive covenants to be placed on it which limit the property's use and development. The covenants restrict the property to agriculture or open space uses, limit the number of residences permitted, require that 95% of the property be kept open and available for cultivation, require a minimum lot size if the property is subdivided, and restrict activities that would impair the agricultural capability of the property. The restrictive covenants are contained in a conveyance instrument called the [Deed Of and Agreement Relating to Development Rights](#) (Click to view a copy of a blank Deed and Agreement in MS Word format).

Farmland Preservation Program - King County



Staff Contact:

Ted Sullivan
FPP Program Manager

For more information about the King County Farmland Preservation Program, please contact Ted Sullivan, Project Program Manager III, King County Rural and Regional Services Section.

Related information

- [Agriculture in King County, Washington](#)
- [Rural services directory](#)
- [Business services](#)

Related agencies

- [Water and Land Resources Division](#)
- [Department of Natural Resources and Parks](#)

Copyright © 2016 The Seattle Times Company

Latest Washington real-estate gold rush: farms

Originally published July 20, 2016 at 6:51 pm Updated July 20, 2016 at 6:55 pm

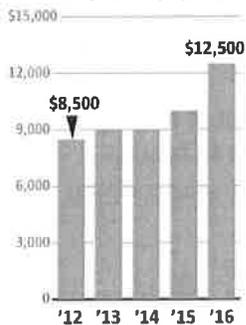


Combines comb a hilltop in the Palouse, just outside of Pullman, in 2012. (DEAN RUTZ/The Seattle Times)

Washington farmland prices

The cost of high-quality farmland in the state has risen 47 percent in the last four years.

Price per acre (in June)



Source: Farmers National Company Agent Survey
KELLY SHEA / THE SEATTLE TIMES

Prices for high-quality farmland across the state are up 47 percent in the last four years, mirroring similar increases in home prices and rents.

By

Mike Rosenberg

Seattle Times business reporter

You know about home prices and rents soaring across the Puget Sound region and Washington — but you might be surprised at the latest type of property to get swept up in the state’s real-estate wave: farms.

The average sale price of high-quality Washington farmland has increased 25 percent in the last year, and is up 47 percent in the last four years, according to new data from Farmers National Company.

The current average price of \$12,500 per acre is the highest among 18 states tracked in the report, mostly in a central swath from Minnesota to Texas, up from fourth-highest a year ago. Washington was the only state surveyed to see prices rise in the past year.

City folk might not think much about farmland, but it’s a big deal across Washington. The state has 14.7 million acres of farms — the size of about 270 Seattles. And costs for farmers can factor into how much you pay for that Honeycrisp apple at the grocery store, the summer squash at the farmers market or a local cabernet at the tasting room.

At the core of the issue, much like the rest of the real-estate market, is the lack of available quality properties. Just like cities aren’t building enough housing to meet demand, experts say the finite nature of farmland makes those top-tier farm properties — in locations with sufficient rain, irrigation systems and water rights — an increasingly valuable resource as more land gets developed. The state has lost more than a million acres of farmland over a 15-year span.

“You have a shrinking farmland base and no way to replace it. Once you do that sort of thing with any commodity, the prices go right through the roof,” said Wade Bennett, the owner of Rockridge Orchards in Enumclaw, which grows a variety of produce and brews ciders.

“It’s a problem. Quite frankly, I don’t know how any young farming group starting out could afford farmland on the west side” of the mountains.

It’s happening east of the mountains, as well. Tom Davis, director of government relations at the Washington Farm Bureau, said some developers have been paying a premium to buy up agricultural land and convert it to strip malls or residential tracts, while others are scooping up huge swaths of rural land for vacation homes.

“The folks in the tech industry and others who have cash who go into the farm country and buy land to put their McMansions up — if zoning allows, it’s absolutely happening,” Davis said.

He also points to a rise in some crop prices over the last few years, creating a “glut of cash” for some farmers to expand operations.

Flo Sayre, a Washington real-estate broker for Farmers National, said she's also seen an increase in investors buying farmland.

Rebecca Sadinsky, who shops for farmland to protect from development as executive director of the PCC Farmland Trust, said investors — including some from outside the country — are eyeing agricultural land as they “look for a place to hold dollars” or plan future developments. “The prices have been going up for a while,” she said.

One other comparison with residential real estate to watch out for: those Californians coming up to buy property. With the Golden State's drought taking a toll on farmers there, they've bought up farms in Oregon, and Washington could be next, Sadinsky said.

Unlike statistics on residential real estate, those on farm values are harder to come by, and there isn't as much of a consensus over why agricultural land prices are rising, or where they could be headed.

But everyone seems to agree the prices are trending upward.

The Farmers National survey looks only at high-quality farms, but the trend of rising prices holds true for all agricultural lands. The latest U.S. Department of Agriculture report, which is a year old, says all Washington farm real estate rose 8 percent in 2015, the fifth-most among all states, and more than triple the national average.

Washington's 36,000 farms sell more than \$9 billion in goods each year, and the state is one of the nation's top growers of fruits and vegetables.

The state is most known for its \$2.4 billion-a-year apple business, the biggest in the country. Washington has become a force in the wine world, as well.

The rising farmland prices do match up with the rest of the state's real-estate industry, although there may not be much of a correlation.

Washington is now among the fastest-growing states in the nation for rising home prices and rents, and that includes more rural parts of the state where farms are more common.

The change has been no small potatoes for farmers. The market for and size of farms varies dramatically in different parts of the state, but generally speaking, using the average farm size of 408 acres and the average costs in the Farmers National report, the typical property in Washington would now cost about \$5.1 million, up from roughly \$3.5 million in 2012.

Next on the list among the states served by Farmers National is Illinois at \$11,000 per acre, Iowa (\$10,500) and Nebraska (\$10,000).

Mike Rosenberg: mrosenberg@seattletimes.com or 206-464-2266; on Twitter [@ByRosenberg](https://twitter.com/ByRosenberg).

Copyright © 2016 The Seattle Times Company | [Privacy statement](#) | [Terms of service](#)

**How much land
Washington's 10 most
valuable crops take up**

Apples: 148,000 acres

Potatoes: 170,000 acres

Wheat: 2.215 million acres

Hay & haylage: 840,000 acres

Cherries: 37,100 acres

Grapes: 70,000 acres

Hops: 32,158 acres

Pears: 20,800 acres

Onions: 21,900 acres

Blueberries: 11,000 acres

Sorted by value of crops statewide

Source: USDA

Table 1. Historical Highlights: 2012 and Earlier Census Years

[For meaning of abbreviations and symbols, see introductory text.]

All farms	2012	2007	2002	1997	Not adjusted for coverage			
					1997	1992	1987	1982
Farms number	37,249	39,284	35,939	40,113	29,011	30,264	33,559	36,080
Land in farms acres	14,749,107	14,972,789	15,318,008	15,778,606	15,179,710	15,726,007	16,115,568	16,469,678
Average size of farm acres	396	381	426	393	523	520	480	456
Estimated market value of land and buildings ¹ :								
Average per farm dollars	910,249	759,146	623,333	520,306	634,619	468,482	355,976	423,352
Average per acre dollars	2,299	1,992	1,486	1,292	1,192	892	739	933
Estimated market value of all machinery and equipment \$1,000	3,672,289	3,278,858	2,690,548	2,325,580	2,021,640	1,843,190	1,537,272	1,652,940
Average per farm dollars	98,588	83,468	80,212	57,987	69,693	61,053	45,905	45,947
Farms by size:								
1 to 9 acres	10,559	9,211	7,482	9,208	5,195	5,408	6,040	6,425
10 to 49 acres	12,980	14,790	13,187	14,791	9,727	10,115	11,382	12,717
50 to 179 acres	6,537	7,307	7,223	7,648	6,250	6,538	7,216	7,755
180 to 499 acres	3,071	3,470	3,459	3,536	3,138	3,336	3,796	4,038
500 to 999 acres	1,508	1,731	1,635	1,770	1,618	1,699	1,855	1,927
1,000 to 1,999 acres	1,123	1,218	1,364	1,502	1,436	1,461	1,626	1,548
2,000 acres or more	1,471	1,548	1,609	1,660	1,647	1,709	1,664	1,670
Total cropland farms	25,045	26,005	28,184	30,082	24,656	25,765	28,891	31,317
..... acres	7,528,742	7,608,210	8,038,469	8,291,529	7,913,709	7,999,419	8,168,454	8,190,984
Harvested cropland farms	20,846	20,091	21,802	24,168	20,445	21,282	24,027	26,067
..... acres	4,342,904	4,387,169	4,894,634	5,160,717	4,895,633	4,734,673	4,597,476	5,278,772
Irrigated land farms	14,736	15,492	15,534	16,261	13,131	14,068	15,437	16,252
..... acres	1,633,571	1,735,917	1,823,155	1,787,120	1,705,025	1,641,437	1,518,684	1,638,470
Market value of agricultural products sold (see text) \$1,000	9,120,749	6,792,856	5,330,740	4,947,886	4,767,727	3,821,222	2,919,634	2,831,159
Average per farm dollars	244,859	172,917	148,327	123,349	164,342	126,263	87,000	78,469
Crops, including nursery and greenhouse crops \$1,000	6,492,042	4,754,898	3,582,818	3,403,524	3,251,291	2,451,605	1,688,656	1,714,741
Livestock, poultry, and their products \$1,000	2,628,708	2,037,958	1,747,922	1,544,362	1,516,436	1,369,617	1,230,978	1,116,418
Farms by value of sales ² :								
Less than \$2,500	16,900	18,443	15,005	16,290	8,698	8,980	10,589	12,483
\$2,500 to \$4,999	4,084	3,817	3,244	4,617	3,299	3,498	4,166	4,312
\$5,000 to \$9,999	3,542	3,717	3,106	3,674	2,954	3,079	3,507	3,631
\$10,000 to \$24,999	3,998	3,423	3,454	3,805	3,242	3,327	3,684	3,681
\$25,000 to \$49,999	1,843	2,190	2,378	2,294	1,972	2,205	2,668	2,660
\$50,000 to \$99,999	1,380	1,729	2,157	2,343	2,093	2,305	2,995	3,110
\$100,000 to \$499,999	3,367	3,529	4,634	5,145	4,872	5,243	4,978	5,358
\$500,000 or more	2,735	2,436	1,951	1,945	1,681	1,416	962	812
Farms by legal status for tax purposes (see text):								
Family or individual	30,167	32,547	30,525	33,711	23,466	25,126	28,289	31,107
Partnership	2,685	2,932	2,280	2,998	2,548	2,675	2,850	2,748
Corporation	3,463	3,266	2,748	3,112	2,776	2,271	2,248	2,043
Other-cooperative, estate or trust, institutional, etc	934	539	386	292	221	192	172	182
Principal operator by days of work off farm ³ :								
None	14,862	13,701	16,798	15,210	12,363	12,848	13,268	13,062
Any	22,387	25,583	19,141	22,908	15,079	15,691	18,561	20,757
200 days or more	14,180	15,396	12,948	15,894	9,924	10,441	12,330	13,943
Principal operator by primary occupation:								
Farming	17,650	18,021	21,013	18,649	15,466	16,491	17,654	17,988
Other	19,599	21,263	14,926	21,464	13,546	13,773	15,905	18,112
Average age of principal operator years	58.8	57.0	55.4	53.2	54.2	53.1	51.6	50.1
Total farm production expenses \$1,000	7,839,554	5,390,313	4,430,693	3,795,253	3,607,282	3,122,970	2,426,028	(NA)
Selected farm production expenses ⁴ :								
Livestock and poultry purchased or leased \$1,000	424,941	326,256	394,109	361,019	353,157	360,704	320,026	347,434
Feed purchased \$1,000	1,106,416	663,387	471,553	508,594	495,975	445,993	341,386	348,833
Fertilizer, lime, and soil conditioners purchased ⁵ \$1,000	519,041	380,358	231,964	242,558	231,396	185,614	153,949	174,198
Gasoline, fuels, and oils purchased \$1,000	353,923	265,061	145,339	133,534	124,646	115,163	90,991	126,610
Hired farm labor \$1,000	1,713,124	1,151,383	987,399	810,500	771,003	601,614	420,768	313,100
Interest expense ⁶ \$1,000	244,078	219,629	248,172	228,197	214,518	191,779	176,125	241,997
Chemicals purchased ⁴ \$1,000	498,212	317,784	262,331	219,606	208,739	170,128	132,723	102,290
Livestock and poultry:								
Cattle and calves inventory farms	11,861	12,731	12,215	17,381	11,721	13,484	15,434	20,147
..... number	1,162,792	1,088,846	1,100,181	1,211,350	1,204,265	1,270,275	1,304,673	1,321,820
Beef cows farms	9,285	10,065	9,128	11,735	8,627	9,565	10,799	14,018
..... number	211,652	274,001	248,664	301,814	304,473	310,554	334,986	339,997
Milk cows farms	798	817	1,208	1,590	1,302	1,842	2,410	3,608
..... number	266,989	243,132	246,753	247,437	247,191	242,737	220,849	210,254
Cattle and calves sold farms	8,420	9,521	8,979	14,401	10,657	12,259	14,371	17,675
..... number	877,290	912,299	1,081,584	1,109,756	1,086,270	1,014,365	1,089,642	1,127,460
Hogs and pigs inventory farms	934	1,463	961	1,219	978	1,407	1,525	2,460
..... number	19,861	26,545	30,289	40,152	38,030	56,171	59,195	73,836
Hogs and pigs sold farms	1,303	1,596	1,067	1,092	818	1,150	1,355	1,934
..... number	27,141	56,917	80,159	76,981	72,045	93,660	104,934	116,934

See footnote(s) at end of table.

--continued

Table 1. Historical Highlights: 2012 and Earlier Census Years (continued)

[For meaning of abbreviations and symbols, see introductory text.]

All farms	2012	2007	2002	1997	Not adjusted for coverage			
					1997	1992	1987	1982
Livestock and poultry: - Con.								
Layers inventory (see text) farms	6,276	4,878	2,533	(NA)	(NA)	(NA)	(NA)	(NA)
..... number	7,236,128	5,785,648	5,008,881	(NA)	(NA)	(NA)	(NA)	(NA)
Broilers and other meat-type chickens sold farms	527	307	327	222	162	164	245	351
..... number	28,252,490	31,669,170	33,017,116	30,327,052	30,183,641	33,720,007	36,068,869	16,903,405
Selected crops harvested:								
Corn for grain farms	575	550	382	560	514	(NA)	(NA)	(NA)
..... acres	114,516	118,665	73,703	87,564	84,300	(NA)	(NA)	(NA)
..... bushels	23,824,561	24,553,928	14,155,973	16,725,028	16,163,861	(NA)	(NA)	(NA)
Corn for silage or greenchop farms	529	537	596	667	633	(NA)	(NA)	(NA)
..... acres	83,239	83,353	63,303	54,424	53,417	(NA)	(NA)	(NA)
..... tons	2,320,924	2,129,010	1,633,993	1,366,377	1,340,460	(NA)	(NA)	(NA)
Wheat for grain, all farms	2,871	2,612	3,414	4,416	4,097	5,032	5,562	6,232
..... acres	2,186,813	2,096,350	2,355,451	2,564,849	2,422,506	2,495,940	2,160,641	2,716,305
..... bushels	141,020,565	120,617,390	128,410,931	160,547,364	151,124,143	120,833,207	114,781,997	128,069,408
Winter wheat for grain farms	2,415	2,303	3,002	(NA)	(NA)	(NA)	(NA)	(NA)
..... acres	1,669,175	1,652,961	1,802,614	(NA)	(NA)	(NA)	(NA)	(NA)
..... bushels	112,180,184	100,463,766	104,532,829	(NA)	(NA)	(NA)	(NA)	(NA)
Durum wheat for grain farms	3	9	21	(NA)	(NA)	(NA)	(NA)	(NA)
..... acres	3,264	1,793	5,930	(NA)	(NA)	(NA)	(NA)	(NA)
..... (D) bushels	(D)	138,646	308,205	(NA)	(NA)	(NA)	(NA)	(NA)
Spring wheat for grain farms	1,408	1,232	1,792	1,856	1,723	(NA)	(NA)	(NA)
..... acres	514,374	441,596	546,907	416,332	379,142	(NA)	(NA)	(NA)
..... (D) bushels	(D)	20,014,978	23,571,897	22,988,799	20,973,057	(NA)	(NA)	(NA)
Oats for grain farms	139	138	251	309	286	(NA)	(NA)	(NA)
..... acres	6,129	8,956	12,097	12,947	13,081	(NA)	(NA)	(NA)
..... bushels	466,810	426,027	769,381	1,006,860	1,032,614	(NA)	(NA)	(NA)
Barley for grain farms	817	843	1,254	1,877	1,787	2,428	3,722	4,176
..... acres	175,074	223,598	337,483	447,039	436,299	422,447	609,133	751,963
..... bushels	12,073,493	13,928,713	18,934,918	31,800,594	30,939,269	19,565,135	31,889,132	43,923,993
Sorghum for grain farms	2	-	-	(NA)	(NA)	(NA)	(NA)	(NA)
..... acres	(D)	-	-	(NA)	(NA)	(NA)	(NA)	(NA)
..... (D) bushels	(D)	-	-	(NA)	(NA)	(NA)	(NA)	(NA)
Sorghum for silage or greenchop farms	-	1	-	(NA)	(NA)	(NA)	(NA)	(NA)
..... acres	-	(D)	-	(NA)	(NA)	(NA)	(NA)	(NA)
..... tons	-	(D)	-	(NA)	(NA)	(NA)	(NA)	(NA)
Soybeans for beans farms	2	8	-	(NA)	(NA)	(NA)	(NA)	(NA)
..... acres	(D)	725	-	(NA)	(NA)	(NA)	(NA)	(NA)
..... (D) bushels	(D)	27,781	-	(NA)	(NA)	(NA)	(NA)	(NA)
Dry edible beans, excluding limas farms	420	269	343	347	315	(NA)	(NA)	(NA)
..... acres	114,506	61,055	49,429	39,891	37,155	(NA)	(NA)	(NA)
..... cwt	2,275,125	1,049,750	936,604	873,366	819,343	(NA)	(NA)	(NA)
Forage-land used for all hay and haylage, grass silage, and greenchop (see text) farms								
..... acres	10,396	10,243	10,473	(NA)	(NA)	(NA)	(NA)	(NA)
..... tons, dry	748,909	846,140	914,054	(NA)	(NA)	(NA)	(NA)	(NA)
Sunflower seed, all farms	2,673,198	3,595,392	3,783,219	(NA)	(NA)	(NA)	(NA)	(NA)
..... acres	15	4	-	17	13	(NA)	(NA)	(NA)
..... (D) pounds	1,603	(D)	-	(D)	758	(NA)	(NA)	(NA)
Sugarbeets for sugar farms	2,144,124	61,858	-	(D)	853,708	(NA)	(NA)	(NA)
..... acres	4	3	7	(NA)	(NA)	(NA)	(NA)	(NA)
..... (D) tons	(D)	2,076	3,711	(NA)	(NA)	(NA)	(NA)	(NA)
..... (D)	(D)	80,205	130,149	(NA)	(NA)	(NA)	(NA)	(NA)
Vegetables harvested for sale (see text) farms								
..... acres	2,836	2,026	1,804	1,882	1,506	1,605	1,724	2,031
Potatoes farms	351,639	343,787	215,135	226,745	209,456	172,057	144,097	169,170
..... acres	1,205	618	408	458	415	431	486	533
Sweet potatoes farms	163,925	157,499	159,317	156,776	155,074	129,110	110,157	104,738
..... acres	-	3	1	(NA)	(NA)	(NA)	(NA)	(NA)
..... (Z) bushels	(Z)	(D)	(D)	(NA)	(NA)	(NA)	(NA)	(NA)
Land in orchards farms	4,846	5,470	6,108	6,781	5,700	6,220	6,839	6,946
..... acres	315,456	299,174	311,194	318,256	301,376	296,282	241,423	215,585

¹ Data for 2002 and prior years are based on a sample of farms.
² Data for 1982 exclude abnormal farms.
³ Data for 1997 and prior years do not include imputation for item nonresponse.
⁴ Data for 1982 exclude cost of custom applications.
⁵ Data for 1997 and prior years exclude cost of lime and manure.
⁶ Data for 1982 do not include imputation for item nonresponse.
⁷ Data for 2002 and prior years exclude potatoes, sweet potatoes, and ginseng.

Issue/Condition	Rural Area - Current	Rural Area - Proposed			Rural Area - Demonstration Projects		Agricultural - Current	Agricultural - Proposed		Comments
		Winery I	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley Exhibit 2: Vashon Town Center	Winery III in Overlay B		Winery II	Winery III	
Type of Permit	Permitted ^a Conditional Use ^b	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted ^a Conditional Use ^b	Permitted	Conditional Use	Allowed square footage remains the same (except that tasting rooms & Winery I's are new)
Min. Lot Size	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	n/a	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres* 10 acres**	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	2.5 acres	4.5 acres* 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	^b 8000 sf above ground + 8000 sf below grade	1,500 sf	3,500 sf	6,000 sf* 8,000 sf**	1,000 sf + 500 sf outdoors	6,000 sf* 8,000 sf**	^b 8000 sf above ground + 8000 sf below grade	3,500 sf	6,000 sf* 8,000 sf**	Same square footage as currently allowed (except for tasting rooms & Winery I's are new uses)
Tastings	^a In accordance with state law; limited to products produced on site.	Not allowed	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	^a In accordance with state law; limited to products produced on site.	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Remote tasting rooms not currently allowed; establish hours of operation.
Home Occupations	^a Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	^a Allowed	Not allowed	Not allowed	Current allowed – to be replaced with Winery I
Events	^b Accessory to nonresidential use	Not allowed	Up to 24/year with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 24/year with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Not allowed	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Not allowed	Up to 2/month with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 2/month with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
Water	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New condition: Winery III's must hook-up to an existing domestic public wather system – preference for existing Group A systems
Access	Not specified	Not specified	¹ Direct access from an arterial ² Can be modified through CUP	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Not specified	Direct access from an arterial	Direct access from an arterial	New condition
Product Content	^{a,b} 60% from Puget Sound	Not specified	Not specified	Not specified	Not specified	Not specified	^{a,b} 60% from Puget Sound	60% of product to be processed to be grown on site.	60% of product to be processed to be grown on site.	Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on
Production	Required	Required	Required	Required	Not allowed	Required	^a Primary use must be crops or livestock ^b Limited to processing agricultural products; and 60% or more must be from Puget Sound counties.	Required	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Parking	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Not allowed	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 7-8 spaces)	Determined through CUP	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
Setbacks	75'	75'	75'	75'	Not specified	75'	75' from rural and residential zones	75'	75'	Current standard
KC Bus. License	Not specified	Required	Required	Required	Required	Required		Required	Required	New requirement. \$100/year.
Fines & Penalties	\$100 per event	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$100 per event	\$500/\$1000	\$500/\$1000	Increase from \$100 for 1st & \$500 for subsequent violations
Demonstration Project Review	n/a	n/a	n/a	n/a	3 years with annual review	3 years with annual review	n/a	n/a	n/a	Demon. project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive
Sales	^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed						^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed			

Issue/Condition	Rural Area - Current	Rural Area - Proposed			Rural Area - Demonstration Projects		Agricultural - Current	Agricultural - Proposed		Comments
		Winery I	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley Exhibit 2: Vashon Town Center	Winery III in Overlay B		Winery II	Winery III	
Type of Permit	Permitted ^a Conditional Use ^b	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted ^a Conditional Use ^b	Permitted	Conditional Use	Allowed square footage remains the same (except that tasting rooms & Winery I's are new uses)
Min. Lot Size	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	n/a	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres* 10 acres**	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	2.5 acres	4.5 acres* 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	^b 8000 sf above ground + 8000 sf below grade	1,500 sf	3,500 sf	6,000 sf* 8,000 sf**	1,000 sf + 500 sf outdoors	6,000 sf* 8,000 sf**	^b 8000 sf above ground + 8000 sf below grade	3,500 sf	6,000 sf* 8,000 sf**	Same square footage as currently allowed (except for tasting rooms & Winery I's are new uses)
Tastings	^a In accordance with state law; limited to products produced on site.	Not allowed	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	^a In accordance with state law; limited to products produced on site.	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Remote tasting rooms not currently allowed; establish hours of operation.
Home Occupations	^a Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	^a Allowed	Not allowed	Not allowed	Current allowed – to be replaced with Winery I
Events	^b Accessory to nonresidential use	Not allowed	Up to 24/year with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 24/year with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Not allowed	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Not allowed	Up to 2/month with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 2/month with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
Water	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New condition: Winery III's must hook-up to an existing domestic public water system – preference for existing Group A systems
Access	Not specified	Not specified	¹ Direct access from an arterial ² Can be modified through CUP	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Not specified	Direct access from an arterial	Direct access from an arterial	New condition
Product Content	^{a,b} 60% from Puget Sound	Not specified	Not specified	Not specified	Not specified	Not specified	^{a,b} 60% from Puget Sound	60% of product to be processed to be grown on site.	60% of product to be processed to be grown on site.	Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on
Production	Required	Required	Required	Required	Not allowed	Required	^a Primary use must be crops or livestock ^b Limited to processing agricultural products; and 60% or more must be from Puget Sound counties.	Required	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Parking	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Not allowed	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 7-8 spaces)	Determined through CUP	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
Setbacks	75'	75'	75'	75'	Not specified	75'	75' from rural and residential zones	75'	75'	Current standard
KC Bus. License	Not specified	Required	Required	Required	Required	Required	Required	Required	Required	New requirement. \$100/year.
Fines & Penalties	\$100 per event	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$100 per event	\$500/\$1000	\$500/\$1000	Increase from \$100 for 1st & \$500 for subsequent violations
Demonstration Project Review	n/a	n/a	n/a	n/a	3 years with annual review	3 years with annual review	n/a	n/a	n/a	Demon. project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive
Sales	^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed						^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed			

Issue/Condition	Rural Area - Current	Rural Area - Proposed			Rural Area - Demonstration Projects		Agricultural - Current	Agricultural - Proposed		Comments
		Winery I	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley Exhibit 2: Vashon Town Center	Winery III in Overlay B		Winery II	Winery III	
Type of Permit	Permitted ^a Conditional Use ^b	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted ^a Conditional Use ^b	Permitted	Conditional Use	Allowed square footage remains the same (except that tasting rooms & Winery I's are new uses)
Min. Lot Size	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	n/a	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres* 10 acres**	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	2.5 acres	4.5 acres* 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	^b 8000 sf above ground + 8000 sf below grade	1,500 sf	3,500 sf	6,000 sf* 8,000 sf**	1,000 sf + 500 sf outdoors	6,000 sf* 8,000 sf**	^b 8000 sf above ground + 8000 sf below grade	3,500 sf	6,000 sf* 8,000 sf**	Same square footage as currently allowed (except for tasting rooms & Winery I's are new uses)
Tastings	^a In accordance with state law; limited to products produced on site.	Not allowed	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	^a In accordance with state law; limited to products produced on site.	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Remote tasting rooms not currently allowed; establish hours of operation.
Home Occupations	^a Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	^a Allowed	Not allowed	Not allowed	Current allowed – to be replaced with Winery I
Events	^b Accessory to nonresidential use	Not allowed	Up to 24/year with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 24/year with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Not allowed	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Not allowed	Up to 2/month with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 2/month with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
Water	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New condition: Winery III's must hook-up to an existing domestic public water system – preference for existing Group A systems
Access	Not specified	Not specified	¹ Direct access from an arterial ² Can be modified through CUP	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Not specified	Direct access from an arterial	Direct access from an arterial	New condition
Product Content	^{a,b} 60% from Puget Sound	Not specified	Not specified	Not specified	Not specified	Not specified	^{a,b} 60% from Puget Sound	60% of product to be processed to be grown on site.	60% of product to be processed to be grown on site.	Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on
Production	Required	Required	Required	Required	Not allowed	Required	^a Primary use must be crops or livestock ^b Limited to processing agricultural products; and 60% or more must be from Puget Sound counties.	Required	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Parking	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Not allowed	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 7-8 spaces)	Determined through CUP	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
Setbacks	75'	75'	75'	75'	Not specified	75'	75' from rural and residential zones	75'	75'	Current standard
KC Bus. License	Not specified	Required	Required	Required	Required	Required		Required	Required	New requirement. \$100/year.
Fines & Penalties	\$100 per event	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$100 per event	\$500/\$4000	\$500/\$1000	Increase from \$100 for 1st & \$500 for subsequent violations
Demonstration Project Review	n/a	n/a	n/a	n/a	3 years with annual review	3 years with annual review	n/a	n/a	n/a	Demon. project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive
Sales	^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed						^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed			

Issue/Condition	Rural Area - Current	Rural Area - Proposed			Rural Area - Demonstration Projects		Agricultural - Current	Agricultural - Proposed		Comments
		Winery I	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley Exhibit 2: Vashon Town Center	Winery III in Overlay B		Winery II	Winery III	
Type of Permit	Permitted ^a Conditional Use ^b	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted ^a Conditional Use ^b	Permitted	Conditional Use	Allowed square footage remains the same (except that tasting rooms & Winery I's are new uses)
Min. Lot Size	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	n/a	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres* 10 acres**	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	2.5 acres	4.5 acres* 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	^b 8000 sf above ground + 8000 sf below grade	1,500 sf	3,500 sf	6,000 sf* 8,000 sf**	1,000 sf + 500 sf outdoors	6,000 sf* 8,000 sf**	^b 8000 sf above ground + 8000 sf below grade	3,500 sf	6,000 sf* 8,000 sf**	Same square footage as currently allowed (except for tasting rooms & Winery I's are new uses)
Tastings	^a In accordance with state law; limited to products produced on site.	Not allowed	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	^a In accordance with state law; limited to products produced on site.	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Remote tasting rooms not currently allowed; establish hours of operation.
Home Occupations	^a Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	^a Allowed	Not allowed	Not allowed	Current allowed – to be replaced with Winery I
Events	^b Accessory to nonresidential use	Not allowed	Up to 24/year with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 24/year with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Not allowed	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Not allowed	Up to 2/month with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 2/month with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
Water	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New condition: Winery III's must hook-up to an existing domestic public wather system – preference for existing Group A systems
Access	Not specified	Not specified	¹ Direct access from an arterial ² Can be modified through CUP	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Not specified	Direct access from an arterial	Direct access from an arterial	New condition
Product Content	^{a,b} 60% from Puget Sound	Not specified	Not specified	Not specified	Not specified	Not specified	^{a,b} 60% from Puget Sound	60% of product to be processed to be grown on site.	60% of product to be processed to be grown on site.	Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on
Production	Required	Required	Required	Required	Not allowed	Required	^a Primary use must be crops or livestock ^b Limited to processing agricultural products; and 60% or more must be from Puget Sound counties.	Required	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Parking	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Not allowed	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 7-8 spaces)	Determined through CUP	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
Setbacks	75'	75'	75'	75'	Not specified	75'	75' from rural and residential zones	75'	75'	Current standard
KC Bus. License	Not specified	Required	Required	Required	Required	Required		Required	Required	New requirement. \$100/year.
Fines & Penalties	\$100 per event	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$100 per event	\$500/\$1000	\$500/\$1000	Increase from \$100 for 1st & \$500 for subsequent violations
Demonstration Project Review	n/a	n/a	n/a	n/a	3 years with annual review	3 years with annual review	n/a	n/a	n/a	Demon. project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive
Sales	^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed						^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed			

Issue/Condition	Rural Area - Current	Rural Area - Proposed			Rural Area - Demonstration Projects		Agricultural - Current	Agricultural - Proposed		Comments
		Winery I	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley Exhibit 2: Vashon Town Center	Winery III in Overlay B		Winery II	Winery III	
Type of Permit	Permitted ^a Conditional Use ^b	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted ^a Conditional Use ^b	Permitted	Conditional Use	Allowed square footage remains the same <i>(except that tasting rooms & Winery I's are new)</i>
Min. Lot Size	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	n/a	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres* 10 acres**	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	2.5 acres	4.5 acres* 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	^b 8000 sf above ground + 8000 sf below grade	1,500 sf	3,500 sf	6,000 sf* 8,000 sf**	1,000 sf + 500 sf outdoors	6,000 sf* 8,000 sf**	^b 8000 sf above ground + 8000 sf below grade	3,500 sf	6,000 sf* 8,000 sf**	Same square footage as currently allowed <i>(except for tasting rooms & Winery I's are new uses)</i>
Tastings	^a In accordance with state law; limited to products produced on site.	Not allowed	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	^a In accordance with state law; limited to products produced on site.	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Remote tasting rooms not currently allowed; establish hours of operation.
Home Occupations	^a Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	^a Allowed	Not allowed	Not allowed	Current allowed – to be replaced with Winery I
Events	^b Accessory to nonresidential use	Not allowed	Up to 24/year with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 24/year with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Not allowed	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Not allowed	Up to 2/month with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 2/month with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
Water	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New condition: Winery III's must hook-up to an existing domestic public water system – preference for existing Group A systems
Access	Not specified	Not specified	¹ Direct access from an arterial ² Can be modified through CUP	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Not specified	Direct access from an arterial	Direct access from an arterial	New condition
Product Content	^{a,b} 60% from Puget Sound	Not specified	Not specified	Not specified	Not specified	Not specified	^{a,b} 60% from Puget Sound	60% of product to be processed to be grown on site.	60% of product to be processed to be grown on site.	Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on
Production	Required	Required	Required	Required	Not allowed	Required	^a Primary use must be crops or livestock ^b Limited to processing agricultural products; and 60% or more must be from Puget Sound counties.	Required	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Parking	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Not allowed	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 7-8 spaces)	Determined through CUP	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
Setbacks	75'	75'	75'	75'	Not specified	75'	75' from rural and residential zones	75'	75'	Current standard
KC Bus. License	Not specified	Required	Required	Required	Required	Required		Required	Required	New requirement. \$100/year.
Fines & Penalties	\$100 per event	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$100 per event	\$500/\$1000	\$500/\$1000	Increase from \$100 for 1st & \$500 for subsequent violations
Demonstration Project Review	n/a	n/a	n/a	n/a	3 years with annual review	3 years with annual review	n/a	n/a	n/a	Demon. project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive
Sales	^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed						^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed			

Issue/Condition	Rural Area - Current	Rural Area - Proposed			Rural Area - Demonstration Projects		Agricultural - Current	Agricultural - Proposed		Comments
		Winery I	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley Exhibit 2: Vashon Town Center	Winery III in Overlay B		Winery II	Winery III	
Type of Permit	Permitted ^a Conditional Use ^b	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted ^a Conditional Use ^b	Permitted	Conditional Use	Allowed square footage remains the same (except that tasting rooms & Winery I's are new uses)
Min. Lot Size	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	n/a	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres* 10 acres**	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	2.5 acres	4.5 acres* 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	^b 8000 sf above ground + 8000 sf below grade	1,500 sf	3,500 sf	6,000 sf* 8,000 sf**	1,000 sf + 500 sf outdoors	6,000 sf* 8,000 sf**	^b 8000 sf above ground + 8000 sf below grade	3,500 sf	6,000 sf* 8,000 sf**	Same square footage as currently allowed (except for tasting rooms & Winery I's are new uses)
Tastings	^a In accordance with state law; limited to products produced on site.	Not allowed	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	^a In accordance with state law; limited to products produced on site.	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Remote tasting rooms not currently allowed; establish hours of operation.
Home Occupations	^a Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	^a Allowed	Not allowed	Not allowed	Current allowed – to be replaced with Winery I
Events	^b Accessory to nonresidential use	Not allowed	Up to 24/year with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 24/year with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Not allowed	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Not allowed	Up to 2/month with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 2/month with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
Water	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New condition: Winery III's must hook-up to an existing domestic public water system – preference for existing Group A systems
Access	Not specified	Not specified	¹ Direct access from an arterial ² Can be modified through CUP	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Not specified	Direct access from an arterial	Direct access from an arterial	New condition
Product Content	^{a,b} 60% from Puget Sound	Not specified	Not specified	Not specified	Not specified	Not specified	^{a,b} 60% from Puget Sound	60% of product to be processed to be grown on site.	60% of product to be processed to be grown on site.	Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on
Production	Required	Required	Required	Required	Not allowed	Required	^a Primary use must be crops or livestock ^b Limited to processing agricultural products; and 60% or more must be from Puget Sound counties.	Required	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Parking	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Not allowed	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 7-8 spaces)	Determined through CUP	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
Setbacks	75'	75'	75'	75'	Not specified	75'	75' from rural and residential zones	75'	75'	Current standard
KC Bus. License	Not specified	Required	Required	Required	Required	Required	Required	Required	Required	New requirement. \$100/year.
Fines & Penalties	\$100 per event	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$100 per event	\$500/\$1000	\$500/\$1000	Increase from \$100 for 1st & \$500 for subsequent violations
Demonstration Project Review	n/a	n/a	n/a	n/a	3 years with annual review	3 years with annual review	n/a	n/a	n/a	Demon. project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive
Sales	^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed						^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed			

Issue/Condition	Rural Area - Current	Rural Area - Proposed			Rural Area - Demonstration Projects		Agricultural - Current	Agricultural - Proposed		Comments
		Winery I	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley Exhibit 2: Vashon Town Center	Winery III in Overlay B		Winery II	Winery III	
Type of Permit	Permitted ^a Conditional Use ^b	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted ^a Conditional Use ^b	Permitted	Conditional Use	Allowed square footage remains the same (except that tasting rooms & Winery I's are new)
Min. Lot Size	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	n/a	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres* 10 acres**	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	2.5 acres	4.5 acres* 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	^b 8000 sf above ground + 8000 sf below grade	1,500 sf	3,500 sf	6,000 sf* 8,000 sf**	1,000 sf + 500 sf outdoors	6,000 sf* 8,000 sf**	^b 8000 sf above ground + 8000 sf below grade	3,500 sf	6,000 sf* 8,000 sf**	Same square footage as currently allowed (except for tasting rooms & Winery I's are new uses)
Tastings	^a In accordance with state law; limited to products produced on site.	Not allowed	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	^a In accordance with state law; limited to products produced on site.	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Remote tasting rooms not currently allowed; establish hours of operation.
Home Occupations	^a Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	^a Allowed	Not allowed	Not allowed	Current allowed – to be replaced with Winery I
Events	^b Accessory to nonresidential use	Not allowed	Up to 24/year with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 24/year with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Not allowed	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Not allowed	Up to 2/month with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 2/month with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
Water	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New condition: Winery III's must hook-up to an existing domestic public water system – preference for existing Group A systems
Access	Not specified	Not specified	¹ Direct access from an arterial ² Can be modified through CUP	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Not specified	Direct access from an arterial	Direct access from an arterial	New condition
Product Content	^{a,b} 60% from Puget Sound	Not specified	Not specified	Not specified	Not specified	Not specified	^{a,b} 60% from Puget Sound	60% of product to be processed to be grown on site.	60% of product to be processed to be grown on site.	Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on
Production	Required	Required	Required	Required	Not allowed	Required	^a Primary use must be crops or livestock ^b Limited to processing agricultural products; and 60% or more must be from Puget Sound counties.	Required	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Parking	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Not allowed	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 7-8 spaces)	Determined through CUP	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
Setbacks	75'	75'	75'	75'	Not specified	75'	75' from rural and residential zones	75'	75'	Current standard
KC Bus. License	Not specified	Required	Required	Required	Required	Required	Required	Required	Required	New requirement. \$100/year.
Fines & Penalties	\$100 per event	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$100 per event	\$500/\$1000	\$500/\$1000	Increase from \$100 for 1st & \$500 for subsequent violations
Demonstration Project Review	n/a	n/a	n/a	n/a	3 years with annual review	3 years with annual review	n/a	n/a	n/a	Demon. project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive
Sales	^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed						^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed			

Issue/Condition	Rural Area - Current	Rural Area - Proposed			Rural Area - Demonstration Projects		Agricultural - Current	Agricultural - Proposed		Comments
		Winery I	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley Exhibit 2: Vashon Town Center	Winery III in Overlay B		Winery II	Winery III	
Type of Permit	Permitted ^a Conditional Use ^b	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted ^a Conditional Use ^b	Permitted	Conditional Use	Allowed square footage remains the same (except that tasting rooms & Winery I's are new)
Min. Lot Size	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	n/a	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres* 10 acres**	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	2.5 acres	4.5 acres* 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	^b 8000 sf above ground + 8000 sf below grade	1,500 sf	3,500 sf	6,000 sf* 8,000 sf**	1,000 sf + 500 sf outdoors	6,000 sf* 8,000 sf**	^b 8000 sf above ground + 8000 sf below grade	3,500 sf	6,000 sf* 8,000 sf**	Same square footage as currently allowed (except for tasting rooms & Winery I's are new uses)
Tastings	^a In accordance with state law; limited to products produced on site.	Not allowed	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	^a In accordance with state law; limited to products produced on site.	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Remote tasting rooms not currently allowed; establish hours of operation.
Home Occupations	^a Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	^a Allowed	Not allowed	Not allowed	Current allowed – to be replaced with Winery I
Events	^b Accessory to nonresidential use	Not allowed	Up to 24/year with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 24/year with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Not allowed	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Not allowed	Up to 2/month with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 2/month with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
Water	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New condition: Winery III's must hook-up to an existing domestic public wather system – preference for existing Group A systems
Access	Not specified	Not specified	¹ Direct access from an arterial ² Can be modified through CUP	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Not specified	Direct access from an arterial	Direct access from an arterial	New condition
Product Content	^{a,b} 60% from Puget Sound	Not specified	Not specified	Not specified	Not specified	Not specified	^{a,b} 60% from Puget Sound	60% of product to be processed to be grown on site.	60% of product to be processed to be grown on site.	Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on
Production	Required	Required	Required	Required	Not allowed	Required	^a Primary use must be crops or livestock ^b Limited to processing agricultural products; and 60% or more must be from Puget Sound counties.	Required	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Parking	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Not allowed	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 7-8 spaces)	Determined through CUP	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
Setbacks	75'	75'	75'	75'	Not specified	75'	75' from rural and residential zones	75'	75'	Current standard
KC Bus. License	Not specified	Required	Required	Required	Required	Required	Required	Required	Required	New requirement. \$100/year.
Fines & Penalties	\$100 per event	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$100 per event	\$500/\$1000	\$500/\$1000	Increase from \$100 for 1st & \$500 for subsequent violations
Demonstration Project Review	n/a	n/a	n/a	n/a	3 years with annual review	3 years with annual review	n/a	n/a	n/a	Demon. project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive
Sales	^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed						^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed			

Issue/Condition	Rural Area - Current	Rural Area - Proposed			Rural Area - Demonstration Projects		Agricultural - Current	Agricultural - Proposed		Comments
		Winery I	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley Exhibit 2: Vashon Town Center	Winery III in Overlay B		Winery II	Winery III	
Type of Permit	Permitted ^a Conditional Use ^b	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted ^a Conditional Use ^b	Permitted	Conditional Use	Allowed square footage remains the same (except that tasting rooms & Winery I's are new uses)
Min. Lot Size	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	n/a	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres* 10 acres**	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	2.5 acres	4.5 acres* 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	^b 8000 sf above ground + 8000 sf below grade	1,500 sf	3,500 sf	6,000 sf* 8,000 sf**	1,000 sf + 500 sf outdoors	6,000 sf* 8,000 sf**	^b 8000 sf above ground + 8000 sf below grade	3,500 sf	6,000 sf* 8,000 sf**	Same square footage as currently allowed (except for tasting rooms & Winery I's are new uses)
Tastings	^a In accordance with state law; limited to products produced on site.	Not allowed	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	^a In accordance with state law; limited to products produced on site.	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Remote tasting rooms not currently allowed; establish hours of operation.
Home Occupations	^a Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	^a Allowed	Not allowed	Not allowed	Current allowed – to be replaced with Winery I
Events	^b Accessory to nonresidential use	Not allowed	Up to 24/year with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 24/year with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Not allowed	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Not allowed	Up to 2/month with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 2/month with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
Water	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New condition: Winery III's must hook-up to an existing domestic public water system – preference for existing Group A systems
Access	Not specified	Not specified	¹ Direct access from an arterial ² Can be modified through CUP	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Not specified	Direct access from an arterial	Direct access from an arterial	New condition
Product Content	^{a,b} 60% from Puget Sound	Not specified	Not specified	Not specified	Not specified	Not specified	^{a,b} 60% from Puget Sound	60% of product to be processed to be grown on site.	60% of product to be processed to be grown on site.	Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on
Production	Required	Required	Required	Required	Not allowed	Required	^a Primary use must be crops or livestock ^b Limited to processing agricultural products; and 60% or more must be from Puget Sound counties.	Required	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Parking	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Not allowed	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 7-8 spaces)	Determined through CUP	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
Setbacks	75'	75'	75'	75'	Not specified	75'	75' from rural and residential zones	75'	75'	Current standard
KC Bus. License	Not specified	Required	Required	Required	Required	Required		Required	Required	New requirement. \$100/year.
Fines & Penalties	\$100 per event	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$100 per event	\$500/\$1000	\$500/\$1000	Increase from \$100 for 1st & \$500 for subsequent violations
Demonstration Project Review	n/a	n/a	n/a	n/a	3 years with annual review	3 years with annual review	n/a	n/a	n/a	Demon. project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive
Sales	^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed						^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed			

Issue/Condition	Rural Area - Current	Rural Area - Proposed			Rural Area - Demonstration Projects		Agricultural - Current	Agricultural - Proposed		Comments
		Winery I	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley Exhibit 2: Vashon Town Center	Winery III in Overlay B		Winery II	Winery III	
Type of Permit	Permitted ^a Conditional Use ^b	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted ^a Conditional Use ^b	Permitted	Conditional Use	Allowed square footage remains the same (except that tasting rooms & Winery I's are new)
Min. Lot Size	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	n/a	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres* 10 acres**	^a 4.5 acres ^b 10 acres incl. at least 2.5 acres of agricultural production	2.5 acres	4.5 acres* 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	^b 8000 sf above ground + 8000 sf below grade	1,500 sf	3,500 sf	6,000 sf* 8,000 sf**	1,000 sf + 500 sf outdoors	6,000 sf* 8,000 sf**	^b 8000 sf above ground + 8000 sf below grade	3,500 sf	6,000 sf* 8,000 sf**	Same square footage as currently allowed (except for tasting rooms & Winery I's are new uses)
Tastings	^a In accordance with state law; limited to products produced on site.	Not allowed	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	^a In accordance with state law; limited to products produced on site.	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Allowed with ltd. hrs: Mon-Th: 11am – 5pm F-Sun: 11am – 9 pm	Remote tasting rooms not currently allowed; establish hours of operation.
Home Occupations	^a Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	^a Allowed	Not allowed	Not allowed	Current allowed – to be replaced with Winery I
Events	^b Accessory to nonresidential use	Not allowed	Up to 24/year with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 24/year with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Not allowed	No specific limit – conditions set with CUP w/ annual monitoring of impacts	Not allowed	Up to 2/month with TUP – max. size = 125 guests; parking accommodated onsite or managed through parking plan	Up to 2/month with TUP – max. size = 250 guests; parking accommodated onsite or managed through parking plan	Current limit is 2/month with Temporary Use Permit with no limit on number of guests
Water	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	^b Adhere to Public Health; exempt wells use water meter.	Adhere to Public Health standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New condition: Winery III's must hook-up to an existing domestic public wather system – preference for existing Group A systems
Access	Not specified	Not specified	¹ Direct access from an arterial ² Can be modified through CUP	Direct access from an arterial	Direct access from an arterial	Direct access from an arterial	Not specified	Direct access from an arterial	Direct access from an arterial	New condition
Product Content	^{a,b} 60% from Puget Sound	Not specified	Not specified	Not specified	Not specified	Not specified	^{a,b} 60% from Puget Sound	60% of product to be processed to be grown on site.	60% of product to be processed to be grown on site.	Currently, require 60% of product to be processed to be grown in Puget Sound counties for all wineries in both RA & A-zones – requirement changed for wineries in A-zone to be grown on
Production	Required	Required	Required	Required	Not allowed	Required	^a Primary use must be crops or livestock ^b Limited to processing agricultural products; and 60% or more must be from Puget Sound counties.	Required	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing
Parking	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Not allowed	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	Limited to 150% of minimum required (e.g. 7-8 spaces)	Determined through CUP	^a Not allowed as a business service. ^b Limited to 150% of minimum required spaces	Limited to 150% of minimum required (e.g. 8-9 spaces)	Determined through CUP	New requirement – changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq. ft. to 1/300 sq. ft.)
Setbacks	75'	75'	75'	75'	Not specified	75'	75' from rural and residential zones	75'	75'	Current standard
KC Bus. License	Not specified	Required	Required	Required	Required	Required		Required	Required	New requirement. \$100/year.
Fines & Penalties	\$100 per event	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$500/\$1000	\$100 per event	\$500/\$1000	\$500/\$1000	Increase from \$100 for 1st & \$500 for subsequent violations
Demonstration Project Review	n/a	n/a	n/a	n/a	3 years with annual review	3 years with annual review	n/a	n/a	n/a	Demon. project can be stopped prior to 3 yr. period if annual data indicates problems; can be extended to other areas if data positive
Sales	^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed						^a Accessory to wine/beer/liquor production; majority of sales from on-site production. ^b Not allowed			



Small Town. Real Life.

Office of the Mayor
Amy Ockerlander

June 18, 2018

Honorable Kathy Lambert
King County Council
King County Courthouse
516 Third Avenue, Room 1200
Seattle, WA 98104

Dear Councilmember Kathy Lambert,

Please accept this letter as formal comment of Proposed Ordinance 2018-0241.

Limiting remote tasting rooms, hours of operation, building sizes, and number of events and parking spaces may resolve some of the issues that have been identified in the Sammamish Valley Area that was studied for this ordinance. However, we believe that these new policies should be implemented in the Sammamish Valley Area only until the results are extensively reviewed, allowing temporary authorization to existing wineries, before considering applying them county wide.

Several wineries, breweries, distillers, and remote tasting rooms have selected other locations around the county to establish their brick and mortars. By implementing these new standards, some may not be able to meet the new structure requirements and others may be limited by hours of operation and numbers of events that are inconsistent with standards of other businesses in the same zone, forcing them to close their doors.

Agricultural land should be used for agricultural purposes, but requiring 60% of a winery's product to be produced on site is not reflective of the grape production in the Puget Sound region. Of the 55,000 acres of Washington land that is planted with grapes, under 200 acres were grape producing land in the Puget Sound region in 2011. Some vineyards may be successful in this region but limiting the source of a winery's grapes to one region will only hinder the quality of the product many of our strong wineries located on agricultural land are able to produce.

Cherry Valley Winery, just over one mile east of Duvall city limits, provides a destination for Duvall residents and businesses for events but also sells their products in Duvall restaurants and stores. Patrons of businesses like these stop through our town and provide much needed tourism to our community. Removing or hampering businesses around noncontiguous UGA cities hinders our economic stability.

While we would be happy to invite these thriving businesses into our community, by removing these rural destinations and venues we will lose not only the economic development but our access to some of

the beautiful rural areas of our region. We support legally operating businesses in and around our community but believe that regulations should be fair and reasonable. Policies such as this proposal have a large potential for unintended consequences for businesses and communities that were not studied.

Please reconsider applying the results of the Sammamish Valley Area Study to the entire county before the impact of this demonstration project can be fully reviewed and the impacts of these policies on other regions in the county can be thoroughly studied.

Sincerely,



Amy Ockerlander
Mayor, Duvall

cc King County Council Planning, Rural Service and Environment Committee Members and Staff
King County Executive Dow Constantine



July 12, 2018

King County Councilmembers
516-3rd Avenue
Seattle, WA 98104

Re: Proposed King Council Ordinance 2018-0214 for Wineries, Breweries and Distilleries.

Dear Councilmembers:

Thank you for reviewing our comments and considering them in your amendments to the above referenced ordinance.

Castillo de Feliciano was started by Dr. Samuel Castillo, who for many years was the country dentist for the Snoqualmie Valley. He served his community, judiciously saved his earnings, and was finally able to retire. He took his life savings and purchased property in Walla Walla, building a winery, a production facility and planted vineyards. His son Christopher earned a Viticulture degree and is the primary winemaker, daughter Kara manages the Woodinville tasting room, and Deborah their mother and Sam's wife is the guiding force. This is truly a family-owned winery.

Sam soon realized that his primary clientele was not located in Walla Walla and that he would have to find a location to sell their wine in order for the winery to survive and grow. Sam established their location at 15114-148th Street adjacent to the Tolt Pipeline in 2012. Castillo de Feliciano is one of the few pioneer tasting rooms in Sammamish

Valley, not just a recent implant looking for a quick profit. They have been located in the same location for over 6 years, care very much about being good neighbors, and work diligently to serve and benefit the community. They give philanthropically to numerous causes, including a key partnership with Providence Health in their cure for breast cancer.

Please take the following into your considerations:

Agricultural, Environmental and Tourism Connections:

- The proposed modifications to regulations related to wineries, breweries and distilleries should seek to support the wine and beverage industry in the Sammamish Valley and the broader unincorporated area, while protecting the Agricultural Production Districts.
- Our Winery is a burgeoning agriculturally based business, and our Woodinville location is an extension of those roots. We contribute financial value to the Sammamish Valley and our farming neighbors by bringing business and clientele to their doorsteps.
- Agritourism is also supported by small cities and communities in the Snoqualmie Valley, including Carnation, Duvall, and Fall City. Adult beverage facilities bring in customers that purchase products directly from farms. They hold farm to table dinners that source ingredients from local farmers.
- We don't create negative impacts to the groundwater, as all of our production is performed in Walla Walla under full compliance with Department of Ecology regulations.
- All customer-generated septic waste at our Woodinville location is contained and hauled off site to licensed disposal facilities. Provided the proposed zoning regulations support our continued use in the same location, we have an approved design by the KC Health department ready to implement.
- We have no plans for building or parking expansions, therefore there are no stormwater run-off impacts above the existing footprint, which has been in place since 1948.

Consensus between Stakeholders: Knowing there are competing interests between wineries and tasting rooms, landowners, farmers, and governmental agencies, we operate from a mode of collaboration, not competition. We want to positively contribute to solutions that erase the "us vs. them" mentality on this issue.

We are in favor of the regulations if properly amended, as long as it doesn't put any existing facilities out of business.

We all have common interests regarding mobility within the Sammamish Valley, including traffic and pedestrian safety concerns. Solving them together can result in productive outcomes for all involved, enhancing public safety. We understand the impervious issue (which is regulated in in KC code sections) but imposing a 150% limit on parking won't solve storm water impacts and will create negative parking overflow impacts into nearby neighborhoods.

Findings within Washington's Growth Management Act instructs Counties:

- To foster opportunities for small scale, rural based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational and tourist businesses.
- To create opportunities for businesses and allow them to expand.
- To identify and support industry clusters and sub-clusters within King County that may emerge as having significance to King County's economy (KC Planning Policy EC-3).

Our Request: Under the current proposal, our entire winery would go out of business. 70% of our wine sales occur at the Woodinville site, with 50% of sales after 5 pm. In addition, our tasting room is located on a parcel that is 1.9 acres, with direct access from the arterial. Since the proposed Winery 1 classification does not allow events, parking, or tasting and sales of wine, and requires production (which our winery performs at its State licensed facility in Walla Walla), we respectfully request the following amendments to be made by the King County Council:

Amendments to Winery II Classification in Ordinance 2018-0241:

1. Reduce minimum lot size from 2.5 acres to 1.25 acres.
2. Allow tasting hours Mon-Th from 11am-10 pm, Fri-Sun 11am-11pm
3. Events – All activities that occur within tasting hours are within normal operations and not considered events.
4. Remove the production requirement for Winery II.
5. Parking – Under this proposal Limited to 150% of minimum means we are limited to 1 car per 300 sf. Based on our building size, we would only be allowed to park 6 patrons at a time. We request a minimum parking requirement, rather than a maximum amount of parking stalls allowed.

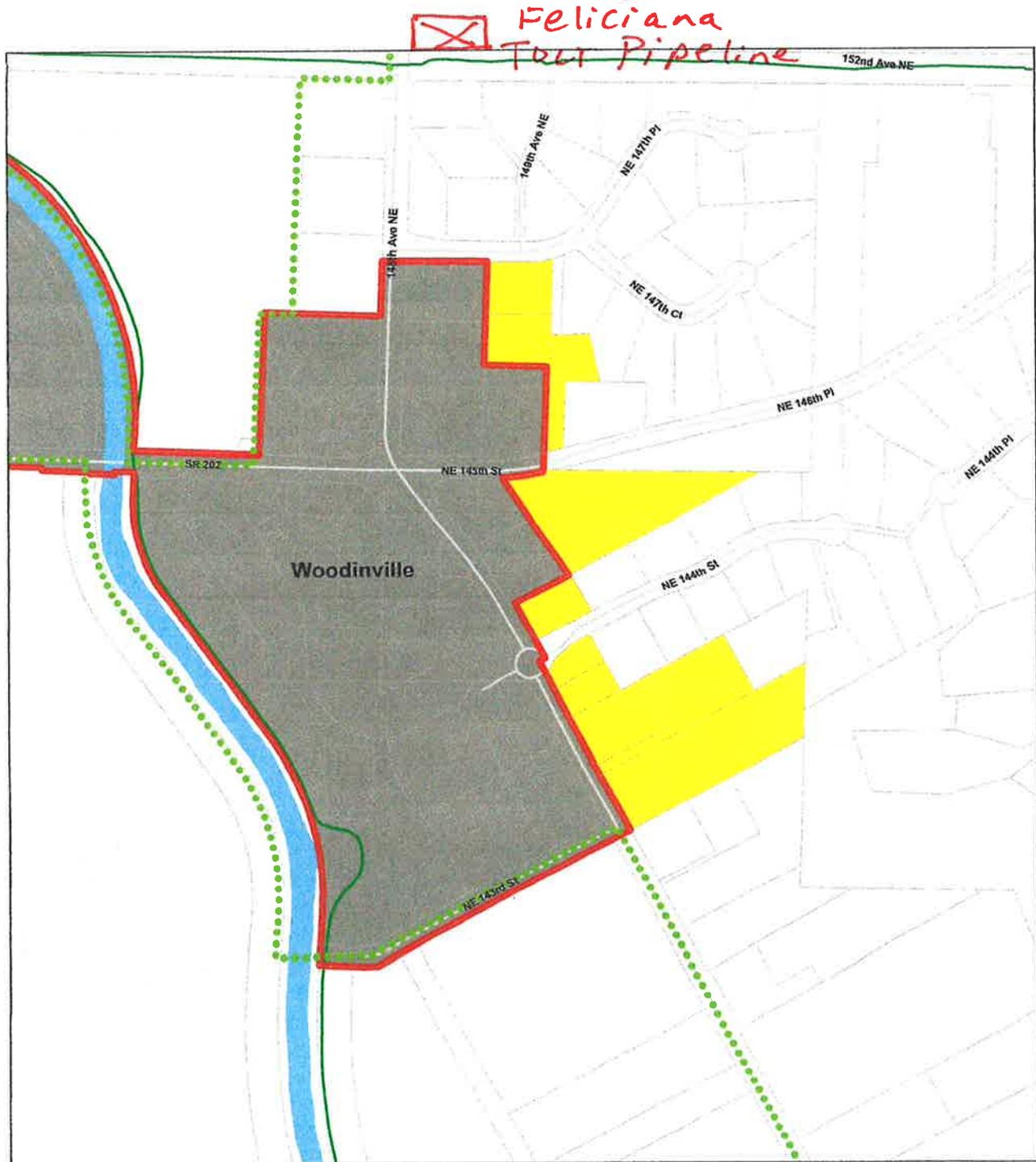
As an alternative to reducing parcel size, please extend the tasting room overlay to accommodate Feliciana (see attached map of Demonstration Overlays, May 2017), so that we may continue our existing use.

We appreciate your help in preserving the
Castillo de Feliciano Tasting Room in King County

Respectfully submitted,

*Samuel Castillo
Deborah Castillo
Christopher Castillo
Kara Castillo*

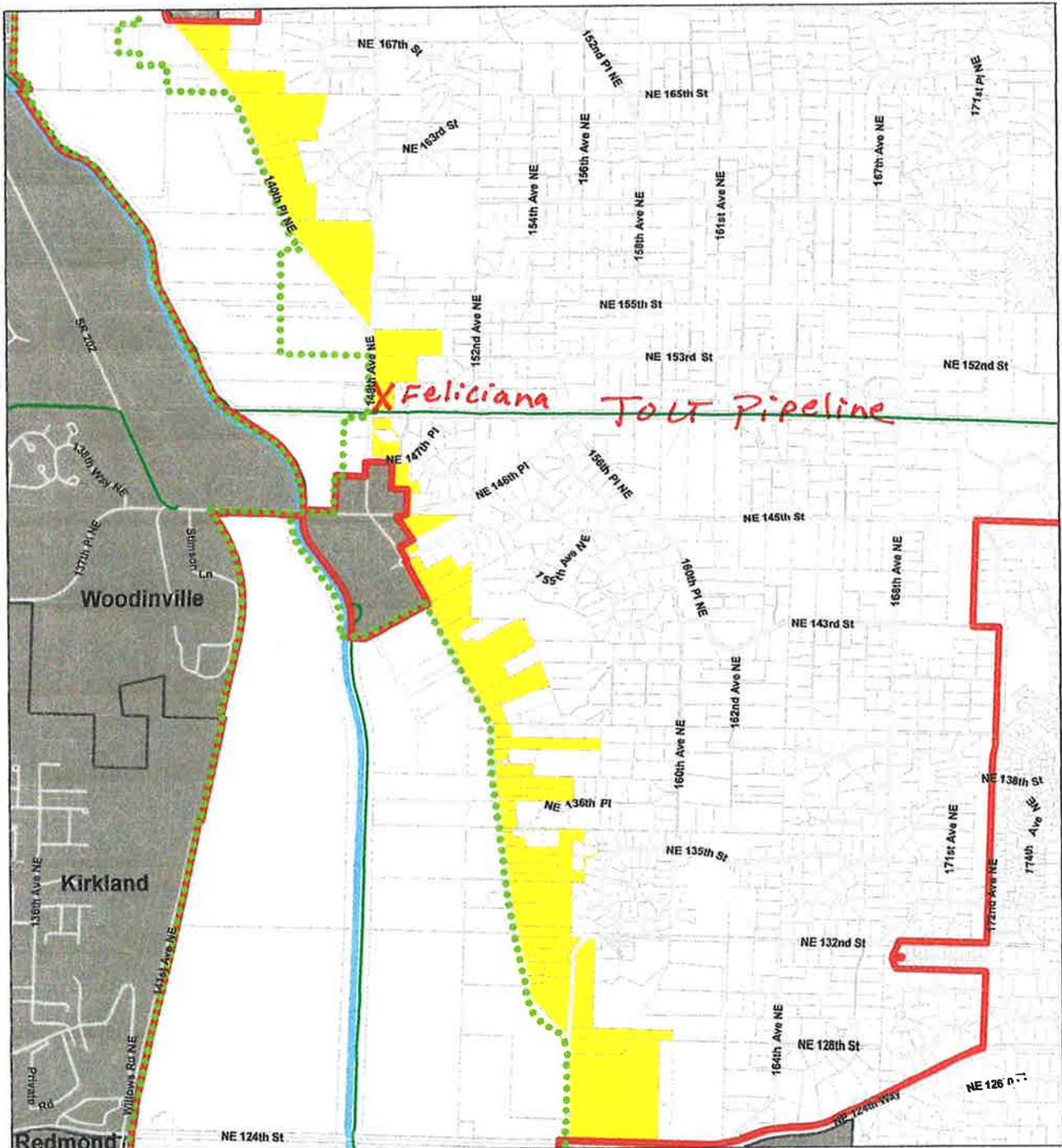
Demonstration Overlay A: Remote Tasting Rooms



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

-  Demonstration Overlay A
-  Agricultural Production District
-  Cities
-  King County Parcels
-  KC Urban Growth Boundary
-  Regional Trails

Demonstration Overlay B: Winery, Brewery, Distillery II Events



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

-  Agricultural Production District
-  Cities
-  King County Parcels
-  KC Urban Growth Boundary
-  Regional Trails



Issue/Condition:	Rural Area		Agricultural Zones			Demonstration Projects - Rural Area		Comments
	Winery I	Winery II	Winery III	Winery II	Winery III	Tasting Room in Overlay A Exhibit 1: Sammamish Valley - As depicted in Demonstration Overlays, King County Action Report May 2017 Exhibit 2: Vashon Town Center		Winery III in Overlay B
Type of Permit	Permitted	Permitted ¹ Conditional Use ²	Conditional Use	Permitted	Conditional Use	Permitted	Conditional Use	Allowed square footage remains the same (except that tasting rooms and Winery I's are new uses)
Min. Lot Size	n/a	2.5 1.25 acres	4.5 acres* 10 acres**	2.5 acres	4.5 acres* 10 acres**	n/a	4.5 acres* 10 acres**	Reduction in lot size for Winery II from current 4.5 acres
Max. Building Size	1,500 1,500 sf, 4,000 sf + 2,500 sf outdoors	3,500 5,000 sf + 2,500 sf outdoors	6,000 sf* 8,000 sf**	3,500 sf	6,000 sf* 8,000 sf**	1,000 3,500 sf + 500 1,500 sf outdoors	6,000 sf* 8,000 sf**	Same square footage as currently allowed (except for tasting rooms and Winery I's are new uses). <u>We request a clarification of the definition of the maximum building size, and that the building size limitation be increased or removed in order to recognize existing Tasting Room only locations.</u>
Tastings	Not Allowed with ltd hrs: Hrs: M-Th: 11am-510pm F-Sun: 11 am-911pm	Allowed with ltd hrs: Hrs: M-Th: 11am-510pm F-Sun: 11 am-911pm	Allowed with ltd hrs: Hrs: M-Th: 11am-510pm F-Sun: 11 am-911pm	Allowed with ltd hrs: Hrs: M-Th: 11am-510pm F-Sun: 11 am-911pm	Allowed with ltd hrs: Hrs: M-Th: 11am-510pm F-Sun: 11 am-911pm	Allowed with ltd hrs: Hrs: M-Th: 11am-510pm F-Sun: 11 am-911pm	Allowed with ltd hrs: Hrs: M-Th: 11am-510pm F-Sun: 11 am-911pm	Remote tasting rooms not currently allowed: establish hours of operation
Home Occupations	Not Allowed, not required	Not Allowed, not required	Not Allowed, not required	Not Allowed, not required	Not Allowed, not required	Not Allowed, not required	Not Allowed, not required	Currently allowed to be replaced with Winery I

Events	<p>Not Allowed. All winery related events are allowed in compliance with King County Noise and Parking Requirements.</p>	<p>Up to 24/year with TUP max. size = 125 guests; parking accommodated on-site or managed through parking plan. All winery related events are allowed in compliance with King County Noise and Parking Requirements</p>	<p>Up to 24/year with TUP max. size = 125 guests; parking accommodated on-site or managed through parking plan. All winery related events are allowed in compliance with King County Noise and Parking Requirements</p>	<p>Up to 2/month with TUP max. size = 125 guests; parking accommodated on-site or managed through parking plan. All winery related events are allowed in compliance with King County Noise and Parking Requirements</p>	<p>Up to 2/month with TUP max. size = 125 guests; parking accommodated on-site or managed through parking plan. All winery related events are allowed in compliance with King County Noise and Parking Requirements</p>	<p>Not Allowed. All winery related events are allowed in compliance with King County Noise and Parking Requirements</p>	<p>No specific limit – conditions set with CUP w/annual monitoring of impacts. All winery related events are allowed in compliance with King County Noise and Parking Requirements</p>	<p>Current limit is 2/month with Temporary Use Permit with no limit on number of guests. All winery related events are allowed in compliance with King County Noise and Parking Requirements.</p>
Water	Adhere to Public Health Standards	Adhere to Public Health Standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health Standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Adhere to Public Health Standards	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	New Condition: Winery III's must hook-up to an existing domestic public water system - preference for existing Group A systems.
Access	Not Specified	¹ Direct Access from or frontage on an arterial ² Can be modified through CUP	¹ Direct Access from or frontage on an arterial ² Can be modified through CUP	¹ Direct Access from or frontage on an arterial ² Can be modified through CUP	¹ Direct Access from or frontage on an arterial ² Can be modified through CUP	¹ Direct Access from or frontage on an arterial ² Can be modified through CUP	¹ Direct Access from or frontage on an arterial ² Can be modified through CUP	New Condition
Product Content	Not Specified	Not Specified	Not Specified	60% of product to be processed to be grown on-site in Washington State.	60% of product to be processed to be grown on-site in Washington State.	Not Specified	Not Specified	Currently, require 60% of product to be processed to be grown in Washington State Puget Sound counties for all wineries in both RA & A zones - requirement changed for wineries in A zone to be grown in Washington State on-site .

Production	Not Required	Not Required	Not Required	Required	Required	Not Required	Required	Production defined as including one or more of the following: crushing, fermentation, barrel/tank aging, and finishing.
Parking	Not allowed. <u>1 space per 300 SF of building size as a minimum</u>	Limited to 150% of minimum required (eg 8-9 spaces). <u>1 space per 300 SF of building size as a minimum.</u>	Determined through CUP. <u>1 space per 300 SF of building size as a minimum.</u>	Limited to 150% of minimum required (eg 8-9 spaces). <u>1 space per 300 SF of building size as a minimum.</u>	Determined through CUP. <u>1 space per 300 SF of building size as a minimum.</u>	Limited to 150% of minimum required (eg 8-9 spaces). <u>1 space per 300 SF of building size as a minimum.</u>	Determined through CUP. <u>1 space per 300 SF of building size as a minimum.</u>	New requirement—changing code requirement to be consistent with ratio for other retail uses (from 1/50 sq.ft. to 1/300 sq.ft.)- <u>1 space per 300 SF of building size as a minimum.</u>
Setbacks	75' 25'	75' 25'	75' 25'	75' 25'	75'-25'	Not Specified	75' 25'	Current Standard. *Apply to new tasting rooms or wineries and not to existing ones that are grandfathered in as previously permitted or allowed.
KC Bus. License	Required	Required	Required	Required	Required	Required	Required	New requirement - \$100/yr.
Fines & Penalties	\$500/\$1,000 <u>Compliance to occur within 24 months. Non-compliance fines = \$100/\$500</u>	\$500/\$1,000 <u>Compliance to occur within 24 months. Non-compliance fines = \$100/\$500</u>	\$500/\$1,000 <u>Compliance to occur within 24 months. Non-compliance fines = \$100/\$500</u>	\$500/\$1,000 <u>Compliance to occur within 24 months. Non-compliance fines = \$100/\$500</u>	\$500/\$1,000 <u>Compliance to occur within 24 months. Non-compliance fines = \$100/\$500</u>	\$500/\$1,000 <u>Compliance to occur within 24 months. Non-compliance fines = \$100/\$500</u>	\$500/\$1,000 <u>Compliance to occur within 24 months. Non-compliance fines = \$100/\$500</u>	Increase from \$100 for 1st & \$500 for subsequent violations.- <u>Compliance to occur within 24 months. Non-compliance fines = \$100/\$500.</u>
Demonstration Project Review	n/a	n/a	n/a	n/a	n/a	3 years with annual review-	3 years with annual review-	Demon. Project can be stopped prior to after 3 yr. period if annual data indicates problems; can be extended to other areas if data positive
								Our Sammamish Valley Coalition, D. Dalby, 07122018



King County

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

STAFF REPORT

Agenda Item:	7	Name:	Jenny Ngo
Proposed No.:	2018-B0136	Date:	July 17, 2018

SUBJECT

A briefing on the King Conservation District’s (KCD) 2017 Annual Report and the 2019 Program of Work¹ and Rates and Charges Budget² (POW).

SUMMARY

The 2015-2019 Interlocal Agreement (ILA) between King County and the KCD³ requires the KCD Advisory Committee to brief the King County Council on their findings and recommendations regarding the annual POW by August 1 of each year. The interlocal agreement also requires the KCD to provide the Council with an annual report of the work it has completed in the prior year no later than September 1 of each year.

The ILA does not require approval by the Council of either the 2019 POW or the 2017 Annual Report; therefore, no action is needed at this time.

BACKGROUND

The KCD was established in 1949 by the Washington State Conservation Commission (WSCC)⁴ to provide landowners with assistance to protect and enhance natural resources. The KCD is an independent, non-regulatory agency that partners with private landowners, member jurisdictions, and non-profit organizations to provide stewardship services. The KCD is led by an all-volunteer, five-member Board of Supervisors. Three of the Boardmember seats are elected, while the other two are appointed by the WSCC. The Boardmembers contribute local perspectives on important natural resource

¹ According to the ILA, “Annual Program of Work” means a detailed statement or description of the conservation programs and activities to be undertaken by the District for a particular calendar year using a system of rates and charges authorized and imposed by the County for the benefit of the District pursuant to the requirements of RCW 89.08.400 and .405. An Annual Program of Work will include a budget, broken out by major activities, identifying the anticipated expenditure of the rates and charges for the District’s conservation programs and activities described in the Annual Program of Work.

² According to the interlocal agreement, “Rates and Charges Budget” means a budget, broken out by major activities, that describes the District’s projected expenditure of the rates and charges for the District’s programs, and activities for a calendar year subject to this Agreement.

³ Ordinance 17938

⁴ An agency created to assist and guide conservation district activities in Washington State

management and conservation issues, seek feedback about conservation programs from District residents, set District policy, and direct the District work plan and budget.⁵

The KCD currently serves 35 jurisdictions, which includes 34 cities and unincorporated King County. The KCD provides a number of services that promote conservation through demonstration projects, educational events, and technical assistance. The services that the KCD provides focuses on the regional food system, rural agriculture, urban agriculture, rural small lot forest health management, urban forest health management, shorelines and riparian habitats, landowner incentives, membership jurisdiction grants, and community engagement.

Interlocal Agreement between King County and the KCD

The ILA between King County and the KCD provides a framework for the two entities to continue to cooperatively undertake and fund natural resource conservation programs, projects, and activities that are consistent with and reflective of the priorities recommended by the 2013 Conservation Panel and Task Force Report⁶ and by the KCD Advisory Committee. The ILA is a five-year agreement that will expire in December 2019.

The ILA required the KCD to convene an Advisory Committee consistent with the recommendations of the 2013 Conservation Panel and Task Force report. The Advisory Committee composition was crafted to reflect the KCD's commitment to private landowners and to programmatic efforts, and to include a number of representatives from the incorporated member jurisdictions; per the ILA, required representation⁷ includes, at a minimum:

- the KCD Board Chair,
- a representative of the King County executive branch,
- a representative of the King County legislative branch,
- a representative of a governmental or non-governmental organization that specially promotes equity and social justice (to be appointed by the County Executive and confirmed by the County Council),
- a representative of the city of Seattle,
- a representative of the city of Bellevue,
- three elected officials from other King County cities (selected by the Sound Cities Association),
- a rural landowner (selected by the KCD),
- an urban landowner (selected by the KCD),
- a representative from the King County Agriculture Commission,
- a representative from the King County Rural Forest Commission, and
- an Environmental Non-Governmental Organization (NGO) representative (selected by KCD).⁸

⁵ King Conservation District: <http://kingcd.org/about-us-board-of-supervisors.htm>

⁶ Conservation Panel and Task Force Report: <http://www.kingcd.org/pdf/conservation-panel-and-task-force-common-set-of-recommendations.pdf>

⁷ ILA Section: III.A.4(a)

⁸ See Attachment 5 for a list of current Advisory Committee members

The ILA requires the KCD to “cooperatively work” with the Advisory Committee “in every aspect” and specifically regarding the development of the annual POW.⁹ Similarly, the Advisory Committee is required to advise and provide a recommendation to the KCD on the annual POW.¹⁰ The Advisory Committee is also required to brief the County Council on their findings and recommendations regarding the POW. This briefing must occur annually by August 1 of each year.

Section III.A.4(d) of the ILA reads:

“The Advisory Committee shall advise the District on the Annual Program of Work and Rates and Charges Budget, and shall provide the District Board of Supervisors with a recommendation annually. Furthermore, the Advisory Committee shall also brief the King County Council on the Committee’s findings and recommendations with respect to the Annual Program of Work and Rates and Charges Budget annually, by no later than August 1, of each year.”

Additionally, when transmitting the annual POW to the Council by September 1 each year, the ILA also requires the KCD to provide the Council with an annual report of its work completed in the prior year.

Section III.A.5 of the ILA reads:

“The District shall provide by no later than September 1 of each year, copies of its Annual Program of Work and Rates and Charges Budget to King County. The District shall also provide annual reports at this time, detailing work completed the prior year. The annual reports shall describe progress achieved towards work plan goals and report any barriers towards achieving work plan goals. The Annual Program of Work, the Rates and Charges Budget and the annual reports shall be filed with the clerk of the council for distribution to the chair of the transportation, economy and environment committee, or its successor committee, to the executive, to each councilmember and to the lead staff for the transportation, economy and environment committee, or its successor committee.”

ANALYSIS

The 2019 POW will implement the fourth year of services required by the five-year ILA. The 2019 POW includes over \$6.15M in expenditures across its program and service areas at funding levels consistent with the 2015 POW, as required in the ILA.¹¹

The 2017 Annual Report describes the work the KCD completed in its third year of services under the five-year ILA. The 2017 Annual Report includes a direct comparison of the benchmarks adopted in the five-year plan versus 2017 actuals and 2015-2017

⁹ ILA Section: III.A.4(c)

¹⁰ ILA Section: III.A.4(d)

¹¹ ILA Section: III.A.1

actuals. This approach is intended to allow for a quantitative measurement of program performance. In program areas where 2017 actuals did not meet the expectations of the adopted annual benchmark, the Report outlines the lessons learned and program refinements that will be implemented moving forward in order to further achievement of the ILA goals. The Report also identifies areas where 2017 actuals have surpassed the annual and/or the five-year benchmarks, and highlights the success stories of what is working well.

The Annual Report also includes a side-by-side of the adopted budget in the 2017 POW and the actual 2017 expenditures.¹² While some program areas do have some minor variance compared to the adopted POW, the expenditures appear to be generally in alignment with the services intended to be provided in the ILA.

At today's briefing, KCD will present their report. The ILA does not require approval by the Council of either the 2019 POW or the 2017 Annual Report; therefore, no action by the PRE Committee is needed at this time.

ATTACHMENTS

1. KCD Transmittal Letter
2. 2019 Program of Work and Rates and Charges Budget
3. 2017 Annual Report
4. KCD PowerPoint Presentation
5. 2018 KCD Advisory Committee Membership

PRESENTING

1. Mayor John Stokes, City of Bellevue, and Advisory Committee Chair
2. Councilmember Brenda Fincher, City of Kent, and Advisory Committee Vice-Chair

ALSO INVITED

3. Chair Dick Ryon, Board of Supervisors, King Conservation District
4. Bea Covington, Executive Director, King Conservation District
5. Brandy Reed, Interagency Director Conservation Projects and Education Programs, King Conservation District
6. Deirdre Grace, Director of Engagement, King Conservation District
7. John Taylor, Assistant Division Director, Water and Land Resources Division, King County Department of Natural Resources and Parks

¹² Page 52 of the 2017 Annual Report in Attachment 3



1107 SW Grady Way Ste 130
Renton, WA 98057
425.282.1898
www.kingcd.org

July 6, 2018

The Honorable Dow Constantine
Executive, King County
King County Chinook Building
401 5th Ave., Suite 800
Seattle, WA 98104

Joe McDermott, Chair
Metropolitan King County Council
Room 1200, Courthouse
516 3rd Avenue
Seattle, WA 98104

Dear Executive Constantine and Chair McDermott:

Please find attached KCD's *2017 Annual Report* and *2019 Proposed Annual Program of Work and Rates and Charges Budget*. Our Annual Report documents the progress made during our third year of a five-year Implementation Plan under our Inter-Local Agreement with King County.

The *2019 Program of Work* outlines our fifth and final year under the current ILA. The focus of KCD's programs is to build a regional, sustainable and equitable food system, improve the health of our forests, neighborhood tree canopies, and shorelines, and ensure clean water for all.

The *2019 Annual Program of Work and Rates and Charges Budget* contain the same priority focus areas as in the previous Programs, with roughly the same budget levels. The priority focus areas were identified through the 2013 KCD/KC Conservation Panel and Task Force process.

Working hand in hand with King County, the KCD Advisory Committee and other partners, KCD made significant progress in its new programs and services in 2017, including:

- In **Regional Food**, KCD invested over \$175,000 in Strategic Initiatives to expand markets and awarded over \$600,000 in regional food grants. Strategic Initiatives included support for expanding farmers markets, direct marketing, and institutional purchasing of locally-produced food.
- The **Urban Forestry** program engaged with 15 King County cities to assess and improve canopies across the region.
- KCD's **Shoreline** program is providing greater outreach to cities to identify stewardship and conservation opportunities of the highest value on private property in proximity to every city.
- KCD's **Urban Agriculture** program declared 2017 *The Year of Hugelkultur* and educated hundreds of King County residents on this ancient and effective form of building soil from woody debris.
- **Rural Agriculture** lands benefited from a partnership between King County and KCD that resulted in agriculture drainage projects that brought 58 new acres of key farmland back into production and improved drainage on 327 acres.
- On private **Rural Forest** land, KCD in partnership with landowners planted over 20,000 trees.

BETTER
GROUND

We look forward to presenting the *2017 Annual Report* and *2019 Program of Work* at the July 17th King County Council Planning, Rural Service and Environment Committee. In the meantime, if we can answer questions, provide information, or be of assistance please let me or the KCD staff know.

Thank you again for your continued support of our goal to create ***better ground*** in King County.

Regards,

A handwritten signature in black ink, appearing to read "Dick Ryon". The signature is stylized with a large initial "D" and "R".

Dick Ryon
Chair, Board of Supervisors
King Conservation District

cc:

Councilmember Balducci	Burr Mosby, Vice-chair, KCD Board
Councilmember Dembowski	Bill Knutsen, Auditor, KCD Board
Councilmember Dunn	Max Prinsen, KCD Board
Councilmember Gossett	Jim Haack, KCD Board
Councilmember Kohl-Welles	Nancy Tosta, KCD Associate Board
Councilmember Lambert	Jason Salvo, KCD Associate Board
Councilmember von Reichbauer	
Councilmember Upthegrove	
Melani Pedroza, Clerk of the Council	



INTRODUCTION

The 2019 KCD Program of Work continues the progress made on initiatives identified as essential regional priorities by the Conservation Panel, Task Force, and KCD Advisory Committee. These include activities and partnerships that will help build a regional, sustainable, and equitable food system, improve the health of our forests, neighborhood tree canopies, shorelines and ensure clean water for all.

The 2019 Program of Work outlines the ways in which KCD will continue to implement its programs in year three of the five-year plan in response to guidance received from the KCD Advisory Committee.

THE CHALLENGES AND OPPORTUNITIES

As the pressures of climate change and population increases begin to be felt in common and extraordinary ways, our region is challenged to develop tools to adapt and succeed. Efforts are underway to understand and develop strategies to combat systemic barriers to healthy fresh food for all, expand tree canopies in dense neighborhoods and protect our rural forests, and ensure that our region's people, plants, and animals have clean water.

Conservation districts were created at the center of our nation's first national environmental crisis – the dust bowl. Our unique mission places us squarely in the center of many human-natural resource intersections. It's our job to help people understand why a healthy environment is essential to them and then give them the tools they need to do something about it, especially on the nearly 50% of land that's under private control. Growing stewards is what conservation districts do – wherever those stewards may

be – on the farm, in neighborhood backyards, or working alongside friends to restore a stream or park.

We provide broad messaging to elevate natural resource conservation among a diverse constituency. We teach workshops and classes and host tours of demonstration projects to bring essential information on stewardship to interested people. And we work hand-in-hand, often bringing financial resources, with landowners to help them steward natural resources on their land for the public's benefit. **Education, technical assistance, and cost-share**, it's how conservation districts help people build better ground.

In the face of climate change impacts, food production and access barriers, and development pressures on the natural environment, King Conservation District stands ready with our partners to continue to leverage the region's existing expertise and passion for this place and make a difference.

PROGRAMS AND SERVICES

The 2013 King Conservation District/King County Conservation Panel and Task Force roundtables examined the region's existing programs and identified specific needs that were not being addressed in natural resource conservation. In 2014 and 2015, KCD worked with a broad-based Advisory Committee to develop an implementation plan for work in the following areas:

- Regional Food System
- Rural Agriculture
- Urban Agriculture
- Rural Small Lot Forest Health Management
- Urban Forest Health Management
- Shorelines and Riparian Habitat
- Landowner Incentive Program
- Community Engagement
- Member Jurisdiction Grants

GUIDING PRINCIPLES

KCD's proposed guiding principles to direct and leverage our resources equitably and effectively include:

- Strive to fund projects and programs across a geographically diverse landscape
- Proposed projects are encouraged to address multiple natural resource priorities
- Proposed projects should seek to align with established regional policy and research and planning processes
- Proposed projects are encouraged to address economic as well as environmental challenges
- Projects are encouraged to address equity and social justice directly or indirectly
- We strive to coordinate with local jurisdiction conservation programs and initiatives where they exist

PARTNERSHIP

KCD is committed to delivering these regional programs in close collaboration with our Advisory Committee and other stakeholders. In order for KCD resources to have the greatest impact, we build partnerships that direct funds towards effective but underfunded existing programs, innovative pilot projects, and, especially, partnerships across municipalities, organizations, and individuals with congruent goals to build regional capacity and translate into on-the-ground improvements.

Criteria for grants, loans, services, and other resource allocation have been developed jointly by KCD staff and the KCD Advisory Committee, through the leadership of its Executive Committee, and through the KCD Board for consideration and action.



THE ROAD TO 2025

Welcome to King Conservation District's **2019 Program of Work!** Created in partnership with our 15 member Advisory Committee, and built on the foundation of a collaborative stakeholder driven process which identified natural resource gaps in the region, the **2019 Program of Work** is built from our **2015 Five-Year Implementation Plan**.

The **2019 Program of Work** outlines the final year of our Five-Year Implementation Plan. While the Program of Work speaks directly to the direction of our Implementation Plan, funded by Rates and Charges, sprinkled throughout the document are also the ways in which our work is adapting as the needs and demographics of King County change and evolve. Much of what KCD was directed to focus on in 2014 through the Conservation Panel and Task Force was nuts and bolts – on-the-ground restoration work. And the metrics established in 2015 reflect that.

The reality that has unfolded over the past three years is that KCD is increasingly being asked to serve as a convener, a lever, a connector whose local funding mechanism enables us to form partnerships that attract state and federal funds and resources that make those precious local dollars go farther.

Thus, KCD is striving to reach our 2015 commitments while responding agilely to the developing priorities of our partners and constituents in ways that expand our impact in the region. We are doing both – delivering on the ground improvements and providing expertise, resources, and infrastructure that enable and empower others to tackle the formidable natural resource challenges we all face.

To capture what's needed now and what roles KCD should continue or move toward in the future, we began an intensive and collaborative strategic planning exercise in the fall of 2017 across all our programs, old and new, that will continue into 2019 and inform our next five year plan. Currently, in the spring of 2018, we are engaging our Advisory Committee in that work and will expand that conversation to the broader community in the coming months – and in 2019, we will incorporate what we learn through that engagement into a full proposal to bring in front of the Metropolitan King County Council in the summer of that year.

The graphic following illustrates the KCD's strategic planning journey.

THE ROAD TO 2020



Washington's 44 conservation districts were created with the following mission:

Enabling Legislation - RCW 89.08

Whereas, there is a pressing need for the conservation of renewable resources in all areas of the state, whether urban, suburban, or rural, and that the benefits of resource practices, programs, and projects, ... should be available to all such areas; therefore, it is hereby declared to be the policy of the legislature to provide for the conservation of the renewable resources of this state, and for the control and prevention of soil erosion, and for the prevention of flood water and sediment damages, and for furthering agricultural and nonagricultural phases of conservation, development, utilization, and disposal of water, and thereby to preserve natural resources, control floods, prevent impairment of dams and reservoirs, assist in maintaining the navigability of rivers and harbors, preserve wildlife, protect the tax base, protect public lands, and protect and promote the health, safety, and general welfare of the people of this state...

As KCD embarked upon our Strategic Planning, we identified Theory of Change as an effective and appropriate tool for supporting the work ahead. Briefly, this tool enables an organization to reflect and analyze – to lay out what a program hopes to do, why they hope to do it, what assumptions they hold about the program, and what they hope to accomplish through the program. It is a tool that will allow KCD to:

- Articulate connections between program activities and intended outcomes
- Highlight the importance of pathways- how to connect what we are doing with what we hope to accomplish
- Draw distinctions between outcomes we can directly affect and those that we contribute to

In developing our process, we established the following underlying assumptions:

- KCD has a historic book of work that is appropriate and should likely continue
- The focus of KCD's programs (either directly or indirectly) are King County residents and rate payers
- Refining and retargeting existing programmatic activities could improve effectiveness (new program areas may not be needed)
- Program and focus areas are bound by the constraints/limits outline in the RCS

As we move through 2019, in addition to the activities outlined here in our Program of Work, KCD staff will continue this strategic planning conversation with our existing and new stakeholders. We are committed to a 2020-2025 plan that responds to evolving community needs and priorities and expands the partnerships that improve the quality of life for King County residents.

REGIONAL FOOD SYSTEM



In 2015, the King Conservation District established the **Regional Food System Program** based on the King County Kitchen Cabinet and the Puget Sound Regional Council action plans, and on personal engagement with a wide range of local food system advisors. Drawing on this community input, KCD is implementing a series of initiatives that will contribute to the economic viability of local farmers, encourage more new farmers, expand acreage in food production, improve food access, and increase demand for local farm products.

The 2019 KCD budget includes ongoing funding for the Regional Food System Grant Program. Eligible applicants include farmers, producer networks, governments, marketing cooperatives, farmers market, and nonprofit organizations.

PROGRAM RESOURCES

In 2019, King Conservation District will continue to work with partners and technical experts to further improve the Regional Food System Grant Program. Goals include to better sync this program to increase ability for grant applicants to leverage these funds to bring other resources to the region, including funding from the USDA, EPA, and state sources. Program staff in 2019 will include a full time Program Manager, support from a Program Assistant, and other KCD staff support, as needed.

PROGRAM AND SERVICES

This Grant Program seeks to fund a wide range of efforts to strengthen the food system in accordance with the below selection criteria developed by KCD staff and Board in collaboration with the KCD Advisory Committee.

Anticipated Rates & Charges Expenditure	2018	2019
Staff, Consulting	\$196,500	\$196,500
Grant Funds	\$900,000	\$900,000
	\$1,096,500*	\$1,096,500*

* Current funded activities include Farm Planning and Outreach staff and contractor support time

GRANT SELECTION CRITERIA

1. Provides direct benefit for food producers and agricultural lands:
 - a. Addresses infrastructure needs or gaps.
 - b. Targets natural resource priorities on farmland.
 - c. Increases demand for King County farm products.
2. Aligns with goals in the Kitchen Cabinet Action Plan and Puget Sound Regional Food Policy Action Plan.
3. Aligns with KCD guiding principles.
4. Project is sustainable and/or replicable.

DRAFT 2019 GRANT APPLICATION TIMELINE*

Early April	Letter of Intent deadline.
Late April	Invitations for full grant proposals.
May	Community Presentation Workshop.
June	Final proposal deadline.
September	Grant awards announced.

*Note that these dates may shift as we look at process improvements for 2019. A final timeline will be in place and announced in February 2019.

2019 STRATEGIC INITIATIVES

Strategic Initiatives are projects that:

- Are specific actions identified in regional planning goals and by numerous stakeholders
- Address critical steps toward meeting regional food system economic goals
- Could be accomplished by KCD staff or through contracted work, and
- Can be clearly defined as a specific project or activity.

Working with our Regional Food System Program Advisory Committee Working Group, we have identified a number of strategic initiative funding areas that address multiple stakeholder needs, and leverage stakeholder input for greater impact. These will be addressed through a separate RFP process, with a specific scope of services and budget, and will be addressed through a contract for services rather than a grant agreement and will cover the following topic areas:

- Direct Marketing Support
- Institutional Purchasing Support
- Farmers Market Manager Support
- Dairy Support
- Communities of Color Capacity Building

The people of King County appreciate the value and benefits of enjoying locally grown food. You see it at farmers markets, grocers, restaurants, wineries and breweries that promote food and beverages proudly made right here in our community. It's a way to support local farms, eat healthier, reduce our carbon footprint, and reflect our region's distinct culture. Together, we're making it possible for more people in King County to participate in our local food economy, creating a more sustainable and accessible source for locally grown food.



King County Executive Dow Constantine

2019 EQUIPMENT LOAN

KCD will continue to offer the loan of two new pieces of equipment to small farmers:

2017 GRANTS AWARDED

Organization	Project Title	Amount	Project Description
Pike Place Market Foundation	Pilot Individual Development Account Program for Beginning Farmers	\$16,050	Pike Place Market Foundation will pilot an individual development account program with a cohort of five second generation farmers at the Market in order to give farmers the ability to finance their farms through the combination of financial education and a savings incentive program. For more information contact Leigh Newman-Bell, Farm Development Coordinator, Leigh.NB@pikeplacemarket.org.
Goose and Gander Farm	Addressing the Farm Infrastructure Gap	\$99,919	Goose and Gander Farm will develop a shared aggregation and cold storage site for Snoqualmie Valley farms and farm organizations. For more information, contact Meredith Molli, meredithmolli@gmail.com
Snoqualmie Valley Farmers Cooperative	SnoValley Farmers Cooperative Market Boost Project	\$82,811	With the aim of moving the Snoqualmie Valley Farmers Cooperative to financial self-sufficiency, this project funds three items most crucial to the SVFC's success: a delivery vehicle, staff time for sales and marketing, and promotional materials. For more information, contact Brad Johnson, General Manager, snovalleycoop@gmail.com.
Shared Soil	Shared Soil	\$27,546	Shared Soil increases land access and supports collective farming practices by providing rentable farmland in Enumclaw, WA for beginner, immigrant, and socially disadvantaged farmers who are ready to transition off the Tilth Alliance Farm Works incubator and expand their farm businesses. For more information, contact Lily Gottlieb-McHale, lilygottliebmcchale@gmail.com.
Public Health – Seattle and King County	Gathering Around the Table for 'Dulet' - Building a Safe Meat Supply Chain by and for the East African Community in King County	\$97,500	Public Health – Seattle and King County seeks to replace an unsafe and sometimes illegal meat supply chain with a safe, legal, local, and culturally appropriate meat supply chain for King County's 100,000 person and growing East African immigrant population by working with a partnership of producers, processors, distributors, consumers and agencies. For more information, contact Dr. Eyob Mazengia, Eyob.Mazengia@kingcounty.gov.
Sno-Valley Tilth	Growing Farm Businesses	\$54,581	Sno-Valley Tilth as developed a three-strategy business training program focused on helping established producers in Snoqualmie Valley grow their farm operations and increase productivity through education, mentorship, and small-group consultations. For more information, contact Melissa Borsting, Executive Director, melissa@snovalleytilth.org.
King County Department of Natural Resources and Parks	Working Farmland Partnership Pilot Project	\$99,558	King County Department of Natural Resources and Parks will develop a pilot project to test the concept of a focused, multi-partner, ground-based effort to link farmers looking to establish or expand their farming business with landowners that want to bring underutilized land back into production. For more information, contact Mike Lufkin, Local Food Economy Manager, Michael.Lufkin@kingcounty.gov
The Food Innovation Network	Creating a Replicable & Scalable Pathway for South King County Urban Agriculture	\$53,539	The Food Innovation Network will improve land access and business opportunities for urban agriculture in South King County by: 1) by establishing the South King Urban Agriculture Network; 2) identifying and securing land for community gardens and urban farms; and 3) linking potential growers to land and resources for urban agriculture production and business development. For more information, contact Kara Martin, Program Manager, kara@foodinnovationnetwork.org.
Highline College	Highline College Community-Centered Urban Agriculture Program	\$75,902	Highline College will partner with the City of Des Moines to identify and increase the amount of farmable land for use by the College and the community in order to improve local food security, improve land use, and to provide a venue to educate and develop new farmers. For more information contact Bobby Butler, Urban Ag Program Manager, bbutler@highline.edu.

BENCHMARKS

Benchmarks for KCD's Regional Food System five-year Implementation Plan include:

KCD proposes to continue to deliver a robust program of grants and services that address the following regional goals:

- Production- More Food Acres and More New Farmers
- Demand- More Demand for Locally Grown Food
- Access- Greater Access to fruit and vegetables by most vulnerable in our communities

In 2019, KCD proposes to commit over \$1,000,000 to the expansion and stabilization of a sustainable, equitable, and resilient regional food system. In the 2016 awards, on average, each \$1 KCD has committed is leveraging an additional \$1.30. We look forward to working to further strengthen this leveraging power.



RURAL AGRICULTURE

United States Dept. Of Agriculture statistics show that King County farmers produced \$120 million worth of Agricultural products in 2012. About \$90 million of that total are food products. The county ranks 18th in value of agricultural production of the state's 39 counties. King County consumers spend \$6 billion on food.

Between 1992 and 2012, we lost nearly 31 million acres of land. That's 175 acres an hour, or 3 acres every single minute
American Farmland Trust

Farmers are the stewards of over 60,000 acres of farmed and farmable lands in King County. Enabling their stewardship of our shared water, soil, and habitat resources requires supporting those efforts in meaningful ways. Placing expensive regulatory burdens on farmers without committing the technical and financial resources to help land managers implement environmental practices runs the very real risk of losing that farmland to bankruptcy, abandonment, or development.

PROGRAM RESOURCES

King Conservation District has increased its support of rural farmers through both increasing the number of plans to self-selected clients as well as expanded pilot efforts on sub-basin targeting to improve water, soil, and habitat quality in watersheds that exhibit poor benchmarks.

Anticipated Rates and Charges Expenditure	2018	2019
Staff and Consulting	\$725,814	\$725,814
	\$725,814**	\$725,814**

* Current funded activities include Natural Resource Planning and Technical Assistance and Livestock Owners Workshops and Farm Tours

**See the Landowner Incentive Program section of this document for additional funding in the form of cost-share allocated for rural and urban agriculture stewardship practices.



PROGRAM AND SERVICES

- **Continue a multi-year plan to deploy targeted farm planning services** approach county wide to key targeted natural resource concern areas, for example, PIC approach-targeting water quality impaired sub-basins with significant commercial farming land use (5 -10 watersheds prioritized; may result in 10+ year plan).
KCD Staff
- **Continue targeting 1 natural resource concern area for outreach each 2 years**, ensuring a comprehensive approach to conservation
KCD Staff
- **Serving 250 farming customers in targeted natural resource areas** (90% result in site visits to assess natural resource concerns and solutions) across KCD's five-year Implementation Plan.
KCD Staff
- **Delivering 100 farm plans in targeted natural resource areas** (25% regulatory nexus; 10% Current/PBRS nexus; 65% stewardship nexus only) across KCD's five-year Implementation Plan.
KCD Staff
- **Connect land managers and farmers with financial assistance** to make identified improvements.
KCD Staff
- **Continue agricultural drainage services based on level of available funding.** When funding is secured, tasks will include landowner outreach and technical assistance, ranking and selecting drainage projects, managing contractors for dredging and waterway crossing projects, and collaborating with other organizations and agencies to promote drainage maintenance.
KCD Staff

BENCHMARKS

Benchmarks for KCD's Rural Agriculture five-year Implementation Plan include:

- **Maintain level of county-wide farm natural resource planning support.** This program currently addresses water quality, salmon habitat, and farm productivity goals, as defined through regional planning efforts and local, state, and national Best Management Practices.
 - 1000 farming service customers, 250 in priority sub-basin areas
 - Up to 450 farm conservation plans, of which 10 are dairy nutrient management plans, 100 are in priority sub-basin areas
 - Follow up on 750 farm plans to document implementation
 - Loan Manure Spreader to 150 landowners
- **Continue to build out a multi-year plan to deploy targeted farm planning services county-wide.** For example, target water quality impaired watershed sub-basins with significant commercial farming land use (5 -10 watersheds prioritized; may result in 10+ year plan). This will include quantitative monitoring to evaluate on-the-ground and in-the-water progress at reaching improvement goals.
- **Target 1 natural resource concern area for outreach each 2 years**, ensuring a comprehensive approach to conservation and investing in 3 areas over 5 years. (This program was in BETA in 2014, funded by outside grants)

COMMUNITY AGRICULTURE

“Urban agriculture can play an important role in increasing food security, building community, and improving the environment. Local governments occupy a key role in ensuring that cultivation, processing, and sales of locally-produced food occurs in appropriate locations with few barriers. Urban agriculture activities include home gardening in front and back yards, planting strips and roots; keeping livestock, beekeeping, larger urban farms, private and public community gardens, production and sale of value-added products like jams and pickles, and on-site sales of locally-produced food.”

Urban Agriculture Blueprint, Regional Food Policy Council

PROGRAM RESOURCES

King Conservation District works with our member jurisdiction cities, King County, Seattle Tilth, Cascade Harvest Coalition, Pike Place Market, the Regional Food Policy Council, and others across the food system spectrum to identify opportunities to develop urban agriculture.

Anticipated Rates & Charges Expenditure	2018	2019
Staff, Consulting and Demonstration Project Costs	\$173,871	\$173,871
Soil Testing	\$17,929	\$17,929
	\$191,800**	\$191,800**

* Current funded activities include soil testing within the District’s Nutrient Management Services Program

** See the Landowner Incentive Program section of this document for additional funding in the form of cost-share allocated for rural and urban agriculture stewardship practices. KCD will also look to the newly published Regional Food Policy Council 2014-2017 Action Plan for guidance and potential strategies.

PROGRAM AND SERVICES

- 1. Soil Fertility** - help urban farmers and gardeners understand how to manage soil fertility, including soil testing and cover cropping, food cycle, and natural resource cycles through practical workshops, site specific technical expertise, soil testing program, and pilot cover cropping incentives.
- 2. Farm friendly cities** - Continue to offer support to cities to review comprehensive plans and local regulations to target changes that help cities make updates to become more urban agriculture friendly.
- 3. Food growing in low income communities** - Continue to partner with cities, King County and community leaders on opportunistic, demonstration projects. Demonstration projects include CitySoil in Renton, Hillside Paradise Plots in Kent and community-based gardens across King County. Continue to partner with King County Wastewater Treatment Division to offer GrowCo to low-income-serving gardens.



BENCHMARKS

Benchmarks for KCD's Urban Agriculture five-year Implementation Plan include:

- **Continue to develop and build urban farming-related natural resource planning support** through coordination with member jurisdictions and the KCD Advisory Committee.
- **Continue to market and expand soil fertility services to promote responsible fertilizer practices** (increase gardener involvement by at least 100 new gardeners annually, engaging at least 500 new gardeners over 5 years); In 2015, KCD tested nearly 1,400 soil samples.
- **Grow current soil testing program and customers into a more comprehensive urban conservation program** focused on growing healthy local food and protecting and enhancing urban water quality.
- **Assist urban farm planning across the District** so that a total of 100 urban farms have received planning and other assistance across King County by the end of 2019.

For many city regions in relatively temperate climates, Urban Agriculture contributes much to the sustainability of the food needs of their cities and thus to urban sustainability. They could contribute more under two conditions: 1) that agricultural land and farming activities are really protected from unnecessary urban development such as industrial parks and residential subdivisions that still get parachuted in many developed countries onto prime, quality farmland, even with the support of governments; and 2) that more attention is given to the many new emerging forms of agriculture, particularly forms of agriculture that involve intensive small scale farms that have few negative environmental consequences.

*Christopher Bryant,
Professor, University of Montreal
The Nature of Cities*



RURAL SMALL LOT FOREST HEALTH MANAGEMENT

Forests cover two-thirds of the land area in King County, and over 364,000 acres of these forests are in private ownership. The residents of King County value these forestlands for their social, economic and ecological benefits: The recreational opportunities and scenic beauty afforded by forests are central to the quality of life in King County; Pacific Northwest forests are among the most productive in the world; and King County forests provide direct and tangible benefits to entire watersheds by intercepting, evaporating and transpiring rainfall, recharging groundwater and releasing storm water slowly to receiving waterways, sequestering carbon, and providing fish and wildlife habitat.



For these reasons, the King County Rural Forest Commission has recommended promoting and supporting the retention and enhancement of our valuable forested landscape by maintaining a strong focus on incentives and services for small lot forest owners.

King Conservation District works with small-lot forest landowners across unincorporated King County to increase the resilience of the forested landscape and capture the ecological, recreational and other values of forests by helping landowners actively manage forestlands and open space areas. KCD has expanded this effort by enhancing its partnerships with King County Department of Natural Resources and Parks, Washington State University (WSU) Cooperative Extension, and rural residential and small private forest landowners to protect and enhance woodlots and smaller stands of forest, reduce forest fragmentation, and capture the ecological benefits and in some cases the economic value of forests.

2019 PROGRAM RESOURCES

King Conservation District works with King County, WSU Cooperative Extension and other partners to continue implementing a program that promotes forest health on private lands through workshops, one-on-one education, and technical and financial incentives to plan and implement best management practices. Program resources needed are shown below.

Anticipated Rates & Charges Expenditure	2018	2019
Staff and Consulting	\$92,523	\$92,523
AmeriCorps Intern & Other contracted	\$52,500	\$52,500
Materials/supplies, facility rentals	\$10,000	\$10,000
	\$165,023**	\$165,023**

* Current funded activities include providing technical guidance, cost-share application development, and project materials to landowners and residents who independently plan and implement forest health management practices.

** See the Landowner Incentive Program section of this document for additional funding in the form of cost-share allocated for rural forest health stewardship practices.

2019 PROGRAM AND SERVICES

The range of opportunities includes:

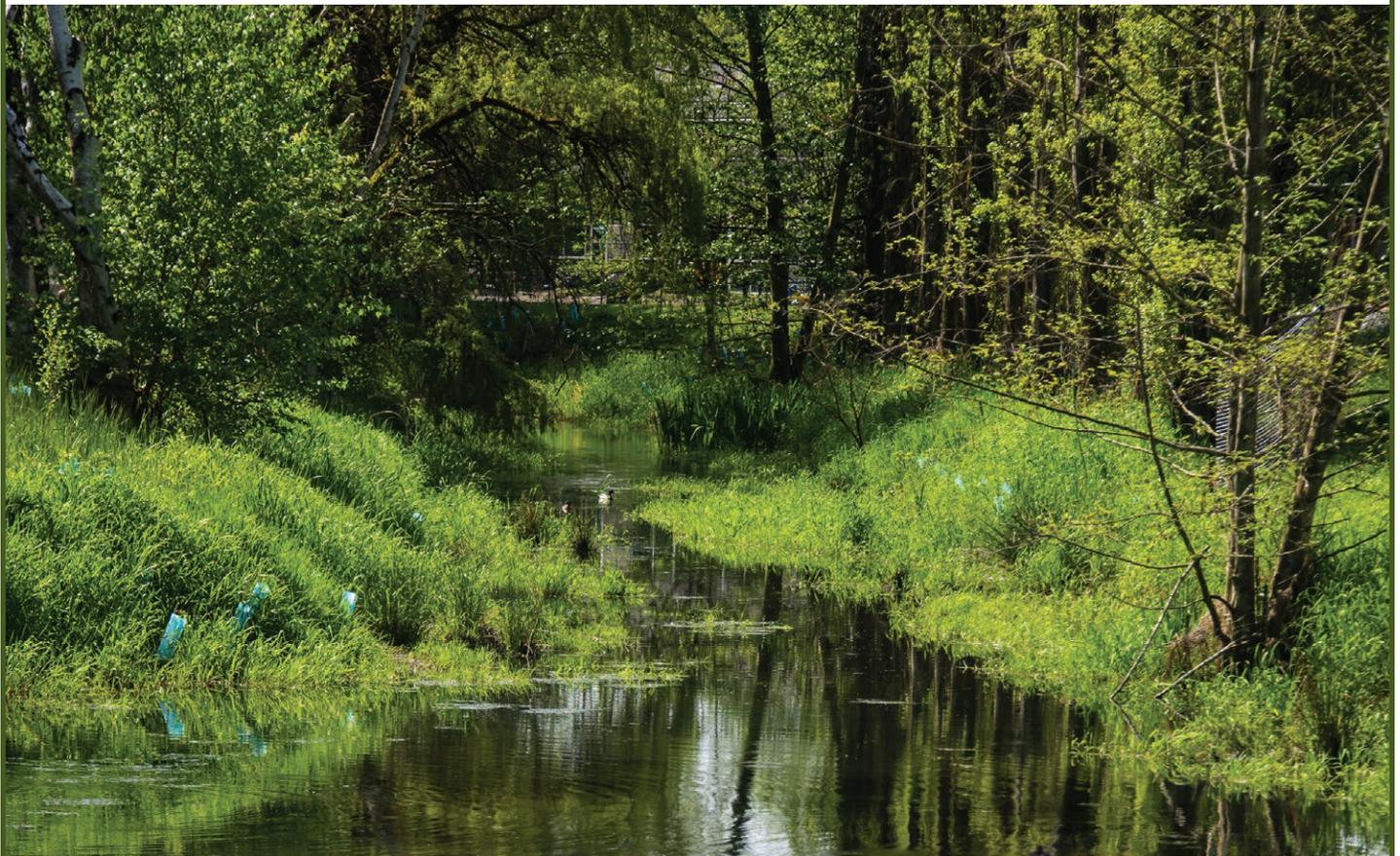
- **Support WSU Coached Forest Stewardship Workshops** in King County to rural non-commercial small forest landowners.
Washington Sate University (WSU) (Grant or Contract)
- **Target current and increased technical site assessment and support** services to non-commercial rural forest landowners (under 5 acres). Capitalize on synergistic opportunities on properties with combined farm and woodlot land uses (see Regional Food System section of this document.)
KCD Staff
- **Target new technical assistance and implementation services to homeowners associations** with Native Growth Protection Areas, forest buffers and other open space management areas.
KCD Staff
- **Conduct outreach to rural non-commercial small forest landowners** to directly market the range of forestry services available across agencies in King County.
KCD Staff in partnership with WSU, King County and others
- **Collaborate with local and regional service providers on enhancing economic development incentives to support small scale forestry** and on conservation programs that help maintain forest health in the urban/rural interface.
KCD Staff in partnership with WSU, KC and others
- **Collaborate with local and regional service providers on delivering regional fire fuels reduction efforts** to small non-commercial forest landowners.
KCD Staff in partnership with KC and others

BENCHMARKS

KCD will continue to deliver a robust program of outreach and technical services to the rural community. The goal is to help King County landowners implement forest health management practices on parcels where forest stands are under five acres. KCD will look for opportunities to increase contiguous acres of small acreage privately held forest stands that are actively stewarded and restored, where possible.

Benchmarks for KCD's Rural Forestry 5-year Implementation Plan include:

- 225 acres of woodlot treated and planted annually, a total of 1,125 acres over five year Implementation Plan
- 18,000 to 36,000 native trees and shrubs planted on forest land
- \$144,900 of private sector funding secured annually, for a total of \$724,500 private sector funding leveraged on forest health management
- 18 small forest landowners engaged annually, resulting in 90+ Small forest landowners engaged in planning and implementing best management practices through KCD technical services
- One WSU Coached Forest Stewardship Workshop annually held in King County, 5 workshops over the 5-Year Implementation Plan
- \$150,000 annually in KCD LIP cost-share funding awarded for contracts with small private forest landowners to implemented best management practices, \$750,000 over the 5-Year Implementation Plan



URBAN FOREST HEALTH MANAGEMENT

King Conservation District is tasked with one of the most interesting and multi-faceted opportunities facing any conservation district: to extend its traditional reach and work in the backyards, public easements, and parks and open spaces in the incorporated landscapes of the 34 cities we are proud to call our partners. Healthy trees and forests are important attributes in our communities – they increase property values, decrease crime rates, and bring well-studied health benefits to communities. Urban forestry programs across the country are expanding their historical focus on aesthetics and heat islands to include wildlife habitat in cities, storm water management, water quality improvement, pollution abatement and carbon sequestration.

KCD is working with local cities on tree canopy mapping and modeling projects to inform future urban forest and stormwater management practices in our region.

As managed growth concentrates development within the Urban Growth Boundary, healthy urban forests, tree canopies and street trees become even more necessary. KCD works to increase the resilience of urban tree canopies and capture the ecological, recreational and other values of green infrastructure by helping residents and landowners actively manage urban trees in yards and public open spaces. KCD will build on its successful partnerships with member cities to expand conservation of urban tree canopies and grow green infrastructure where it is deemed most needed.

PROGRAM RESOURCES

King Conservation District will continue working with our member jurisdictions and other partners to continue a program that increases street trees and urban tree canopy coverage and build green infrastructure in communities across King County. We will build on existing programs and utilize other available resources when available. The Urban forest Health Management Program resources needed are shown below.

Anticipated Rates & Charges Expenditure	2018	2019
Staff and Consulting	\$111,056	\$111,056
AmeriCorps Intern	\$13,575	\$13,575
Materials/supplies, facility rentals	\$30,000	\$30,000
	\$154,631**	\$154,631**

** Current funded activities include providing technical assistance, planning and implementation service, and project materials to jurisdictions and residents on urban forest health management projects.*

*** See the Landowner Incentive Program section of this document for additional funding in the form of cost-share allocated for urban trees, canopy and green infrastructure stewardship practices.*

PROGRAM AND SERVICES

The range of opportunities includes:

FOR LANDOWNER LITERACY

- **Provide workshops, classes and tours to neighborhood residents** on improving forest/tree ecosystem functions and values, enhancing wildlife habitat, reducing storm water runoff, and sequestering atmospheric carbon by planting and maintaining native trees and shrubs.

KCD Staff / WSU Cooperative Extension

- **Assist neighborhood residents, through increased levels of technical support**, on retaining and restoring their part of the neighborhood forest, improving neighborhood forest ecosystem functions and values, enhancing wildlife habitat, reducing storm water runoff, and sequestering atmospheric carbon by planting and maintaining native trees and shrubs.

KCD Staff in partnership with Member Jurisdictions

- **Support and/or coordinate public/private partnerships between private parcels and jurisdictions** on restoring buffers adjacent to public easements, parks and other neighborhood open space areas in cities.

KCD Staff in partnership with Member Jurisdictions

FOR SMALL & MEDIUM-SIZED JURISDICTIONS

- **Work with jurisdictions to explore opportunities for partnerships with jurisdictions on city forestry initiatives** including monitoring and maintaining healthy tree canopy, developing city forest retention and restoration strategic plans, and conducting public tree inventories & canopy assessments. Engagement on these topics will be through roundtables, K4C meetings, outreach to individual cities, and Urban Forestry Program RFPs.

KCD Staff in partnership with Member Jurisdictions

BENCHMARKS

Benchmarks for KCD's Urban Forest Health Management five -year Implementation Plan include :

- 14 acres annually for a total of 70 acres of urban forest/upland treated and planted
- 34,400 trees and shrubs planted annually, resulting in 1720,000 planted in urban areas over 5 years.
- \$324,400 of private sector funding annually, resulting in \$1,622,000 of private sector funding leveraged on urban forest/upland health annually
 - Work with a minimum of 3 King County cities annually, resulting in 15 King County cities over the 5-Year Implementation Plan, in a support and/or coordination role to plan and implement urban forest retention and restoration programs
 - \$150,000 KCD funds awarded annually, resulting in \$750,000 KCD funds awarded for projects consistent with the urban forest initiatives in partnership with member jurisdictions over the 5-Year Implementation Plan

SHORELINES AND RIPARIAN HABITAT

King County’s landscape is a diverse mosaic of mountains, forests, rivers, lakes, and marine habitats. The King Conservation District’s service area includes approximately 2,100 square miles of land, plus nearly 2,000 miles of freshwater and marine shorelines. Where more than 2/3 of the shoreline properties are held in private ownership, a century of intensive logging, agriculture and neighborhood development have degraded these aquatic habitats throughout the region. In 1999, Chinook salmon were listed as threatened under the Endangered Species Act, prompting concerted efforts to restore and protect lakes, rivers and streams. Ongoing concern for the health of Puget Sound has led to the Puget Sound Partnership Action Agenda strategies and priorities focused on protecting and improving freshwater and marine shorelines and near-shore and in-stream habitats.

Additionally, support for increased technical and educational assistance and capacity-building among shoreline property owners was recommended by the King Conservation District/King County Conservation Panel and Task Force. These regional initiatives acknowledge that efforts to recover the health of these aquatic systems require close collaboration with private property owners whose lands abut freshwater and marine shorelines. KCD currently works to protect and improve freshwater and marine shorelines in our region by helping landowners and residents steward these habitats and implement protection and enhancement practices. KCD has increased the number of acres and miles of enhanced freshwater and marine riparian habitat on private property engaging more landowners and residents through increased levels of education and technical services and financial incentives.

PROGRAM RESOURCES

King Conservation District works with our member jurisdictions and other local and regional partners to deliver a program that increases the acres and miles of enhanced freshwater and marine shoreline on private lands through workshops, one-on-one education, and technical and financial assistance for implementing best management practices. We build on existing programs and utilize other available resources when available. Program resources needed are shown below.

Anticipated Rates & Charges Expenditure	2018	2019
Staff and Consulting	\$536,921	\$536,921
AmeriCorps Intern & Crew & Other Contracted	\$292,210	\$292,210
Other Contracted	\$227,515	\$227,515
Materials/supplies, facility rentals	\$221,938	\$221,938
	\$1,278,584**	\$1,278,584**

** Current funded activities include planning, designing and implementing urban and rural residential and rural working lands freshwater and marine aquatic area enhancement projects; engineering and implementing fish passage barrier removal and stream restoration projects; recruiting and coordinating volunteer involvement on projects; providing technical guidance, cost-share application development, and project materials to landowners and residents who independently plan and implement aquatic area enhancement projects.*

*** See the Landowner Incentive Program section of this document for additional funding in the form of cost-share allocated for marine and freshwater shorelines stewardship practices.*

Puget Sound is a unique and vital part of our region. It nourishes our health, economy, environment, and quality of life. A healthy Puget Sound is essential to sustaining a vibrant economy, meeting our obligations to treaty rights, and supporting our need for connection to the natural world. But Puget Sound is in trouble.

Salmon populations are one-third as abundant as they were in 1908 and continue to decline.

Only 64 percent of the major rivers in Puget Sound meet water quality standards.

Hundreds of tons of toxic chemicals and metals end up in Puget Sound each year from cars, wood burning, household pesticide use, pharmaceuticals, and air emissions.

*Action Agenda
Puget Sound Partnership*

EXPANDED PROGRAM AND SERVICES

The range of opportunities includes:

FOR LANDOWNER LITERACY

- **Provide assistance to landowners and residents** in communities that are currently underserved or are disproportionately affected by pollution, including toxics and sedimentation, or habitat degradation.

KCD in Partnership with Member Jurisdictions/NGOs

FOR JURISDICTIONS

- **Continue to help jurisdictions meet their aquatic resource protection and enhancement objectives** through education, technical support and implementation services to landowners and neighborhood/community groups. The range of services to jurisdictions include community organizing, project planning, and implementation services.

KCD in Partnership with Member Jurisdictions/NGOs

- **Develop a *Member Jurisdiction Urban Shorelines Outreach Toolkit*** to help City Staff and KCD to work together and support each other in delivering aquatic area protection and enhancement services to urban homeowners and residents. Toolkit elements include City and KCD web materials and resources, publications, social media and other electronic format technical and informational content, City / KCD collaboration events and opportunities.
- **Support jurisdiction efforts to improve freshwater and marine shoreline habitat** in parks and on other public properties. These efforts, currently offered as a contracted service, could be increased. Jurisdiction investments could be augmented by working with landowners of adjacent private holdings.

KCD in Partnership with Member Jurisdictions/NGOs

- **Support jurisdiction efforts in targeted shoreline outreach, education and technical services** that promote and support enhanced shoreline buffers and reduced pollutants in surface water runoff.

KCD in Partnership with Member Jurisdictions/NGOs

BENCHMARKS

Benchmarks for KCD's Shoreline and Riparian Habitat five-year Implementation Plan include:

- 3.6 miles of shoreline replanted and enhanced annually, 18 miles over the 5-Year Implementation Plan
- 47 acres of riparian corridor replanted and enhanced, 235 acres over the 5-Year Implementation Plan
- 115,100 native trees and shrubs planted, 575,500 over the 5-Year Implementation Plan
- 220 freshwater aquatic area landowners engaged in learning about, planning and implementing aquatic area planting and enhancement practices, 1,100 over the 5-Year Implementation Plan
- 120 marine shoreline aquatic area landowners engaged in learning about, planning and implementing aquatic area planting and enhancement practices, 600 over the 5-Year Implementation Plan
- 20 freshwater aquatic area planting and enhancement projects planned and implemented by KCD, on a combination of neighborhood and rural residential lands, 100 over the 5-Year Implementation Plan
- 4 to 8 CREP projects annually, 20 to 40 Conservation Reserve Enhancement Program projects planned and implemented over the 5-Year Implementation Plan
- \$112,500 annually, \$562,500 KCD LIP cost-share funds awarded for contracts with freshwater and marine aquatic area landowners to implement freshwater and marine shoreline planting and enhancement practices in neighborhoods and rural areas

LANDOWNER INCENTIVE PROGRAM

The Landowner Incentive Program is a financial incentive tool that supports best management practices on private property by sharing the cost of implementing those practices between the public and private sector. The ratio of public and private investment in implemented practices depends upon the benefit received by each. Examples of practices supported by the KCD LIP include installing fences to protect streams and wetlands by excluding domesticated livestock, building manure bins to protect water quality by storing and composting livestock waste, installing native plant buffers along streams, wetlands and marine shorelines to enhance fish and wildlife habitat, etc. The LIP program supports KCD's other programs outlined in this Implementation Plan. This cost breakout is a list of the KCD Proposed Program of Work Programs and the LIP allocations assigned to each.

PROGRAM RESOURCES

King Conservation District has increased our region's capacity to protect and enhance natural resources by providing financial incentives complementary to our technical programs and services that support private landowners in meeting the region's expectations that common resources, such as water quality and fish and wildlife habitat be protected and enhanced for the public benefit. We will build on existing programs and utilize other available resources when available. Program resources needed are shown below.

Anticipated Rates & Charges Expenditure	2018	2019
Staff and Consulting	\$180,932	\$180,932
Cost share (landowner matching funds)	\$656,250	\$656,250
Rural Forest Health	\$150,000	\$150,000
Urban Trees, Canopy and Green Infrastructure	\$150,000	\$150,000
Shorelines/Riparian (Marine & Freshwater)	\$112,500	\$112,500
Rural and Urban Agriculture (Water Quality Protection)	\$243,750	\$243,750
	\$837,182	\$837,182

** Current funded activities include awarding and administering cost-share funding.*



COMMUNITY ENGAGEMENT

The Community Engagement program supports the other King Conservation District programs through program marketing, outreach, and communication. In addition, Community Engagement works to raise literacy among residents, public agencies, and non-profits about the services we provide, the impact of our organization, and ways in which we partner with people and organizations. Community Engagement works closely with our Advisory Committee to ensure broad regional perspectives are included in policy development and guidance to the KCD Board of Supervisors.



MEMBER JURISDICTION GRANTS

King Conservation District awards grants to local governments, nonprofit organizations, tribes, and other agencies to improve natural resources and increase regional conservation. District funds are collected from an annual, per-parcel assessment or rate and charge for projects in partnership with Member Jurisdictions and/or the three watershed forums. These monies support high-impact projects in both urban and rural areas and are often matched with funding from state, federal, and other sources.



OPERATIONS PROGRAM

KCD's Operations Program includes those activities that focus on managing and evaluating the administrative policy and programs for all assignments, developing administrative and management policies as they affect employees, budgets, logistics and management as well as providing operational and analytical support. By facilitating the flow of information among human resources, accounting, inventory control, and other assets, planning and decision making can be made easier. Operation's focus is on efficiency and effectiveness of processes. Therefore, operations management includes measurement and analysis of internal processes. The Operations team makes recommendations and works collaboratively with the Board of Supervisors and Staff on projects.

KCD RATES AND CHARGES BUDGET

KCD PROPOSED BUDGET	2019
FOOD AND FARMING	
Local Food System	\$1,096,500
Rural Farm Planning Services	\$725,814
Urban Farm Planning Services	\$191,800
FORESTRY SERVICES (URBAN/RURAL)	\$319,654
SHORELINE AND RIPARIAN SERVICES (URBAN/RURAL)	\$1,278,584
LANDOWNER INCENTIVE PROGRAM (URBAN/RURAL)	\$837,182
MEMBER JURISDICTION GRANTS AND SERVICES PROGRAM <i>including grant administration</i>	\$1,296,507
COMMUNICATIONS, OUTREACH, ADVISORY COMMITTEE	\$404,999
TOTAL	\$6,151,042

The table above represents KCD's rates and charges revenue only. KCD also receives funds through grants and other sources.



KING CONSERVATION DISTRICT – PROGRAM LEADS

BEA COVINGTON, Executive Director

Bea joined KCD as its Executive Director in October 2016. Bea is an agricultural and natural resource economist with over 25 years' experience in public policy, project and nonprofit management, impact analysis, monitoring and evaluation, and participatory community development. Bea's work as a natural resource economist has focused on regulatory impact assessment, benefit cost analysis, natural resource and ecosystems services valuation and farming systems analyses. Before joining KCD, Bea served as a Senior Stabilization Advisor and Team Lead with USAID- Afghanistan. There, she developed and applied a methodology to track the impact of over \$200 million in stabilization spending and created a tool that was used to assess stability conditions and gauge the impact of program interventions across 35 districts. Closer to home, Bea has worked on projects in Washington, Oregon, and Alaska. Bea holds Masters degrees in Agricultural and Natural Resource Economics and Agricultural Education and Communication and is proficient in both French and Modern Standard Arabic. When she's not leading the team at KCD, Bea can be found learning to fly fish with her husband John.

BRANDY REED, Interagency Director, Implementation and Education

Brandy joined KCD in 1996. She serves as the District's Interagency Director and Senior Program Manager for Implementation and Education. Brandy offers nearly three decades of dedication and experience in conservation and education, as well as deep commitment to management of financial and staff resources in fiscally challenging environments. As part of the District's management team, Brandy supervises and coordinates the duties and activities of field staff, including the freshwater and marine habitat restoration and enhancement efforts of the District's and the KCD Native Plant Nursery. In recent years, Brandy has worked on regional efforts to help Puget Sound Conservation Districts align programs and services with regional priorities, and has supported some significant District-level projects, including implementation of a Rates and Charges funding system. Her education includes a BS in Outdoor Education and Environmental Interpretation and a Masters in Environmental and Science Education, both from Western Washington University.

JOSH MONAGHAN, Food & Farms Programs Director

Joshua has been with the KCD for over 17 years and currently serves as Program Manager for Planning and Strategic Initiative Programs. He is an experienced conservation planner, leads a team of talented conservation planners who assist farmers and landowners in their efforts to understand natural resource issues and get conservation solutions on the ground to steward their natural resources - water, soils, fish and wildlife and more, and works with partners to balance natural resources protection with economic viability of local, working lands. Josh maintains several professional certifications, including Certified Crop Adviser (ASA), Conservation Planner, and Comprehensive Nutrient Management Plan Writer Certification (ISU). He holds a BA in Sustainable Agriculture from Hampshire College, and was recognized as Northwest Employee of the year in 2009 by the Washington Association of Conservation Districts. In recent years, Josh has worked on several successful statewide efforts to improve training coordination and overall professionalism of District employees, and has supported some significant District-level projects, including an administrative staff restructuring, project-based budgeting overhaul, and implementation of a Rates and Charges funding system.

JESSICA SAAVEDRA, Grant Program Manager

Jessica has managed the Member Jurisdiction and WRIA Grant Programs at the KCD since March 2007. Jessica has a Bachelors degree in Environmental Studies and Spanish and graduate level education in the fields of Public Administration, Urban Planning, and Facilitation and Negotiation. She is an experienced program manager responsible for tracking millions of dollars in grant funding with a successful track record of liaising with local governments, nonprofits, and watershed groups on natural resource conservation issues. She has also been a participant and representative of the District at three regional watershed forum groups and enjoys volunteering as a Master Gardener.

RACHEL KONRAD, Program Manager

Rachel joined KCD as the Landowner Incentive Program Leand and a Volunteer Program Administrator in fall of 2012. She has three years of environmental restoration field experience and helped the Washington Conservation Corps achieve the 2012 King Conservation District Rock Award for Service as a crew supervisor. Rachel further strengthened her Washington-specific ecology knowledge with a degree from the University of Washington in Conservation Biology.

MARY EMBLETON, Regional Food System Program Manager

Mary began working with KCD in late Fall 2015 as the KCD Regional Food System Grant Manager. She came to KCD from Cascade Harvest Coalition, a non-profit which she founded and directed since 1999 and she brings more than three decades of passion, experience and expertise in natural resource management, agricultural economics, and food system development. Mary also helps direct Strategic Initiatives and Food System Grants, with the goals of making an enduring controbution toward strengthening King County's food economy. Mary's education includes a BS in Political Economy of Natural Resources from the University of California, Berkeley and and MS in Agricultural and Natural Resources from Montana State University. Outside of work, Mary enjoys hiking the wilds of the Pacific Northwest with her two labs, Libby and Wiley, and Photography.

DEIRDRE GRACE, Director of Engagement

Deirdre joined KCD in May of 2013. Deirdre has worked with northwest stakeholders to improve community and natural environments for over 20 years. Her experience spans ensuring diverse voices were included in research at the US DOE Hanford Nuclear Reservation, delivering on the City of Seattle's commitments to neighborhood improvements while meeting Growth Management mandates, and helping Puget Sound cities increase their recycling rates. She holds a Masters in Public Policy from the University of Washington's Evans School of Public Affairs and a Bachelors in Writing from the University of New Mexico.

AVA SOUZA, Chief Operating Officer

Ava joined KCD in 2011. Serving as a member of the senior management team Ava manages KCD Operations, Human Resources and Finance. She oversees logistical and operational duties in a wide variety of program areas including human resources, budgeting, information technology, property management, procurement, grants and projects. She oversees the day-to-day operations of KCD, and operations staff, as well as manages a robust budget that spans over multiple programs, while developing and directing programs designed to meet the needs of constituents, staff, Board and appropriate state and federal laws and related initiatives. In addition she serves as the Public Information Officer for KCD. With over 16 years of experience, her professional career includes leadership and management roles in large and international companies, while holding a Bachelors degree in Business Management and a graduate level certifications in Project Management and also being a Lean Six Sigma Certified Green Belt, both accreditations from the University of Washington as well as being a certified Life Coach.



2017 ANNUAL REPORT

BETTER GROUND

Replenishing Our Region

At King Conservation District, we're all about better ground. Better ground means taking important stewardship actions at home and in our communities to create healthy soil and water, to provide healthy food, and to conserve land, water, forests, wildlife and related natural resources. And you don't have to go it alone. You have a partner, your local conservation district.



34+

**CITIES
FUNDED**



150+

**ORGANIZATIONAL
PARTNERS**



650k

**HOUSEHOLDS
SUPPORTED**

CONTENTS

LETTER FROM THE CHAIR 4

LETTER FROM THE EXECUTIVE DIRECTOR 5

WHO WE ARE, HOW WE WORK 6

ROCK! 7

ENGAGEMENT 8-9

GRANTS 10-11

BETTER WATER 12-28

BETTER SOILS 29

BETTER FORESTS 31-37

BETTER FOOD 38-44

BETTER BACKYARDS 45-47

BOARD OF SUPERVISORS 48-51

BUDGET 52

OPERATIONS 53-54

LETTER FROM THE CHAIR

**DEAR KING COUNTY
EXECUTIVE CONSTANTINE
AND COUNCIL MEMBERS,**

Thirty-five jurisdictions are members of King Conservation District – 34 cities and the county. Over 2 million people call our district home, and we are committed to ensuring that all of them have access to local food, healthy forests, and clean water. By working with our partners at King County, Sound Cities Association, and community-based organizations, KCD extends the reach of our programs and services and broadens the impact of our work to restore tree canopy, expand wildlife habitat, and grow our regional food system.

2017 was another record-breaking year for our region and our organization. With the median house in Seattle topping \$750,000, pressure to develop in our suburban and rural communities intensified. Preserving and protecting our green infrastructure – whether it be tree canopy, farms, or life-supporting clean waterways – only becomes ever more critical as our population grows and our communities become more dense.

I continue to be grateful for the guidance of our committed Advisory Committee, the dedication of my colleagues on KCD’s Board of Supervisors, the collaboration of our partners, and the ingenuity of KCD’s expert staff. And, at the end of the day, it’s the individual stewards of the land that take action. Together, we are replenishing our region.

I invite you to review KCD’s body of work for 2017 and I look forward to showcasing many of these accomplishments to you.

Sincerely yours,



Dick Ryon, Board of Supervisors Chair, 2017
King Conservation District



PHOTOS BY
Michael Sladek, Impression Media

LETTER FROM THE EXECUTIVE DIRECTOR

A YEAR OF DEEP LEARNING

2017 marked my first full calendar year as KCD's Executive Director. As my understanding of the strengths of our organization and the opportunities we have to positively impact the landscape of King County deepens, my conviction that there's much more story to tell has only grown.

Created in partnership with our 15 member Advisory Committee, and built on the foundation of a collaborative stakeholder driven process which identified natural resource gaps in the region, much of our current work is rooted in the 2015 Five-Year Implementation Plan.

This Annual Report looks at Year Three of our Five-Year Implementation Plan. What is perhaps most striking are the ways in which our work is adapting as the needs and demographics of King County change. Much of what KCD was directed to focus on in 2014 through the Conservation Panel and Task Force was nuts and bolts – on-the-ground restoration work. The reality that has unfolded over the past three years, however, is that KCD is now being asked to serve as a convener, a lever, and a connector whose local funding mechanism enables us to form partnerships that attract state and federal funds and resources that make those precious local dollars go farther.

And so, increasingly, KCD finds itself striving to reach our 2015 commitments while responding to the developing priorities of our partners and constituents in ways that expand our impact in the region. We are doing both – delivering on the ground improvements and providing expertise, resources, and infrastructure that empower others to tackle the formidable natural resource challenges we all face.

To capture what's needed now and what roles KCD should continue or move toward in the future, we began an intensive strategic planning exercise in the fall of 2017 across all our programs, old and new. Currently, in the spring of 2018, we are engaging our Advisory Committee in that work and will expand the conversation to the broader community in the coming months. The goal: Build better ground, and replenish our region. It's what we do every day, and we look forward to you continuing with us on the journey.



Bea Covington, Executive Director
King Conservation District



PHOTOS BY
Michael Sladek, Impression Media

WHO WE ARE, HOW WE WORK

At King Conservation District, we work to build better ground. Our mission is to promote the sustainable use of natural resources through responsible stewardship for both city dwellers and rural residents alike. From better food to better backyards to better farms to better forests, we are here for you.

We are a special purpose district established in 1949 by the Washington Conservation Commission to empower landowners and land managers to steward those lands in the public's interest. Conservation districts were created to address the aftermath of our nation's first environmental crisis – the Dust Bowl. Since then, conservation districts nationwide have evolved to balance urban and rural needs as our country continues to urbanize.

Yet, KCD is a metropolitan conservation district serving 34 cities and unincorporated King County with a total population of over two million people. Our funding comes primarily from a per-parcel rate and charge that ranges from \$7.70 to \$10 per year, per property, depending upon the type of property. We are often able to leverage these local dollars with state, federal, and foundation funds to create even greater impact. We partner with farmers, rural landowners, urban residents, volunteers, community-based organizations and our municipal partners.

Conservation districts work to improve or protect natural resources through an incentive-based approach. We are non-regulatory and work with people who are ready to implement best management practices (BMPs) on their property or in their communities.

KCD continues to expand its work with urban landowners and organizations. For our region to be resilient in the face of climate change, population growth, and other pressures, we must work together to re-build the natural resources that mitigate the demands of the built environment and support a vibrant and equitable local economy.



ROCK!

PHOTO BY
Debbie Sladek, Impression Media

KCD CELEBRATES THE 2017 RECIPIENTS OF ROCK! AWARDS

Each year, King Conservation District recognizes individual and organizational excellence in building better ground for the citizens of King County. Please meet our award recipients.

Wildlife Steward

Howard Richmond

Conservation Landowner

Paul and Patty Fantello, Fantello Creamery

Best Partnering Organization

World Relief Representative

Local Government Conservation

WSDA Dairy Nutrient Management Program Representative

Volunteer of the Year

Regional Food System Grant Working Group Representative

Conservation Leaders

Kristy McClelland and Linda Vane

**PEOPLE IN PHOTO
(LEFT TO RIGHT)**

- Kate Morrison
- Paul Fantello
- Linda Vane
- Kelly Cahill
- Tahmina Marthy
- Chery Sullivan
- Howard Richmond
- Mike Lufkin



ENGAGEMENT

PHOTO BY
Michael Sladek, Impression Media

ENGAGEMENT HIGHLIGHTS

KCD highlighted partner projects and organizations through a series of underwriting spots on Seattle NPR station KUOW, emphasizing the breadth and depth of conservation collaborations across the region. KCD also engaged with over 1,600 attendees of the Northwest Flower and Garden Show, demonstrating how Hugelkultur — an ancient permaculture practice — can build soil and enhance gardens and farms alike. Our polling in 2017 indicated that 38% of those who stopped by our exhibit had heard of or used KCD services, up from just 11% three years earlier. In addition, KCD engaged islanders and mainlanders alike in the Vashon Island Sheepdog Classic, a June event drawing over 10,000 people from across the region.

Program Marketing and Public Literacy

KCD's program marketing promotes programs and services to our target audiences. These promotions include core programs, services and events as well as those conducted by partner groups. In marketing KCD programs, Engagement staff coordinates with other KCD staff to develop program materials and events. Wherever possible, Engagement staff reaches out to new or existing partners to cross-promote and leverage opportunities to educate residents about the suite of services available and the impact of our programs.

Engagement staff promotes programs and events through the KCD website, email blasts, social media, printed publications, fact sheets, fliers, paid advertisements, earned local media and partner communication networks, as well as participation in events, forums, and networks.

Advisory Committee

In 2014, KCD was directed by regional stakeholders to convene an Advisory Committee with a prescribed composition that included elected officials from member King County cities, rural and urban landowners, senior staff from King County's executive and legislative branches, the Agriculture and Forestry Commissions, and representatives of both environmental and social justice community organizations.

KCD's Advisory Committee serves the critical function of ensuring that our programs and work are rooted in community need and address community priorities. This body meets monthly and provides guidance and recommendations for KCD's Board of Supervisors in ways to expand KCD's impact on natural resource conservation and ensure that the impact is felt equitably across the district.

Partnerships

KCD partners with other conservation districts, cities, King County, non-profit organizations, local, state, and federal government agencies, and tribes to leverage resources and expand the impact of natural resource conservation in our region. We are proud to count over 200 organizations among past and current partners.

Legislative Outreach

In 2017, KCD met with over 30 state lawmakers to ensure their understanding of our impact in their districts and explore opportunities to showcase the impact cooperators and other constituents are having in their communities.



GRANTS

PHOTO BY
Debbie Sladek, Impression Media

GRANTS TO HELP REPLENISH OUR REGION

Anchor QEA - \$44,375

Seahurst Park Phase II Post-construction Eelgrass Survey

Asian Counseling and Referral Service - \$62,484

New Beginning for the Seattle Community Farm

City of Auburn - \$20,000

2017 Auburn International Farmers Market
Marketing and Demonstrations

Chinese Information & Service Center - \$65,000

Green Life – Green Family – Green Community

City of Clyde Hill - \$1,591

2016 Arbor Day Celebration

City of Des Moines Area Food Bank - \$40,000

On the Grow - Learning Garden Truck

EarthCorps - \$48,351

2016-19 Seahurst Park Shoreline & Forest Vegetation Stewardship

Environmental Coalition of South Seattle (ECOSS) - \$8,000

City of Renton Spill Kit Incentive Program

InterIm Community Development Association - \$75,000

InterIm CDA WILD Youth Program Stipends for Environmental Justice

City of Kent - \$65,504

2017-18 Green Kent Partnership (Year 8)

City of Kent - \$57,000

2018-19 Green Kent Partnership Year 9

King County - \$168,000

2017 Keeping Farmers Farming, King County Agriculture Program

King County - \$481,187

McSorley Creek Shoreline & Pocket Estuary Restoration Project Field Assessments and Technical Analyses to Support Design

Mountains to Sound Greenway Trust - \$50,000

Rotary Community Park and Little Bear Creek Park Volunteer Restoration

Na'ah Illahee Fund - \$50,000

Seattle Native Food Systems Initiative

Rainier Valley Corps dba Rainier Beach Action Coalition - \$75,000

Rainier Beach Community Farm Stands

City of Renton - \$9,480

2017 Renton Farmers Market – Marketing and Promotion

City of Sammamish - \$31,636

City of Sammamish 2017-18 Stormwater Outreach

City of SeaTac - \$68,076

SeaTac Community Garden

City of Seattle Parks Foundation - \$50,000

Greening Concord Elementary School: Field and Gardens

City of Shoreline - \$19,654

2017 Richmond Beach Saltwater Park Habitat Restoration

Sustainable Seattle - \$13,516

Fairview Christian School Depave and Rain Garden Project (Phase 1)

White River Valley Museum - \$18,760

Pollinators, Fieldtrips and Farmyard Drainage



BETTER WATER

BETTER WATER

Shoreline and Riparian Improvement

KCD provides education, technical services, and financial assistance to help landowners and land managers implement natural resource management practices that protect water quality, conserve soils, and enhance fish and wildlife habitat on freshwater and marine shoreline properties in the urban and rural areas of King County.

Summary of Progress - Shoreline and Riparian Improvement

Shorelines and Riparian Habitat	5-Year Plan	2017 Actual	2015-2017 Actual	2018-2019 Goal
Rural and Urban Freshwater Shorelines Protection & Enhancement Services, Conservation Reserve Enhancement Program, Marine Shorelines, Wetland Plant Cooperative, and Bareroot Plant Sale	18 Miles of Shoreline Replanted and Enhanced 235 Acres of Riparian Corridor Replanted and Enhanced 575,500 Native Trees & Shrubs Planted	1.9 Miles ² 16.8 Acres Planted and Enhanced ² 43,508 Native Trees & Shrubs Planted ²	6.7 Miles ² 47.6 Acres ² 102,418 Native Trees & Shrubs ²	11.3 Miles ³ 187.4 Acres ³ 473,082 Plants ³
Land & Water Stewardship Workshops, Urban Shoreline Landowner Education	Engage 1,100 Freshwater Aquatic Area Landowners in Workshops	19 Workshops; 195 Participants	27 Workshops; 269 Participants	831 Participants
Where the Water Begins - Marine Shoreline Landowner Education	Engage 600 Marine Shoreline Aquatic Area Landowners in Workshops	3 Workshops; 64 Participants	8 Workshops; 196 Participants	404 Participants
Rural and Urban Shorelines and Riparian Habitat Improvement Projects	100 Aquatic Area Projects Planned and Implemented (25 Acres/9 Miles Freshwater Aquatic Area)	28 Projects ³ 12 Acres ³ 1.75 Miles ³	63 Projects ³ 33 Acres ³ 5.5 Miles ³	37 Projects 48 Acres over goal 3.5 Miles
Conservation Reserve Enhancement Program (CREP)	20-40 CREP Projects (30 Acres/ 7.5 Miles) Planned and Implemented	1 Project 1.58 Acres 0.15 Miles	4 Projects 8.51 Acres 1.25 Miles	21.5 Acres 6.25 Miles 16 Projects
Landowner Incentive Program (LIP)	\$562,500 to Implement Freshwater and Marine Aquatic Area Shoreline Improvement and Enhancement	\$182,547 ⁴	\$484,240 ⁴	\$78,260

1 Based on "Benchmarks" as outlined on page 22 of the adopted Implementation Plan for 2015-2020.

2 Based on Rural and Urban Freshwater Shorelines, CREP, Marine and LIP figures

3 Based on Rural and Urban Freshwater Shorelines and LIP figures

4 Based on contract awards in conjunction with LIP

RURAL FRESHWATER SHORELINE PROTECTION + ENHANCEMENT SERVICES

KCD partners with cooperators participating in the KCD Farm Conservation Management Program by planning and implementing stream and wetland buffer protection and livestock exclusion fencing practices detailed in individual landowner Farm Conservation Plans. Other natural resource challenges addressed by the program include water quality protection; soil erosion prevention; stream, wetland, and estuarine protection and enhancement; fish and wildlife habitat protection and enhancement. Occasionally, the program also addressed protection and enhancement of other sensitive areas such as steep slopes.

The goals of the Rural Freshwater Shorelines Protection & Enhancement Services Program include 1) assisting agricultural landowners with planning and installing aquatic area protection and enhancement practices, and 2) maintaining installed project sites to ensure successful establishment of riparian areas and wetland buffers.

Program Highlights

The 2017 outcomes of the Rural Shorelines Program included planning and implementing 11 projects, establishing 5.5 acres of buffer along just under one mile of shoreline. KCD also provided project plans to 7 additional landowners who will implement their projects independent of KCD, and performed maintenance on 40 previously-installed sites.

Best Management Practice	Project Quantity	Acres	Linear Feet	Quantity Plants
Hedgerow	1	0.14	230	370
Riparian Forest Buffer	10	5.38	4,725	11,677
Wetland Habitat Enhancement	0	0	0	0
TOTALS	11	5.52	4,955	12,047

URBAN FRESHWATER SHORELINE PROTECTION + ENHANCEMENT SERVICES

KCD provides assistance to urban freshwater shoreline landowners, including private landowners, organizations, schools and businesses on implementing aquatic area enhancement projects. The primary focus of this program is to serve KCD cooperators who have property within the incorporated boundary of member jurisdictions (35 total). Improvements include water quality protection; soil erosion prevention; fish and wildlife habitat protection and enhancement.

The goals of the Urban Freshwater Shorelines Protection & Enhancement Services Program include 1) assisting urban/residential homeowners with planning and installing aquatic area protection and enhancement practices, 2) maintaining installed project sites to ensure successful establishment of riparian areas and wetland buffers, and 3) conducting program activities and delivering homeowner services in collaboration with member jurisdictions.

Program Highlights

The 2017 outcomes of Urban Freshwater Shoreline Protection & Enhancement Services include planning 11 projects, implementing 10 projects, and establishing 5.94 acres of buffer along 0.59 miles of urban shoreline. KCD also provided contracted planning services on the City of Tukwila Green the Green initiative, including performed outreach and technical assistance site visits to 7 shoreline landowners and produced vegetation management planning documents for 2 projects along 1,900 linear feet of the mainstem Green River. Other activities not captured in the table linked below include 42 site visits to provide technical assistance to urban shoreline homedwelers both will implement their projects independent of KCD, and performed maintenance on 20 previously-installed sites.

Best Management Practice	Project Quantity	Acres	Linear Feet	Quantity Plants
Hedgerow	4	1.24	965	3,509
Riparian Forest Buffer	6	4.7	3,030	6,690
Wetland Habitat Enhancement	0	0	0	0
Forest Health Management	0	0	0	0
TOTALS	10	5.94	3,995	10,199

CONSERVATION RESERVE ENHANCEMENT PROGRAM (CREP)

The Conservation Reserve Enhancement Program (CREP) compensates agriculture landowners for setting aside, planting, and maintaining riparian buffers to restore fish habitat on private agricultural lands adjacent to depressed or critical condition salmon streams and rivers. CREP is a joint effort of the United States Department of Agriculture (USDA) Farm Service Agency, the USDA Natural Resources Conservation Service, and the Washington State Conservation Commission acting through King Conservation District. While the Conservation Reserve Enhancement Program is housed in the Shoreline and Habitat section, the program touches many components across KCD's efforts.

The goals of the Conservation Reserve Enhancement Program include 1) assisting agricultural landowners with planning and installing CREP-based aquatic area protection and enhancement practices, and 2) maintaining installed projects sites to ensure successful establishment of riparian areas and wetland buffers.

Program Highlights

The 2017 outcomes of the Conservation Reserve Enhancement Program included installing 1) A 1.58 acre creep buffer on 800 feet of stream, 2) Planning and implementing 27 acres of riparian forest buffer replacement planting, and 3) Completing a King County CREP project tour highlighting a successful Riparian Forest Buffer planting in the Snoqualmie River watershed. In addition, KCD conducted maintenance on 4 previously-installed sites.

Best Management Practice	Projects Planned	Projects Installed	Acres Planned	Acres Installed	Linear Feet Planned	Linear Feet Installed	Qty Plants
Riparian Forest Buffer	0	0	0	1.58	800	800	750
Livestock Crossing	0	0	0	0	0	0	0
Watering Facility	0	0	0	0	0	0	0
Buffer Fencing	0	0	0	0	0	0	0
TOTALS	0	0	0	1.58	800	800	750

KCD NATIVE PLANT NURSERY

The KCD Native Plant Nursery grows native trees, shrubs, herbs, and wetland plants for stream, wetland, estuarine, and upland habitat enhancement projects. Partnering individuals, organizations, and agencies volunteer at the nursery in trade for technical services and plant material. Community groups in particular benefit by volunteering to gain assistance on planning and implementing enhancement projects.

In addition to providing technical services and growing native plants, the nursery serves as an informal training facility for local youth and adults, who gain experience in horticulture and stream and wetland enhancement techniques, as well as leadership skills through volunteer service at the nursery. The nursery is also an informal recycled materials demonstration site where recycled materials are utilized in plant production. The KCD nursery proudly utilizes reclaimed water for irrigation. Reclaimed water is provided free of charge by the King County Wastewater Treatment Division South Plant, and allows KCD to conserve potable drinking water and support the reduction of discharged wastewater into local waterways.

The goals of the Native Plant Nursery include 1) supporting installation of KCD planned shoreline enhancement projects, and 2) providing project planning and implementation support to homeowners, landowners, organizations and agencies on aquatic area enhancement projects.

Program Highlights

The 2017 outcomes of KCD's Native Plant Nursery include supporting 21 KCD shoreline projects with 7,793 plants, 32 volunteer homeowner/landowner projects with 2,137 plants, and 5 agency partner projects with 198 plants. KCD also propagated approximately 8,115 new plants and maintained 15,100 plants in existing inventory.

Type of Project Supported	Number of Projects	Quantity of Plants
KCD Aquatic Area Enhancement Projects	21	7,793
Nursery Volunteers	32	2,137
Landowner Project Assistance	0	0
Organization/Agency Project Assistance	5	198
TOTALS	58	10,128 ¹

¹ Native Plant Nursery numbers reflect only a portion of plants installed in the 57 projects.

58 conservation projects = 30,000+ native trees and shrubs.

MARINE SHORELINE PROTECTION AND ENHANCEMENT SERVICES

The Marine Shoreline Landowner Assistance Program provides workshops, site visits, and limited cost-share funding to help landowners improve critical natural resources associated with Puget Sound marine shorelines. Workshops focus on the ecology of the Puget Sound marine near-shore environment, coastal geological processes, and vegetation management. In combination, these topics provide an overview of how landowners can promote stable natural shorelines, reduce the risk of bluff erosion and landslides, and improve fish and wildlife habitat.

The goals of the Marine Shoreline Protection and Enhancement Services Program include 1) assisting marine shoreline homeowner/landowners with resource management technical assistance and planning and services, and 2) leveraging resources to assist homeowners/landowners with implementing critical fish and wildlife habitat enhancement projects on marine shorelines.

Program Highlights

The 2017 outcomes of the Marine Shoreline Protection and Enhancement Services Program included assisting 18 marine shoreline property owners with assessing and documenting resource management concerns and corresponding improvement actions, completed installation of one KCD planned marine bulkhead removal project, and completed installing 1,227 plants across over a half-acre and 275 linear feet of marine shoreline.

Best Management Practice	Quantity Site Visits	Projects Planned	Projects Installed	Acres Installed	Feet Installed	Quantity of Plants
Hedgerow	1	0	0	0	0	0
Riparian Forest Buffer	9	1	2	0.56	275	1,227
Buffer Fencing	0	0	0	0	0	0
Building Set-back from Critical Area	0	0	0	0	0	0
Bulkhead Removal	1	0	0	N/A	0	N/A
Other (bluff/steep slope)	7	0	0	0	0	0
TOTALS	18	1	2	0.56	275	1,227

URBAN FRESHWATER SHORELINE HOMEOWNER EDUCATION WORKSHOPS

(BEAUTIFY + CARE FOR YOUR STREAMSIDE PROPERTY, AND OTHER OPPORTUNITIES)

KCD offers shoreline workshops that promote and support the protection and enhancement of streams and other non-marine water bodies in urbanized and areas of King County.

The goals of the Urban Shoreline Landowner Education Program include 1) inspiring freshwater shoreline homeowners to drive the protection of our region's shorelines and contribute to the overall health of Puget Sound, and 2) increasing homeowner literacy levels around freshwater shoreline ecology, physical processes, the role of riparian vegetation and how to protect and enhance shoreline habitat.

Program Highlights

The 2017 outcomes of the Urban Shoreline Homeowner Education Program included finalizing the development of a social marketing-based curriculum for urban shorelines protection and enhancement education curriculum; and developing and strengthening relationships with city partners to deliver and/or support the workshops. KCD delivered 17 educational events to a total of 172 residential freshwater shoreline homeowners and collaborated and partnered with the cities of Shoreline, Kent, Newcastle, Kirkland and Burien to deliver educational opportunities to city residents and homeowners.

Workshop Title	Location	Number Facilitated	Number Participants	Number KCD Facilitators	Number Partner City Facilitators
Beautify & Care for Your Streamside Property	Woodinville	1	15	2	-
	Shoreline	1	27	2	1
	Seattle	1	8	2	-
	Kenmore	1	6	2	-
	Black Diamond	1	10	2	-
	Auburn	1	5	2	-
	North Bend	1	11	2	-
	Redmond	1	6	2	-
	Kent	1	8	2	1
	Newcastle	1	15	2	1
	Burien	1	13	2	1
	West Seattle	1	8	2	-
	Covington	1	4	2	-
	Sammamish	1	1	2	-
Twilight Stream Tour	Kirkland	1	27	2	2
	Carnation	1	4	2	-
CREP Buffer Tour	Carnation	1	4	2	-
TOTALS		17	172	34	5

RURAL SHORELINE LANDOWNER EDUCATION WORKSHOPS (LAND + WATER STEWARDSHIP FOR LIVESTOCK OWNERS)

This series of four workshops teach livestock owners about planning and implementing natural resource management practices to protect water quality, conserve soils, and enhance fish and wildlife habitat.

The goals of the Land and Water Stewardship Workshops include 1) inspiring freshwater rural shoreline landowners to drive the protection of our region’s shorelines and contribute to the overall health of Puget Sound, 2) increasing livestock owner literacy levels around freshwater shoreline ecology, physical processes, the role of riparian vegetation and how to protect and enhance shoreline habitat, and 3) providing aquatic area protection and enhancement project planning and installation tools to rural shoreline landowners for self-directed project installation.

Program Highlights

The 2017 outcomes of the Land and Water Stewardship Workshops included facilitating 8 workshops for 87 landowner participants, two each of:

- Get Wet! Stream & Wetland Buffer Protection for Livestock Owners
- Record Rainfall? Record Mud! Mud Management for Livestock Owners
- Got Livestock? Got Manure! Manure Management for Livestock Owners
- Becoming a Grass Farmer - Pasture Management for Livestock Owners

Workshop Title	Number Facilitated	Number Participants
Stream & Wetland Buffer Protection for Livestock Owners	2	23
Mud Management for Livestock Owners	2	20
Manure Management for Livestock Owners	2	18
Pasture Management for Livestock Owners	2	26
TOTALS	8	87

MARINE SHORELINE LANDOWNER EDUCATION WORKSHOPS (WHERE THE WATER BEGINS)

Where the Water Begins landowners of marine shorelines the ecology of the Puget Sound marine near-shore environment, coastal geological processes, and vegetation management. These topics provide an overview of how landowners can promote stable natural shorelines, reduce the risk of bluff erosion and landslides, and improve fish and wildlife habitat.

The goals of Where the Water Begins Workshops include 1) inspiring marine shoreline homeowners/landowners to drive the protection of our region's shorelines and contribute to the overall health of Puget Sound, and 2) increasing homeowner/landowner literacy levels around marine nearshore ecology, coastal-geological processes, the role of marine riparian vegetation and how to protect and enhance marine shoreline habitat.

Program Highlights

The 2017 outcomes of the Marine Shoreline Landowner Education Program included facilitating 8 workshops and field trips for 64 participants.

Date	Workshop Location	Attendees
June 10, 2017	Dumas Bay	17
June 24, 2017	Vashon Island	24
July 22, 2017	Discovery Park Env Learning Center	23
TOTALS		64

BUILDING THE FUTURE

KCD provides education that promotes the sustainable uses of natural resources. KCD education programs include service learning and volunteer opportunities and classes, workshops, tours and other field-based learning opportunities that focus on water quality protection, soil conservation, livestock management, aquatic area enhancement, and fish and wildlife habitat enhancement. Audiences served by KCD education programs include adult livestock owners, agriculture operators, and rural, urban, and suburban landowners, as well as youth and children.

Summary of Progress - Volunteer, Youth and Farm Audiences

CLEAN WATER – BUILDING THE FUTURE	5-Year Plan	2017 Actual	2015-2017 Actual
Volunteer Program	0	863 volunteers 70 events 2,395 volunteer hours	2,408 volunteers 355 events 7,878 volunteer hours
Envirothon	0	Planned and hosted 1 regional and 1 state event; Engaged 99 students	Planned and hosted 3 regional events and 1 state event; Engaged 154 KC students
K-12 Field Days / Carpentry for Critters	0	2 events 30 families engaged	7 events 30 families 967 students
Farm Tours and Special Agricultural Classes	0	9 tours 9 classes 291 participants	25 tours 21 classes 880 participants
K-12 Stormwater Education	0	40 students	535 students

VOLUNTEER, AMERICORPS AND SERVICE LEARNING PROGRAM

KCD’s Volunteer Program supports KCD outreach and education activities, and implementation of KCD conservation efforts. The volunteer program increases public awareness of KCD programs and services while volunteers gain knowledge about local natural resource management, such as restoration of watershed

70 events
863 volunteers
2,395 hours donated

functions, and gain experience implementing practices to address those concerns. While the Volunteer Program is housed in the Shoreline & Riparian Habitat section, the program touches many components across KCD's efforts.

The goals of the Volunteer Program include 1) recruiting and connecting new volunteers to project-based learning opportunities, and 2) building partnerships with agencies and organizations to address mutual service learning goals.

Program Highlights

KCD facilitated 70 volunteer events where 863 volunteers donated 2,395 hours of service, began development of a volunteer recognition system, including initial preparation of a service schedule for volunteer recognition items and activities, and partnered with three organizations on volunteer events, Wounded Warrior Project, EarthCorps, and City Soil Farm.

Volunteer Project	Number of Projects	Volunteers Connected	Hours Donated
Wetland Plant Cooperative	19	227	678
Aquatic Area Enhancement Projects	8	194	548
Longfellow Creek Enhancement Projects	6	210	655
Bareroot Plant Sale	2	2	8
Stream Stewards	5	65	266
TOTALS	70	863	2,395

ENVIROTHON

Envirothon is a nationwide environmental literacy competition for high school youth. Sponsoring businesses and organizations include the NRCS, WSCC, and the WACD. KCD participates in the Washington State Envirothon program by recruiting high school teams from King County to participate in the Northwest regional, state, and national Envirothon competitions. In 2017, KCD coordinated the Northwest regional event in cooperation with the King County Brightwater Wastewater Treatment Plant, Snohomish Conservation District, Skagit Conservation District, and Whatcom Conservation District. KCD planned and facilitated the Washington State Envirothon competition for top teams from each participating county.

The goals of the Envirothon Program are to 1) support partner school districts, agencies and NGOs in delivering field-based high school-level education programming on natural resource management topics, and 2) support the development of future natural resource management workers and professionals.

Program Highlights

The 2017 outcomes of the Envirothon Program include facilitating topical training workshops for 21 students considering participation in the program, recruiting and hosting 5 teams of 24 students to participate in the NW Regional Envirothon Competition, coordinating 1 King County team of 5 students to participate in the State Envirothon competition, and planning and hosting the 2017 Washington State Envirothon competition for 10 teams of 54 students.

Event	Participating School District	Number of Teams	Number of Students	Event
NW Regional Envirothon	Mercer Slough Environmental Education Center (Bellevue, Sammamish, Newport, and Renton High Schools)	3	15 students	1
		1	5 students	
	Ingraham High School	1	4 students	
	Auburn High School			
WA State Envirothon	Mercer Slough Environmental Education Center (Bellevue, Sammamish, Newport, and Renton High Schools)	1	5 students	1
	Other Counties Participating in the Washington State Envirothon (Garfield-Palouse, Tekoa, Okanogan, Ilwaco, Science & Math Institute, Quincy, Bridgeport, CASEE)	9	49 students	
Wildlife Training	Auburn High School, Newport High School, Bonney Lake High School	-	6 students	1
Forestry Training	Bellevue High School, Renton High School, Kenmore High School, Enumclaw High School, Auburn High School	-	11 students	1
Soils Training	Bellevue High School, Stanwood High School	-	4 students	1
TOTALS		15	99	5

K-12 FIELD DAYS + CARPENTRY FOR CRITTERS

KCD supports building youth literacy around natural resource topics by attending fairs, festivals and community events to deliver education throughout King County. KCD educators attend these events hosted by community partners such as cities, KC Wastewater Treatment Division, and other non-profit and government agencies.

The goals of K-12 Field Days and Carpentry for Critters are to 1) support partner agencies and NGOs in delivering field and festival-based education programming on natural resource management topics, and 2) encourage natural resource conservation amongst youth and community members.

Program Highlights

The 2017 outcomes of the K-12 Field Day Program include facilitating Carpentry for Critters activities at 2 community events for a total of 30 families engaged in supporting wildlife habitat in their backyards.

Event Name	Number of Events	Event Type	People Engaged
Tukwila Backyard Wildlife Festival	1	Carpentry for Critters	14 Families
Woodland Park Zoo Bear Affair	1	Carpentry for Critters	16 Families
TOTALS	2		30 Families

FARM TOURS AND AGRICULTURE CLASSES

KCD facilitates farm tours and classes on agriculture topics to provide peer education opportunities for livestock owners. Farm tours are open house events where a host landowner highlights management practices they've implemented to protect and enhance natural resources on their property. Classes on agriculture topics are offered to provide information on emerging topics relevant to the livestock community.

The goals of the Farm Tour and Special Topic Agriculture Classes Program are to 1) support peer-to-peer education within the agricultural community, 2) promote sound natural resource management practices on agricultural properties, and 3) support voluntary stewardship of natural resources on private lands.

Program Highlights

The 2017 outcomes of the Farm Tour and Special Topic Agriculture Classes Program included facilitating 9 farm tours and 9 special topic agriculture classes attended by 291 participants.

Event	Location or Title	Number Participants
Farm Tour	Luisitano Horses & Pasture Management	30
Ag Class	Horse Paddocks	25
Ag Class	Reducing Plastics in Your Everyday Life	3
Farm Tour	Eco and Agri-tourism	50
Ag Class	Shopping and Buying Horse Property	15
Ag Class	Natural Solutions	5
Farm Tour	Down on the Farm with KCD's Jay Mirro	45
Ag Class	Wipe Out Plastics in Your Everyday Life	5
Farm Tour	Managing Horse Properties & Wildlife	23
Farm Tour	WSU Cultivating Success Farm Tour	5
Farm Tour	WSU Cultivating Success Farm Tour	11
Farm Tour	Firewise in the Foothills	15
Ag Class	Beaver Biology & Management Workshop	35
Ag Class	Renewable Energy in Agriculture	8
Ag Class	Figuring Out Footings in Paddocks	17
Farm Tour/Ag Class	Small Farm Equipment for Horse & Livestock Owners	11
Ag Class	Save Money, Save Time, Save Puget Sound	7
Farm Tour	Get Ready for a Mud-Free Winter!	31
TOTALS		291

K-12 STORMWATER EDUCATION

KCD's K-12 Stormwater Education Program provides education to students in King County around soil and water conservation and protection. Water on Wheels is a classroom based lesson for K-6th grade and includes hands-on games and activities to introduce students to water pollution, watersheds, and soil. Environmental Detectives is a half-day activity for 8th grade students in which groups rotate through stations of environmental tests and problem-solving discussions to discover

the ‘mystery of the dying fish’ and learn about water pollutant sources and how humans impact their watershed and ecosystem. All programs meet the National Pollutant Discharge Elimination System (NPDES) Phase II permit requirements for cities in King County. These programs are delivered through a partnership between the King Conservation District and member jurisdictions. Funding for the deployment of the program is provided by the member jurisdictions.

The goals of the K-12 Stormwater Education Program are to 1) increase youth literacy on water pollution sources and solutions by delivering high quality stormwater education, and 2) support member jurisdictions on NPDES permit-related stormwater education requirements.

Program Highlights

The 2017 outcomes of the K-12 Stormwater Education Program included facilitating the Water on Wheels curriculum in two classrooms of the Newcastle School District, engaging 40 elementary school students in learning about stormwater and watershed management principles.

School Location	Number Classrooms	Number Students
Newcastle	2	40
	2	40

¹ Based on “Benchmarks” as outlined on page 22 of the adopted Implementation Plan for 2015-2020.



BETTER SOILS

BETTER SOILS

HEALTHY SOIL

The King Conservation District provides basic soil tests for all residents and municipalities in our service area.* The District's soil testing program covers commercial farms, pastures, parks, home yards, and community gardens. In 2017, KCD processed over 1,400 soil samples for our constituents.

Soil Speakers Bureau

Need a speaker at your next garden club meeting, science class, Grange event or nursery promotion? The most important task of any farmer, gardener or earth steward is to aid and protect the delicate balance of nutrients and organisms that make up soil. KCD offers the following two Soil Talks that can be tailored to your specific audience:

Interpreting Your KCD Soil Test Results

KCD Staff will present a 45-minute slide deck and conduct a discussion on interpreting soil test results, including how to take and submit a soil sample, reading and interpreting the lab analysis, and determining what steps to take next to amend for optimal soil fertility. This talk can be coordinated with an actual soil test and results.

Soil Health 101

KCD Staff will present a 45-minute slide deck and conduct a discussion on the physical, biological and chemical indicators of soil health including the role of: soil structure, soil organisms, plant essential nutrients and pH. Discussion will also include management factors that impact soil health and actions that can be taken to promote soil health in the target audience's setting.

If interested, please complete the KCD Soil Talk Request Form and send it to:
Melissa.Tatro@kingcd.org

Soil Testing

The King Conservation District provides basic soil tests for all residents and municipalities in our service area.* The District's soil testing program covers commercial farms, pastures, parks, home yards, and community gardens.

We send your soil samples to A&L Western Laboratories in Portland, OR, to test for Nitrogen, Phosphate, Potassium, Magnesium, Calcium, Sodium, Sulfur, Organic Matter, pH, and Cation Exchange Capacity. The laboratory will analyze your soils and provide recommendations specific to your plant needs.



BETTER FORESTS

BETTER FORESTS

RURAL FOREST HEALTH

Forests cover two-thirds of the land area in King County, and over 364,000 acres of these forests are in private ownership. The recreational opportunities and scenic beauty afforded by forests are central to the quality of life in King County; Pacific Northwest forests are among the most productive in the world; and King County forests provide direct and tangible benefits to entire watersheds by intercepting, evaporating and transpiring rainfall, recharging groundwater and releasing storm water slowly to receiving waterways, sequestering carbon, and providing fish and wildlife habitat.

**Over 1,100 acres
of rural forest
stewarded.**

KCD's Rural Forest Health program works with small-lot forest landowners across unincorporated King County to increase the resilience of the forested landscape by helping land-owners actively manage forestlands and open space areas. KCD partners with King County Department of Natural Resources and Parks, Washington State University (WSU) Cooperative Extension to serve rural residential, small private forest landowners and homeowner associations to improve woodlots and smaller stands of forest, reduce forest fragmentation, and capture the ecological benefits and in some cases the economic value of forests.

The goals for the program are: to 1) improve the management of small (5 or fewer acres), non-industrial private lands; 2) increase forest landowner access to forest health education and programming; 3) direct program activities to address regional scale gaps in technical programming and prioritize delivery of services where services are limited or unavailable.

Program Highlights

The 2017 outcomes of the program included providing forest stewardship technical assistance to 77 forest landowner cooperators, representing 336 acres of private non-industrial forests. Of these 77 cooperators, 12 landowners are still engaged with KCD in completing a forest stewardship plan, 23 landowners completed a forest stewardship plan in 2017, with 6 going on to receive a forest health management project prescription also in 2017. An additional 17 landowners with forest stewardship plans completed in prior years also received a forest health management project prescription in 2017. Key outcomes for the 2017 program year are presented in the table below. Other program highlights from 2017 include:

- KCD provided forest stewardship technical assistance to 43 new small acreage forestland owners in 2017.
- Funded and supported expanded Forest Stewardship Education in King County through a partnership with WSU Cooperative Extension. Supported programming included Forest Stewardship Coached Planning courses, a Twilight Tour and other field-based workshops that provided learning opportunities to 134 forest landowners.
- Funded and supported facilitation of the 2017 WSU Cooperative Extension Forest Owners Field Day on Vashon Island.
- Secured placement of an AmeriCorps Individual Placement Intern to support the Rural Forest Health Management Program (shared with Urban Forest Health Management)

Forest Health Management Services Provided	Quantity	Acres Planned	Acres Contracted	Acres Treated¹
Forest Health Management Prescriptions Developed	23	143	49.8	76.5
Forest Steward Plans Completed	23	84.5	0	0
Forest Stewardship Plans in Process	12	0	0	0
TOTALS	58	227.5	49.8	76.5

¹ Based on acres reported in conjunction with LIP.

WSU Forest Stewardship Workshops & Classes	Location	Participants	King County Properties Represented	King County Acres Represented
Coached Planning Class Winter Online	Online	57	16	169
Coached Planning Class Spring	Enumclaw	29	12	594
Forest Owners Field Day	Vashon Island	35	21	277
Summer Twilight Tour	Renton	13	N/A	N/A
TOTALS	N/A	134	49	1,040

Summary of Progress - Rural Forest Health

Rural Small Lot Forest Health ¹	5-Year Plan	2017 Actual	2015-2017 Cumulative	2018-2019 Goal
Rural Forest Health Management	1125 Acres of Rural Forest/Woodlot Treated and Planted	76.5 Acres Treated and Planted, an additional 49.8 Acres Contracted ²	294 Acres Treated and Planted, additional 49.8 Acres Contracted	831 Acres
Rural Forest Health Management	90,000-180,000 Native Trees and Shrubs Planted	20,990 Trees & Shrubs Planted ³	51,818 Native Trees & Shrubs Planted	38,182 Trees & Shrubs
Rural Forest Health Management	Engage 90 Small Forest Landowners in Planning and Implementing BMPs	40 Landowners Engaged	86 Landowners Engaged	4 Landowners (Exceed Goal)
Rural Forest Health Management	5 WSU Coached Forest Stewardship Courses	2 Courses held 1 in Person and 1 Online	3 in Person and 3 Online Courses	2 Courses
Landowner Incentive Program (LIP)	\$750,000 in cost share with small acreage rural forest landowners	\$196,035	\$512,520	\$237,480

1 Based on "Benchmarks" as outlined on page 6 of the adopted Implementation Plan for 2015-2019.

2 Based on acres reported in conjunction with LIP

3 Based on plants reported in conjunction with LIP

URBAN FOREST HEALTH

KCD's Urban Forest Health Program helps city governments and residents with enhancing urban forest canopy cover and upland habitat conditions on public and private property. Services are prioritized in collaboration with the King Conservation District Urban Forestry Initiative Working Group and King Conservation District Advisory Committee.

The goals for the program are: 1) to engage community stakeholders in an urban forestry project selection process; 2) to facilitate an annual RFP process to identify and select urban forestry projects; and 3) to identify and implement urban forestry projects with at least 15 Member Jurisdictions enhancing at least 70 acres of urban forest habitat over a 5-year period.

Partnered with 26 cities since 2015.

Program Highlights

In 2017, KCD collaborated with the Urban Forest Initiative Working Group of the Advisory Committee to launch the South King County Tree Canopy Assessment Initiative. With this initiative, all 15 member jurisdictions south of the I-90 corridor have been engaged. This program is ahead of its benchmarks as outlined in the adopted 5-Year Implementation Plan with 26 of our 34 jurisdictions engaged since 2015. Additional details include:

- Convened the KCD Urban Forest Initiative Working Group, facilitated 2 Urban Forestry Initiative Working Group meetings
- Facilitated an initiative to provide Tree Canopy Assessments to all 15 member jurisdictions in south King County.
- Initiated contracting and coordination of all member jurisdictions for the TCA initiative
- Facilitated 5 round tables to promote and advance regional urban forestry objectives (2 Tree Canopy Assessment RT meetings, 2 Urban Forestry Initiative Work Group meetings, and 1 King County Climate Collaborative meeting).
- Launched the Promoting Stormwater Benefits from Urban Canopy Cover in Puget Sound Initiative, a project to support collaboration across municipal urban forestry and stormwater management programs.
- Secured placement of an AmeriCorps Individual Placement Intern to support the Urban Forest Health Management Program (shared with Rural Forest Health Management)

Tree Canopy Assessment	Canopy Planner Software
Algona	Burien
Auburn	Des Moines
Bellevue	SeaTac
Black Diamond	
Covington	
Dent	
Maple Valley	
Mercer Island	
Newcastle	
Normandy Park	
Renton	
Tukwila	

Summary of Progress - Urban Forest Health

Urban Tree & Canopy Cover ¹	5-Year Plan	2017 Actual	2015-2017 Actual	2018-2019 Goal
Urban Forest Health Management	70 Acres of Urban Forest/Upland Treated and Planted	14 Acres Treated/Planted, an additional 27.65 Acres Planned	57.5 Acres Treated/Planted	13 Acres To Go
Urban Forest Health Management	172,000 Native Trees & Shrubs Planted	23,223 Trees & Shrubs Planted	62,518 Trees & Shrubs Planted	109,482 Trees & Shrubs
Urban Forest Health Management	Engage 15 Jurisdictions in Urban Forest Retention and Restoration Initiatives	15 Jurisdictions Engaged	26 Jurisdictions Engaged	Goal Exceeded (New Goal: All Remaining Jurisdictions)
Urban Forest Health Management	15 Round Tables Facilitated	3 Bodies Engaged 5 Times (UFIWG Engaged 2 Times, Regional TCA Round Table 2 Times, K4C Engaged 1 time)	3 Bodies Engaged 16 Times (UFIWG Engaged 9 Times, Regional TCA Round Table 2 Times, K4C Engaged 5 times)	Goal exceeded. New Goal: Continue to convene urban forest health round tables.
Landowner Incentive Program (LIP)	\$750,000 in project funding	\$150,000 in funding for 15 projects	\$457,678	\$292,322

¹ Based on "Benchmarks" as outlined on page 6 of the adopted Implementation Plan for 2015-2019

FIRE RISK ASSESSMENT AND FIREWISE INITIATIVE – NEW!

Developed with funding through KCD’s Working Lands Initiative, the Firewise Initiative works with small-lot forest landowners across unincorporated King County to increase the fire resilience of a forest to resist fire in the forested landscape and reduce the risk of catastrophic fire-related damage to infrastructure in the wildland / urban interface.

3 new Firewise Communities in 2017.

The goals for the program are: to 1) provide individual wildfire risk assessments for small-lot forest landowners 2) create Community Firewise Plans that include community wildfire risk assessments and associated community action plans; and 3) assist communities with implementation of fuels reduction projects according to Firewise prescriptions.

Program Highlights

The 2017 outcomes of the initiative included working with 9 Firewise Communities to implement a total of 13 separate community fuels reduction projects totaling 9.73 acres treated and 75 participating homes. New Community Firewise Plans were written for 3 new Firewise Communities and 2 existing plans were updated. Additional details include:

- Developed wildfire risk assessments and associated reports with management recommendation to mitigate identified risks for small-lot forest landowners and communities.
- Provided the planning, coordination, and funding capacity to implement fuels reduction projects with communities as prescribed in Community Firewise Plans.

Forest Health Management Services Provided	Quantity	Acres Planned	Acres Contracted	Acres Treated
Individual Property Wildfire Risk Assessments	30	46.53	N/A	N/A
Individual Landowner Fuels Reduction Projects	2	1.55	1.55	1.55
Community Fuels Reduction Projects	13	9.73	9.73	9.73
TOTALS	45	57.81	11.28	11.28



BETTER FOOD

REGIONAL FOOD SYSTEM

KCD's Regional Food System program was launched in 2015 in response to regional partner and stakeholder input. The program responds to findings and recommendations of the Puget Sound Regional Council's Food Policy Blueprint, the City of Seattle Food Action Plan, and King County's Local Food Initiative.

The program addresses three key areas in need of development to build a robust, thriving, and resilient local and regional food system: 1. Increased production through both more acres in production and more producers, 2. Expanded demand for local food products by a broader pallet of local consumers, and 3. Better access to locally-grown, healthy foods by front-line communities.

In the 2017 grant round, KCD awarded \$607,406 in competitive grants for 9 innovative and diverse projects across King County. A brief description of the projects and funding is presented below.

Competitive Grants

Pilot Individual Development Account Program for Beginning Farmers - \$16,050

Pike Place Market Foundation will pilot an individual development account program with a cohort of five second generation farmers at the Market in order to give farmers the ability to finance their farms through the combination of financial education and a savings incentive program. For more information contact Leigh Newman-Bell, Farm Development Coordinator, Leigh.NB@pikeplacemarket.org.

Addressing the Farm Infrastructure Gap - \$99,919

Goose and Gander Farm will develop a shared aggregation and cold storage site for Snoqualmie Valley farms and farm organizations. For more information, contact Meredith Molli, meredithmolli@gmail.com.

SnoValley Farmers Cooperative Market Boost Project - \$82,811

With the aim of moving the Snoqualmie Valley Farmers Cooperative to financial self-sufficiency, this project funds three items most crucial to the SVFC's success: a delivery vehicle, staff time for sales and marketing, and promotional materials. For more information, contact Brad Johnson, General Manager, snovalleycoop@gmail.com.

Shared Soil - \$27,546

Shared Soil increases land access and supports collective farming practices by providing rentable farmland in Enumclaw, WA for beginner, immigrant, and socially disadvantaged farmers who are ready to transition off the Tilth Alliance Farm Works incubator and expand their farm businesses. For more information, contact Lily Gottlieb-McHale, lilygottliebmcchale@gmail.com.

Gathering Around the Table for ‘Dulet’ - Building a Safe Meat Supply Chain by and for the East African Community in King County - \$97,500

Public Health – Seattle and King County seeks to replace an unsafe and sometimes illegal meat supply chain with a safe, legal, local, and culturally appropriate meat supply chain for King County’s 100,000 person and growing East African immigrant population by working with a partnership of producers, processors, distributors, consumers and agencies. For more information, contact Dr. Eyob Mazengia, Eyob.Mazengia@kingcounty.gov.

Growing Farm Businesses - \$54,581

Sno-Valley Tilth as developed a three-strategy business training program focused on helping established producers in Snoqualmie Valley grow their farm operations and increase productivity through education, mentorship, and small-group consultations. For more information, contact Melissa Borsting, Executive Director, melissa@snovalleytilth.org.

Working Farmland Partnership Pilot Project - \$99,558

King County Department of Natural Resources and Parks will develop a pilot project to test the concept of a focused, multi-partner, ground-based effort to link farmers looking to establish or expand their farming business with landowners that want to bring underutilized land back into production. For more information, contact Mike Lufkin, Local Food Economy Manager, Michael.Lufkin@kingcounty.gov.

Creating a Replicable & Scalable Pathway for South King County Urban Agriculture - \$53,539

The Food Innovation Network will improve land access and business opportunities for urban agriculture in South King County by: 1) by establishing the South King Urban Agriculture Network; 2) identifying and securing land for community gardens and urban farms; and 3) linking potential growers to land and resources for urban agriculture production and business development. For more information, contact Kara Martin, Program Manager, kara@foodinnovationnetwork.org.

Highline College Community-Centered Urban Agriculture Program - \$75,902

Highline College will partner with the City of Des Moines to identify and increase the amount of farmable land for use by the College and the community in order to improve local food security, improve land use, and to provide a venue to educate and develop new farmers. For more information contact Bobby Butler, Urban Ag Program Manager, bbutler@highline.edu.

Strategic Initiatives

KCD's Regional Food System funds and engages in Strategic Initiatives that aim to address challenges specifically identified by food system partners and stakeholders as ongoing, chronic barriers to a more robust food economy. These barriers include infrastructure and capacity inadequacies, sector under-investment, and lack of common metrics to measure baselines and progress. In 2017, KCD supported the following Strategic Initiatives:

Farmers Market Manager Support, \$50,000

Neighborhood Farmers Markets will develop improved vendor information management systems that benefit both King County farmers markets and farmers, and help ensure public trust in farmers markets and the integrity of market vendor relationships.

Direct Marketing Support, \$40,000

The University of Washington will develop and implement a survey of King County farmers and food processors to assess their direct marketing needs. A common set of food system metrics will be developed with the intention of building a roadmap for continued engagement.

Local Institutional Purchasing Support, \$85,000

Ecotrust will lead the Local Institutional Food Team as it builds its leadership brand in the landscape of developing a robust and resilient local food economy. LIFT strives to develop into the 'go to' organization to provide technical assistance and support

to institutional food purchasers looking for local farm products and those wanting to start or participate in existing projects and programs that support local food systems. The project team will identify three institutions ready and willing to commit to dedicating 10% of their food purchasing resources to local products by 2025, develop a strategy to meet and measure the 10% commitment, and identify and secure funding to meet these commitments.

RURAL AGRICULTURE

Assisting rural agricultural landowners is what KCD has done since its inception. Services include planning, technical assistance, small farm equipment loans, and watershed improvements.

Planning & Technical Assistance

This program provides farm natural resource technical assessments, recommendations and farm conservation planning services to farm and livestock owners within the District. The whole-farm natural resource assessment is the foundational step in determining opportunities and priorities for conservation actions to improve conditions including water quality, soil health and wildlife habitat. For about 25% of our requests, the resource planner develops a formal farm conservation plan. The conservation plan formally documents the land user's decisions to manage natural resources consistent with the resource needs recommended by District staff. A farm conservation assessment report or conservation plan may be used by the landowner to meet the requirements of other agencies and programs, including: King County Codes [Titles 21A.30 (Livestock Management) and 21A.24 (Critical Areas)], King County Programs Agricultural Drainage Assistance, Best Management Practice Cost Share, Public Benefit Rating System (property tax incentives), Dairy Nutrient Management Act of 1998 [RCW 90.64], the Clean Water Act [33 U.S.C. §1251 et seq. (1972)]. In Washington state, dairy farms are some of the most heavily regulated farm operations. KCD provides manure management technical assistance and planning to help dairies comply with environmental regulations.

Rural Agriculture	5 Year Plan	2017 Actual	2015-2017	Goal 2018-2019
Farm Planning Services	750 Farm Service Customers 340 Farm Conservation Plans 10 Dairy Nutrient Management Plans	249 Farm Service Customers 56 Farm Conservation Plans 2 Dairy Nutrient Plans	748 Farm Service Customers 181 Farm Conservation Plans 4 Dairy Nutrient Management Plans	Exceed 750 Farm Service Customers 159 Farm Conservation Plans 6 Dairy Nutrient Plans
Site Visits	...	194 Site Visits	475 Site Visits	275 Site Visits
Follow Ups	750 Farm Plan Follow-Up Visits	116 Farm Plan Follow-Up Engagements	750 Farm Plan Follow-Up Visits	116 Farm Plan Follow-Up Engagements
Equipment Loans	250 Landowners	58 Landowners	151 Landowners	99 Landowners
Targeting Natural Resource Areas of Concern	3 Sub-basins Targeted 250 Farm Service Customers 100 Sub-basin Targeted Farm Plans	1 Sub-basin Targeted Newaukum Creek 125 Farm Service Customers 25 Targeted Sub-basin Farm Conservation Plans	3 Sub-basins Targeted 250 Farm Service Customers 100 Sub-basin Targeted Farm Plans	Exceed goal of 3 Sub-Basin Targeted: Newaukum Creek 125 Farm Service Customers 25 Targeted Sub-Basin Farm Conservation Plans

Based on "Benchmarks" as outlined on page 6 of the adopted Implementation Plan for 2015-2020.

In addition, KCD worked in partnership with King County's Agricultural Drainage Assistance Program (ADAP) to bring 58 acres of new farmland into production and 327 acres into improved or expanded production. While this work was not originally part of KCD's Five Year Implementation Plan, it directly addresses the County's Local Food Initiative goals of 400 additional acres of farmland in production in King County each year. Since 2015, KCD's work in the ADAP program has brought a total of 151 new acres into production and improved production on an additional 620 acres.

COMMUNITY AGRICULTURE

KCD supported the development of five new community gardens or farms in 2017. These included sites at churches, social service agencies, and a County-owned parcel in Skyway. Resources KCD brought to these projects included technical assistance, coordination, small "seed funds," volunteers, and free soil amendments. These gardens primarily support access to fresh, culturally-appropriate produce to marginalized communities including refugees and immigrants in south King County.

Community Agriculture	5-Year Plan	2017	2018-2019 Goal
Soil Test	Expand soil nutrient testing program-1000 new users	1,428	> 1,500/yr (exceeding goal)
Engage new gardeners	Engage 500 new gardeners	Engaged 520 new gardeners	>500/yr (exceeding goal)
Assist cities with community agriculture friendly policies	Assist 15 cities	Assisted 3 cities	Assist 6 new cities
Community agriculture technical Assistance	100 New technical assists	5 New assists & continuing support with over 300 participants	10 New assists, supporting over 500 participants

In 2017, KCD also piloted a cover crop seed giveaway program. Three hundred and fifty pounds of a rye/vetch seed mixture was given out to 9 community gardens along with education about the benefits of cover cropping in reducing soil erosion and compaction, weed suppression, nutrient retention and providing winter habitat for native pollinators and beneficial insects.

KCD also worked to promote Hügelkultur as a means of building healthy soil. Hügelkultur is an ancient practice of layering compostable materials over a bed of woody debris to create a raised planting surface that will eventually breakdown to generate healthy, fertile soil.

Hügelkultur KCD Engagement

13 KCD Led Volunteer Hügelkultur Builds	2 Hügelkultur Workshops	9 Hügelkultur Outreach Opportunities
147 People engaged	65 People engaged	1,795 People engaged

Finally, through a partnership with King County Wastewater Treatment Division, KCD was able to distribute 95 yards of GroCo compost to 9 community gardens in 2017. This partnership leveraged over \$2,500 in resources for community food gardens that worked with underserved neighborhoods, including those identified with populations of immigrants/refugees, non-land owning farmers, low-income communities, those living within USDA labeled “food deserts”, high density areas, transit dependent individuals, and the elderly or at-risk youth.



BETTER BACKYARDS

BETTER BACKYARDS

LANDOWNER INCENTIVE PROGRAM

KCD's Landowner Incentive Program (LIP) promotes stewardship of natural resources on private property by providing cost-share funding to help landowners implement natural resource management practices. Cost-share reimbursement rates for approved projects range from 50% to 90% depending on the natural resource management practice. There are associated maximum reimbursements for each practice and landowners must complete implementation of their current approved practice before applying for a new one.

The goal of the Landowner Incentive Program is to promote the implementation of natural resource management practices detailed in District prepared technical assistance and conservation management plans such as Conservation Farm Management Plans and Forest Health Management Plans.

Program Highlights

The 2017 outcomes of the Landowner Incentive Program include awarding 106 new contracts for \$677,463.89, \$150,000 in project funding for KCD Urban Forest Health projects in partnership with member cities; and managing 636 total cost-share projects. Additional details include:

Best Management Practice	Contracts Awarded	Acres	Linear Feet	Funding Level
Agricultural & Livestock Management	75	361.56	15,789	\$298,881.02
Rural Forest Health Management	12	See Healthy Forests - Rural Forest Health Management Section for Metrics	N/A	\$ 196,035.17
Urban Forest Health Management	N/A	See Healthy Forests - Urban Forest Health Management Section for Metrics	N/A	\$150,000
Freshwater Aquatic Area Enhancement	19	See Clean Water - Shorelines Section for Metrics	N/A	\$182,547.70
TOTALS	106	361.56	15,789	\$827,463.89

Summary of Progress - Landowner Incentive Program

Landowner Incentive Program ¹	5-Year Plan	2017 Actual	2015-2017 Actual	2018-2019 Goal
Agricultural & Livestock Management	\$1,218,750	\$298,881	\$780,386	\$438,364
Forest Health Management (Rural & Urban)	\$1,500,000 ²	\$346,035 ^{3&4}	\$970,198	\$529,802
Freshwater Aquatic Area Enhancement	\$562,500	\$182,547	\$484,240	\$78,260
TOTALS	\$3,281,250	\$827,463 ⁵	\$2,234,824 ⁶	\$1,646,426

1 Based on "Benchmarks" as outlined on page 22 of the adopted Implementation Plan for 2015-2020.

2 \$750,000 for Rural forest health cost-share contracts, and \$750,000 for Urban Forest Health Management projects planned and implemented by KCD in partnership with member cities.

3 \$196,035 for rural forest health cost-share contracts.

4 \$150,000 urban forest health projects planned and implemented by KCD in partnership with member cities.

5 Funds awarded CY 2017 are higher than planned - this issue to reallocation of prior year awards where prior year projects were implemented at lower cost than anticipated or were canceled.

6 2015-2017 total includes reallocated funds from cost-share contracts awarded prior to 2015 and therefore increases the total award for the roll-up period beyond the annual cost-share budget for each of the 3 years in the 3-year period. It is anticipated that by the end of 2019 KCD will have awarded \$3,280,750 in new cost-share contracts plus reallocated any additional cost-share released from pre-2015 contracts to new awards.

BAREROOT PLANT SALE

The Bareroot Plant Sale provides landowners, organizations, schools, and government agencies with low cost bareroot native plant material for habitat enhancement and native plant landscaping. In addition to receiving low-cost native plants, plant sale customers receive assistance on species selection, information on installing and maintaining plants to achieve high rates of survival, and recommendations related to habitat enhancement.

The goals of the Bareroot Plant Sale include 1) promoting and supporting landscaping with native trees and shrubs, 2) supporting homeowners, landowners, organizations and agencies on upland and aquatic area enhancement project implementation, and 3) raising public awareness about the value and role of native plants.

60,000 native plants for King County backyards, streams and forests.

Program Highlights

The 2017 outcomes of the Bareroot Plant Sale Program included providing over, 60,000 native trees and shrubs to 922 customers, establishing 8.25 acres of enhanced upland and 2.75 acres of enhanced shoreline.

Plant Sale	Quantity of Plants Sold	Number of Customers	Acres of Aquatic Habitat Enhanced	Acres of Upland Habitat Enhanced
2017 Bareroot Plant Sale	60,010 ¹	922	2.75 ²	8.25 ³

1 A portion of this figure is included in the shoreline and riparian habitat summary table and a portion if included. The urban forest health summary table.
 2 This figure is included in the shoreline and riparian habitat summary table.
 3 This figure is included in the urban forest health summary table.



BOARD OF SUPERVISORS

MEET THE BOARD OF SUPERVISORS

King Conservation District is led by an all-volunteer, five-member board of supervisors. Three of the members are elected while the other two are appointed by the Washington State Conservation Commission, an agency created to assist and guide conservation district activities in Washington State. KCD elections occur annually during the first quarter of each year. Elections are conducted pursuant to guidelines established by RCW 89.08 with oversight from the Washington State Conservation Commission.

Board members contribute local perspectives on important natural resource management and conservation issues, seek feedback about conservation programs from District residents, set District policy, and direct the District work plan and budget.



Dick Ryon, Chair

Dick was elected to the KCD Board in 2014. While not having actively worked with farmers, ranchers and dairymen in the agricultural districts in King County, he is no stranger to rural and forest areas, having been employed by Weyerhaeuser Company as a Professional Forester and Land Use Manager in Snohomish, King, Pierce and Lewis Counties for almost 20 years. Dick also serves on the King County Rural Forest Commission, and is a Commissioner of the North Bend Planning Commission.

Dick brings a continuity of regional natural resource priorities from his participation on the 2013 King County/KCD Task Force/Conservation Panel. The purpose of the Task Force was three fold: (1) Identify the availability of conservation and natural resource programs and services in King County; (2) Identify the needs, both met and unmet for such services and programs, and (3) Identify the actual and prospective sources of funding to meet such needs.



Burr Mosby, Vice-Chair

A first generation farmer, Burr Mosby was appointed to serve a three-year term on the KCD Board by the Washington State Conservation Commission. Burr started farming in 1977 and today Mosby Farms grows 350 acres of vegetables in the valleys of Auburn, Sumner and Orting. The farm supplies produce houses, grocery chains and restaurants in the Pacific Northwest.

Burr and his family are involved in state and local agriculture advocacy and community groups that support agriculture and healthy eating. Mosby Farms believes in giving back to the community and does so by donating produce to local food banks and soup kitchens from Seattle to Orting. Being a good steward of the land is of utmost priority for the future of agriculture, and Burr shares his knowledge from farmer's perspective as a member of the KCD Board of Supervisors.



Bill Knutsen, Secretary/Auditor

Bill Knutsen is no stranger to the changes that have swept across the King County landscape. Bill is a third generation dairy farmer, now retired. He graduated from Northshore schools and went on to earn his bachelor's degree from Central Washington College School of Business.

Bill ran a thriving dairy business with his family in the Bothell area for many years, bottling the milk and delivering it to area homes. Eventually, the family business evolved to include a drive thru dairy store in the 1970's and 80's. Bill is currently serving his 4th term as a King Conservation District supervisor.

In addition to his service to KCD, Bill has been a King County Ag Commissioner and was president of the Dairy Herd Improvement Association – an organization charged with helping farmers operate profitably. Bill is married, with a son and a daughter and six grandchildren.



Jim Haack, Supervisor

Jim joined the KCD Advisory Committee in 2014 to help KCD chart its future in supporting conservation across the region. His role, along with numerous other dedicated stakeholders, was to help guide the implementation of the KCD/King County Conservation Panel and Task Force recommendations.

Jim's experience as a boy in the Ozark hills built his conservation values, including passion for the land and for the livestock on it. Fifteen years ago Jim and his wife of 29 years brought their young family to the Snoqualmie Valley.

Says Jim, "Moving forward, KCD will play a more integrated role in implementing regional food policy and building social equity and will expand its contribution to local solutions for healthy cities facing long-term climate related issues."

Jim strongly believes we have entered a new era in conservation both locally and regionally. "Economically viable farming in King County that supports families and feeds us locally is on the rise. Farmers here, with renewed support, are joining conservationist, cities and non-profit advocacy groups to lead change."



Max Prinsen, Supervisor

Max has served on the KCD Board since 2012. Max and his wife Erin founded Save Habitat and Diversity of Wetlands (SHADOW) in 1999 to protect a unique habitat that includes a rare peat bog in southeast King County Washington. The SHADOW team works to continuously expand and enhance the non-profit's educational programs and protect the fragile ecosystem. SHADOW provides education for schools and the public with outreach to nearby communities.

MEET THE ASSOCIATE SUPERVISORS



Nancy Tosta

Nancy joined the Board of Supervisors in 2016 as an Associate Supervisor after serving for two years on KCD's Advisory Committee. Nancy's background includes over 40 years of natural resource management, including work in California, Washington, DC, and Puget Sound. Nancy serves as a councilmember for the City of Burien as well as on the Community and Economic Development Committee of the National League of Cities. She is also involved in Puget Sound Regional Council's Food Policy Committee, King County's Cities Climate Collaboration (K4C), and Sound Cities Association's Public Issues Committee. When not actively engaged in working to make our region an even better place to live, Nancy enjoys traveling, cooking, gardening, and thinking about complicated problems.



Jason Salvo

Jason Salvo owns and operates Local Roots Farm, an 80 acre diversified, direct market vegetable farm located in the Snoqualmie Valley. Jason joined the KCD board of supervisors in May of 2014. Jason, and his wife, Siri Erickson-Brown, started Local Roots farm way back in 2007, and they have been farming full time ever since. Local Roots Farm sells vegetables through a CSA, to over 50 area restaurants and at the Broadway Sunday Farmers Market. Before starting the farm, Jason was very briefly an attorney. He graduated from Seattle University School of Law Magna Cum Laude, and was on Law Review. When he's not driving a tractor, Jason enjoys cooking, spending time with his two kids, and skiing.

BUDGET

	2017 Plan of Work (Rates & Charges)	2017 Year End Actual (Rates & Charges)	2017 Year End Total (Including Operations & Overhead)	Difference Between Plan of Work and Actual*
Local Food				
Local Food System	\$1,096,500	\$1,043,027	\$1,100,601	\$4,101
Rural Farm Planning Services	\$725,814	\$820,986	\$1,070,474	\$344,660
Urban Farm Planning Services	\$191,800	\$283,344	\$340,918	\$149,118
Healthy Forests				
Urban and Rural Forest Services	\$319,654	\$269,582	\$355,943	\$36,289
Clean Water				
Shoreline and Riparian Services	\$1,278,584	\$1,015,173	\$1,293,449	\$14,865
Landowner Incentive Program	\$837,182	\$753,451	\$801,430	\$(35,752)
Outreach and Community Engagement	\$404,999	\$426,064	\$550,808	\$145,809
Member Jurisdiction	\$1,296,507	\$1,272,498	\$1,330,072	\$33,565
Total	\$6,151,040	\$5,884,125	\$6,843,696	\$692,656

Operations and Overhead includes board, rent, supplies, IT and all non program specific expenses. It is allocated across program areas on a per FTE basis.

* In programs where the 2017 actual exceeds 2017 Program of Work budgeted, the difference represents grants, additional revenue, or funds drawn from KCD reserves.



OPERATIONS

KCD's Operations Program includes those activities that focus on managing the processes to produce and distribute products and services to internal and external partners. Activities include managing purchases, inventory control, quality control, storage, logistics and evaluation of processes. By facilitating the flow of information among human resources, accounting, inventory control, and other assets, planning and decision making are made easier. A great deal of focus is on efficiency and effectiveness of processes. Therefore, operations management often includes substantial measurement and analysis of internal processes. The Operations team makes recommendations to and works collaboratively with the Board of Supervisors and staff on projects.

General Overhead

KCD's Annual Budget includes expenses for general overhead. Although these do not constitute expenses with specific program deliverables, they provide the

PHOTO BY
Michael Sladek, Impression Media

operational infrastructure and support for KCD staff to implement on-the-ground work. These expenses are currently referred to as Tier 1 overhead items. The largest expenses of this category are rent, utilities, office equipment, IT and vehicles.

Finance

KCD's Finance team consists of a cross-functional working group that provides all accounting related functions for the organization. These functions include, but are not limited to, annual reporting, audit, budgeting, financial reporting to Board of Supervisors and Executive Director, and external partners accounts payable and receivable, grant funding, contracting, and payroll.

Human Resources

Human Resources provides recommendations and strategies for recruitment and employee development, growth and retention. HR's priorities are clustered in eight categories: compensation, HRIS technology, planning, performance management, professional development, workforce recruitment, strategic planning and work culture enhancement.

HR works closely with the Board and ED to update its salary schedule and performance-based compensation system, update the personnel policy and employee benefit programs, review employee career development and training programs, and maintain KCD's employee records, as well as maintain team building initiatives with staff.

Legal & Related

The Executive Director and Director of Operations and HR oversee the day-to-day contracting and regulatory interpretation as well as respond to and monitor all legal actions that impact the organization. King Conservation District maintains outside legal counsel to handle issues that arise with KCD's unique and collaborative grant program and contracting responsibilities.

GET INVOLVED

IT STARTS WITH YOU

P 425-282-1900

F 425-282-1898

district@kingcd.org

1107 SW Grady Way, Suite 130

Renton, WA 98057



Local Food, Healthy Forests, Clean Water

[Blank Page]

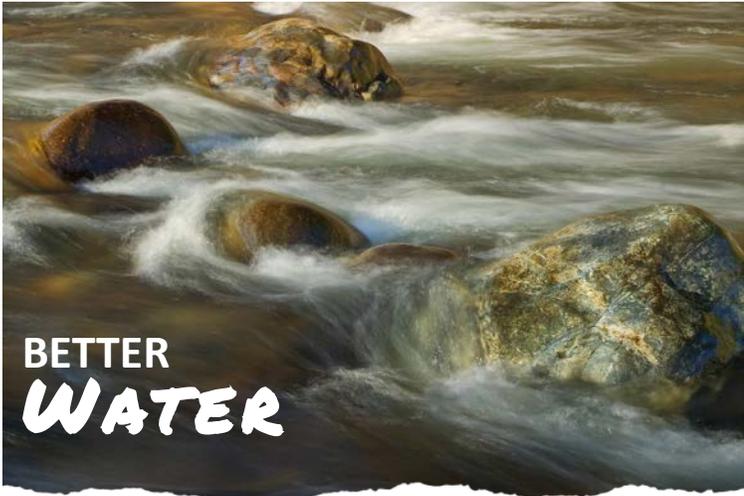


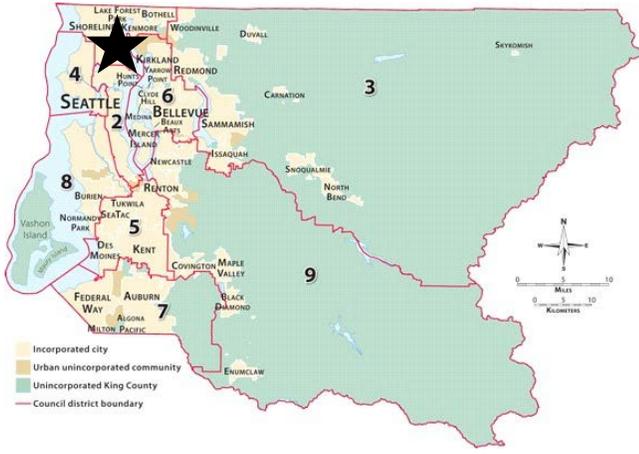
2017 Annual Report
2019 Program of Work

BETTER GROUND

Replenishing Our Region



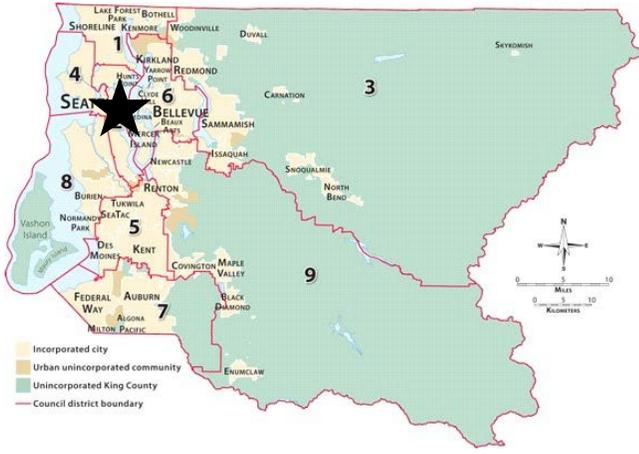




BETTER WATER

Bothell Side Channel

Council District 1

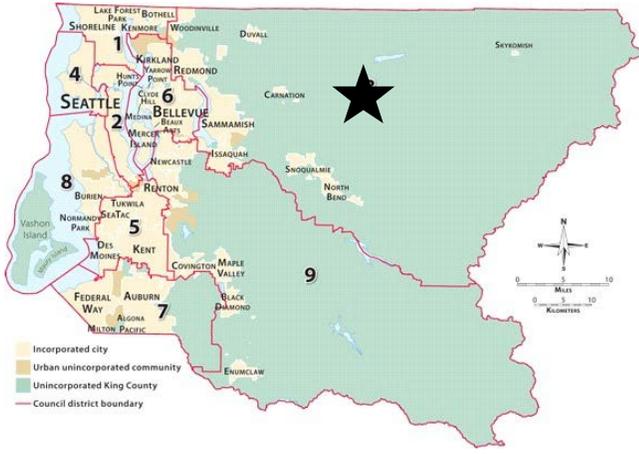


BETTER FOOD

Rainier Beach Farm Stand

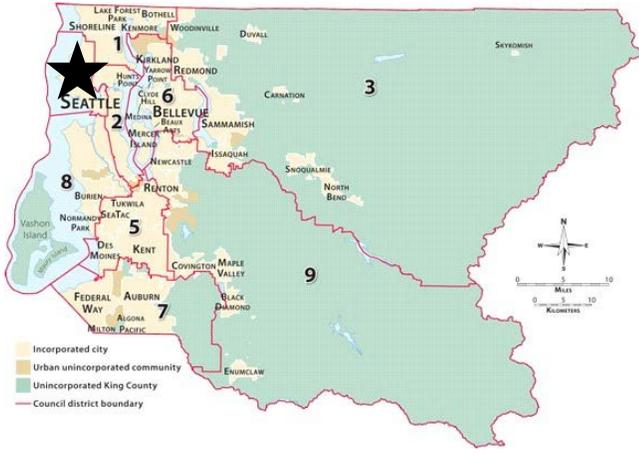


Council District 2



BETTER FOOD
Snoqualmie Valley Farmers
Cooperative

Council District 3

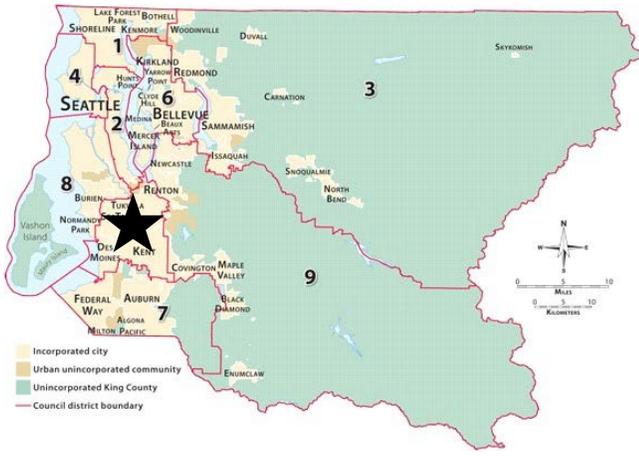


BETTER FORESTS

Discovery Park Restoration



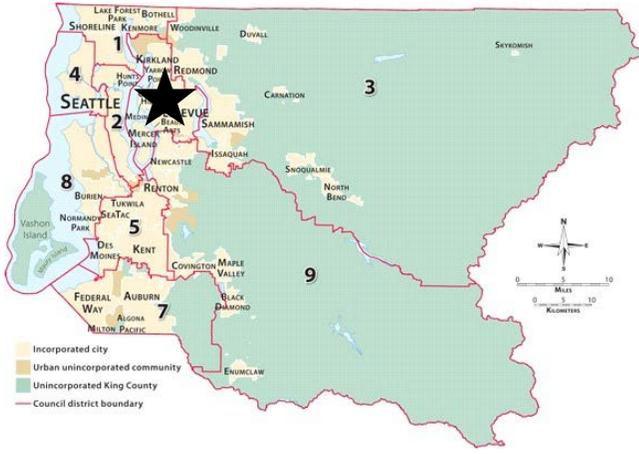
Council District 4



BETTER FOOD

Hillside Gardens

Council District 5

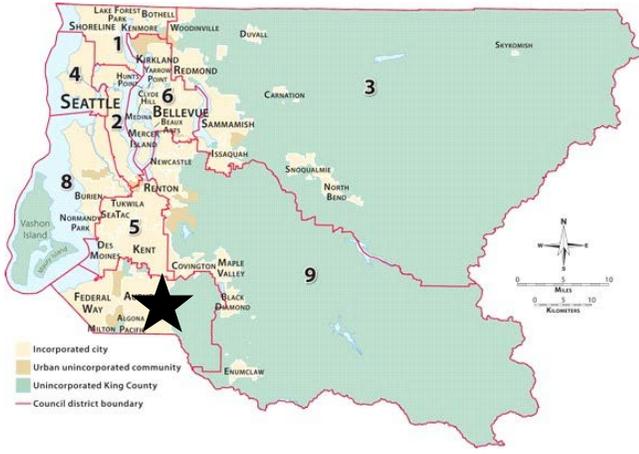


BETTER BACKYARDS

Bellevue Botanical Garden



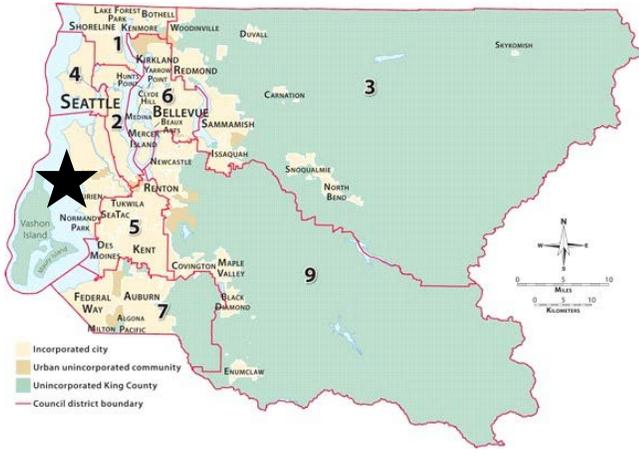
Council District 6



BETTER FOOD

Wakulima Farmers Greenhouse

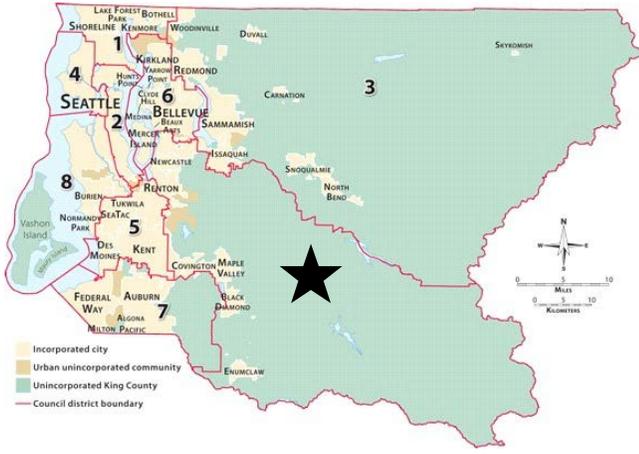
Council District 7



BETTER WATER

Duwamish Gardens

Council District 8



BETTER SOILS

Krainick Dairy

Council District 9

WORKING WITH VETERANS



Coming up in 2019



KCD PROPOSED BUDGET	2019
FOOD AND FARMING	
Local Food System	\$1,096,500
Rural Farm Planning Services	\$725,814
Urban Farm Planning Services	\$191,800
FORESTRY SERVICES (URBAN/RURAL)	\$319,654
SHORELINE AND RIPARIAN SERVICES (URBAN/RURAL)	\$1,278,584
LANDOWNER INCENTIVE PROGRAM (URBAN/RURAL)	\$837,182
MEMBER JURISDICTION GRANTS AND SERVICES PROGRAM <i>including grant administration</i>	\$1,296,507
COMMUNICATIONS, OUTREACH, ADVISORY COMMITTEE	\$404,999
TOTAL	\$6,151,042

LOCAL FOOD
HEALTHY FORESTS
CLEAN WATER

BETTER
GROUND



www.KingCD.org



[Blank Page]

King Conservation District 2018 Advisory Committee Membership

	Member	Alternate
King Conservation District	James Haack <i>Board of Supervisors</i>	Bill Knutsen <i>Board of Supervisors, Secretary/Auditor</i>
	Dick Ryon <i>Board of Supervisors, Chair</i>	Max Prinsen <i>Board of Supervisors</i>
King County Executive	John Taylor <i>Assistant Division Director Water & Land Resource Division</i>	Mike Lufkin <i>Local Food Economy Manager Department of Natural Resources</i>
King County Council	Jenny Ngo <i>Senior Legislative Analyst</i>	Hiedi Popochock <i>Senior Legislative Analyst</i>
Equity & Social Justice	Tahmina Martelly <i>Program Manager World Relief</i>	Nancy Huizar <i>Program Manager Sustainable Seattle</i>
City of Seattle	Michelle Caulfield <i>Deputy Director Office of Sustainability and Environment</i>	Vacant
City of Bellevue	John Stokes¹ <i>Mayor</i>	Nancy Ahern <i>Policy Advisor</i>
Sound Cities Association	Erika Morgan <i>Councilmember, City of Black Diamond</i>	Austin Bell <i>Councilmember, City of Burien</i>
	Mark Phillips <i>Councilmember, City of Lake Forest Park</i>	Mariah Bettise <i>Councilmember, City of Issaquah</i>
	Brenda Fincher² <i>Councilmember, City of Kent</i>	Wendy Weiker <i>Councilmember City of Mercer Island</i>
Rural Landowners	Bernie McKinney <i>Unincorporated Enumclaw Resident</i>	Vacant
Urban Landowners	Karen Mauden <i>Bellevue Resident/ Account Manager Northwest Ag Business Center</i>	Vacant
Agriculture Commission	Meredith Molli <i>Commissioner</i>	
Rural Forest Commission	Andy Chittick <i>Commissioner</i>	Nate Vernath <i>Chair</i>
Environmental Non-governmental Organization	Heather Trim <i>Executive Director Zero Waste Washington</i>	James Rasmussen <i>Coordinator Duwamish River Cleanup Coalition</i>

¹ Advisory Committee Chair

² Advisory Committee Vice-Chair