

2020 King County Comprehensive Plan Update
Amendment Concept – For inclusion in Public Hearing Notice

COUNCILMEMBER: Lambert

Problem Statement/Issue: The community is requesting that the Fall City Business District Special District Overlay (SDO) be amended to allow a park as a permitted use.

Property Information: There is particular interest in allowing Parcel # 1424079050 to be used as a park:

- Assessors Information: <https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1424079050>
- Districts and Development Conditions Report: http://www5.kingcounty.gov/kcgisreports/dd_report.aspx?PIN=1424079050

Depending on how it is drafted, the proposed amendment could apply to some or all of the parcels in the SDO.

Background Information: The property is subject to the following development conditions:

- P-Suffix SV-P27: "The site plan should provide for continuation of the riverside park in Fall City to be landscaped and improved in a manner consistent with existing park facilities."
- SO-260: Fall City Business District SDO (note website is out of date) was modified by Ordinance 19030. The following are excerpts from the SDO that are relevant to the amendment concept:
 - The purpose of the SDO is:
 - A. The purpose of the Fall City business district special district overlay is to allow commercial development in Fall City to occur with on-site septic systems until such time as an alternative wastewater system is available. The special district shall only be established in areas of Fall City zoned CB and shall be evaluated to determine if it is applicable to other rural commercial centers.
 - Permitted use allowed in the SDO related to parks include:
 - 1. The permitted uses in K.C.C. Chapter 21A.08 do not apply and are replaced with the following:
 - b. Recreational/cultural land uses as set forth in K.C.C. 21A.08.030:
 - i. As a permitted use:
 - (A) Library;
 - (B) Museum; and
 - (C) Arboretum.
 - ii. As a conditional use:
 - (A) Sports Club/Fitness Center;
 - (B) Amusement/Recreation Services/Arcades (Indoor);
 - (C) Bowling Center
 - In the underlying zoning code, Parks are allowed in every zone in unincorporated King County:

Recreational/cultural land uses.

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	PARK/RECREATION:												
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13

- The following conditions and limitations shall apply, where appropriate:

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- a. No stadiums on sites less than ten acres;
- b. Lighting for structures and fields shall be directed away from rural area and residential zones;
- c. Structures or service yards shall maintain a minimum distance of fifty feet from property lines adjoining rural area and residential zones, except for fences and mesh backstops;
- d. Facilities in the A zone shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities; and
- e. Overnight camping is allowed only in an approved campground.

...

13. Subject to the following:
 - a. The park shall abut an existing park on one or more sides, intervening roads notwithstanding;
 - b. No bleachers or stadiums are permitted if the site is less than ten acres, and no public amusement devices for hire are permitted;
 - c. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located; and
 - d. All buildings or structures or service yards on the site shall maintain a distance not less than fifty feet from any property line and from any public street.
- Parks are defined in the zoning code as follows:
21A.06.835 Park. Park: a site owned by the public for recreational, exercise or amusement purposes. Park facilities include, but are not limited to:
 - A. Indoor facilities, such as:
 1. Gymnasiums
 2. Swimming pools; or
 3. Activity centers;
 - B. Outdoor facilities, such as:
 1. Playfields;
 2. Fishing areas;
 3. Picnic and related outdoor activity areas; or
 4. Approved campgrounds;
 - C. Areas and trails for:
 1. Hikers;
 2. Equestrians;
 3. Bicyclists; or
 4. Off-road recreational vehicle users; and
 - D. Facilities for on-site maintenance. (Ord. 17841 § 17, 2014: Ord. 13022 § 9, 1998: Ord. 10870 § 207, 1993).

AMENDMENT CONCEPT: Amend Fall City Business District SDO in one or more of the following ways:

1. Modify the SDO to allow parks within the SDO.
2. Modify the SDO to allow some park facilities within the SDO, by excluding some types of facilities listed in the definition.
3. Modify the SDO to allow parks within the SDO only on properties with direct access to the Snoqualmie or Raging rivers.