King County

Metropolitan King County Council
Transportation, Economy and Environment Committee

STAFF REPORT

Agenda Item:	5	**Name:**	Christine Jensen
Proposed No.:	2016-0155	**Date:**	September 20, 2016

SUBJECT

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

SUMMARY

This year marks a four-year, "major" update to the KCCP, which allows for consideration of substantive policy changes to the Plan and potential revisions to the Urban Growth Area (UGA). The Executive transmitted the proposed 2016 KCCP to the Council on March 1, 2016.[1] The Council is in the process of reviewing and deliberating on the Executive's proposal. The Council's review thus far has included eleven briefings in the Transportation, Economy and Environment Committee (TrEE), as well as numerous opportunities to submit written or verbal public comment. Based on the discussions in committee, public comments received to-date, and deliberations with the Executive and Councilmembers, on September 1, 2016 the TrEE Chair issued a proposed Striking Amendment, S1, to the transmitted 2016 KCCP. An in-depth briefing on the Striking Amendment was provided at the September 6, 2016 TrEE meeting.

The TrEE Committee is slated to act on the proposed 2016 KCCP at today's meeting, which will include potential action on the proposed Striking Amendment and individual amendments to the Striking Amendment.[2,3]

BACKGROUND

The KCCP is the guiding policy document for land use and development regulations in unincorporated King County, as well as for regional services throughout the County,

[1] Includes: the 2016 KCCP, updates to the development code, and land use map amendments in Proposed Ordinance 2016-0155; and the Real Property Asset Management Plan (RAMP) in Proposed Ordinance 2016-0159. The Striking Amendment to the 2016 RAMP was addressed in a separate staff report at the September 6, 2016 TrEE meeting.
[2] There will also be vote today on the 2016 RAMP (PO 2016-0159) as part of the 2016 KCCP update.
[3] Final adoption of the 2016 KCCP (PO 2016-0155) and the 2016 RAMP (PO 2016-0159) at the full Council is scheduled for late 2016.

including transit, sewers, parks, trails, and open space. The King County Code dictates the allowed frequency for updates to the KCCP.

Annual cycle. On an annual basis, only technical changes and other limited amendments to the KCCP are allowed to be adopted.[4] This is known as the "annual cycle." While the Code states that the KCCP "may be amended" annually,[5] it is not required to be reviewed or amended on an annual basis.

Four-year cycle. Substantive changes to policy language and amendments to the UGA boundary[6] are only allowed to be considered once every four years.[7,8] This is known as the "four-year cycle." The Code requires the County to complete a "comprehensive review" of the KCCP once every four years in order to "update it as appropriate" and ensure continued compliance with the Growth Management Act (GMA).[9] The Code requires the Executive to transmit to the Council a proposed ordinance amending the KCCP once every four years.[10] However, the Code does not require the Council to adopt a KCCP update during the four-year cycle.[11] This year's four-year review of the KCCP is the fifth major review since 2000.

GMA update requirements. It is worth highlighting how the County's KCCP cycles fit into the GMA planning cycles. The GMA requires cities and counties to update their comprehensive plans once every eight years.[12] The GMA authorizes, but does not require, cities and counties to amend their comprehensive plans annually.

For King County, the GMA-established plan update deadlines are in 2015 and 2023. For the purposes of the GMA, the 2012 update to the KCCP[13] satisfied the State's requirement to update the County's comprehensive plan by 2015. The GMA does not require the County to complete another comprehensive update until 2023. Under the County's current policies and Code, the County will complete this update in the 2020 four-year cycle.

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[4] K.C.C. 20.18.030

[5] K.C.C. 20.18.030(B)

[6] Note that Four-to-One UGA proposals may be considered during the annual cycle (see K.C.C. 20.18.030(B)(10), 20.18.040(B)(2), 20.18.170, and 20.18.180).

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

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

[9] K.C.C. 20.18.030(C)

[10] K.C.C. 20.18.060

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

[12] Revised Code of Washington (RCW) 36.70A.130

[13] Ordinance 17485

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

Actions to date for the 2016 KCCP. In May 2015, the Council adopted the Scoping Motion[14] for the 2016 KCCP update, a link to which is provided at the end of the staff report. The Scoping Motion outlined the key issues the Council and Executive identified for specific consideration in the forthcoming KCCP update. While the scope of work approved through the Scoping Motion was intended to be as thorough as possible, it does not establish the absolute limit on the scope of issues that can be considered. Based on subsequent public testimony, new information, or Council initiatives, other issues may also be considered by the Executive or the Council – except for UGA expansion proposals, which must follow the limitations of KCCP policy RP-107[15] as discussed in the Area Zoning Studies and Land Use Map Amendments section of the March 15 staff report.[16]

King County Code (K.C.C.) 20.18.160 and RCW 36.70A.140 call for "early and continuous" public engagement in the development and amendment of the KCCP and any implementing development regulations. As part of that public engagement process, the Executive published a Public Review Draft (PRD) of the KCCP on November 6, 2015, which was open for public comment through January 2016.[17] During that time, the Executive hosted six PRD community meetings: one each in Fairwood, Skyway, Fall City, Issaquah, and two in Vashon. A summary of the Executive's outreach efforts can be found in Appendix R "Public Outreach for Development of KCCP." A detailed listing of all of the public comments received during development of the Plan can be found in the Public Participation Report that is located on the Council's KCCP website.[18]

On March 1, 2016, the Executive transmitted the proposed 2016 update to the KCCP.[19] The Council's review thus far has included eleven briefings in the Transportation, Economy and Environment Committee (TrEE), as well as numerous opportunities to submit written or verbal public comment. Based on the discussions in committee, public comments received to-date, and deliberations with the Executive and Councilmembers, on September 1, 2016 the TrEE Chair issued a proposed Striking Amendment, S1, to the

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

[15] This policy is currently RP-203 in the adopted 2012 KCCP, and is proposed to be changed to RP-107 as part of the 2016 KCCP. Does not apply to Four-to-One proposals.

[16] http://www.kingcounty.gov/council/2016compplan/materials.aspx

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

[18] http://www.kingcounty.gov/council/2016compplan.aspx

[19] Includes: the 2016 KCCP, updates to the development code, and land use map amendments in Proposed Ordinance 2016-0155; and the Real Property Asset Management Plan (RAMP) in Proposed Ordinance 2016-0159. The Striking Amendment to the 2016 RAMP will be addressed in a separate staff report at the September 6, 2016 TrEE meeting.

transmitted 2016 KCCP. An in-depth briefing on the Striking Amendment was provided at the September 6, 2016 TrEE meeting.

As noted above, the TrEE Committee is slated to act on the proposed 2016 KCCP at today's meeting, which will include potential action on the proposed Striking Amendment and individual amendments to the Striking Amendment.[20,21]

ANALYSIS

Striking Amendment S1 consists of a number of components:

- **Changes to the proposed changes to the development code**. Striking Amendment S1 to Proposed Ordinance 2016-0155, which makes changes to the development code in the ordinance transmitted with the Comprehensive Plan, can be found in Attachment 2 of the staff report. A matrix that summarizes each of these changes can be found in Attachment 4 to the staff report, and a track changes version of the changes (for illustrative purposes only) can be found in Attachment 5 to the staff report.

- **Changes to the transmitted 2016 King County Comprehensive Plan.** The Striking Amendment replaces the transmitted 2016 KCCP[22] with a new version of the 2016 KCCP, which can be found online at the link provided at the end of this staff report or in the binders provided to Councilmembers. The new version, dated September 1, 2016, accepts all of the transmitted strikethrough/underline changes from the Executive and then shows the Chair's proposed changes to the transmitted version in strikethrough/underline format.

  A matrix that summarizes each of the changes to policies, as well as major changes to text, can be found online at the link provided at the end of this staff report or in the binders provided to the Councilmembers. Policies that have substantive changes are shown in bold text for emphasis. Policies that were unchanged by the Striking Amendment are in normal font, as are policies that only had technical, grammar, or typographical changes.

- **Changes to the land use map amendments.** The Striking Amendment replaces the transmitted land use map amendments[23] with a new version of the land use map amendments, which can be found in Attachment 6 of this staff report. A matrix that summarizes each of the changes can be found in Attachment 7.

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[20] There will also be vote today on the 2016 RAMP (PO 2016-0159) as part of the 2016 KCCP update.
[21] Final adoption of the 2016 KCCP (PO 2016-0155) and the 2016 RAMP (PO 2016-0159) at the full Council is scheduled for late 2016.
[22] Attachment A to PO 2016-0155
[23] Attachment B to PO 2016-0155

- **Changes to Technical Appendixes A through D.** The Striking Amendment replaces the transmitted version of Technical Appendices A through D[24] with a new version of Technical Appendices A through D, which can be found online at the link provided at the end of this staff report. No substantive changes have been made to these appendices in the Striking Amendment; the only changes made were to accept the Executive's transmitted changes in a "clean" format, updating the Appendices from their transmitted format in strikethrough/underline. Review for technical corrections will occur prior to final adoption at the full Council.

- **Changes to Technical Appendix R – Public Outreach.** The Striking Amendment replaces the transmitted version of Technical Appendix R – Public Outreach[25] with a new version of Technical Appendix R – Public Outreach, which can be found in Attachment 8 of the staff report. The appendix has been updated to reflect Council's public participation portion of the 2016 KCCP process and to make technical corrections.

- **Amendment to the Vashon Town Plan.** The Striking Amendment adds a new attachment to the Ordinance,[26] an amendment to the Vashon Town Plan, which can be found in Attachment 9 of this staff report. This amendment implements the zoning change in one of the land use and zoning map changes in Attachment B.

There is also an associated Title Amendment, T1, which can be found in Attachment 3 to this staff report.

A number of individual amendments to the Striking Amendment have also been proposed. Those amendments can be found in Attachment 10 to the staff report, and a summary matrix of these amendments of can be found in Attachment 11 to the staff report.

ATTACHMENTS

1. Proposed Ordinance 2016-0155
2. Striking Amendment S1
3. Title Amendment T1
4. Matrix of changes in Striking Amendment S1
5. Redline version of Striking Amendment S1
6. Land Use and Zoning Amendments (Attachment B) – Dated September 1, 2016
7. Matrix of Striker Land Use Map Amendments
8. Appendix R – Public Outreach (Attachment I) – Dated September 1, 2016

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[24] Technical Appendix A: Capital Facilities Planning (Attachment C to PO 2016-0155); Technical Appendix B: Housing (Attachment D to PO 2016-0155); Technical Appendix C: Transportation (Attachment E to PO 2016-0155); Technical Appendix C1: Transportation Needs Report (Attachment F to PO 2016-0155); Technical Appendix C2: Regional Trail Needs Report (Attachment G to PO 2016-0155); Technical Appendix D: Growth Targets and the Urban Growth Area (Attachment H to PO 2016-0155).
[25] Attachment I to PO 2016-0155
[26] Attachment K to PO 2016-0155

9. Addendum to Vashon Town Plan (Attachment K)
10. Amendments to Striking Amendment S1
11. Matrix of amendments to Striking Amendment S1
12. 2016 KCCP Schedule, updated as of August 10, 2016
13. Frequently Used Acronyms
14. Public comments, updated as of September 16, 2016

INVITED

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

LINKS

All components of Striking Amendment S1 to the transmitted 2016 KCCP can be found at:

http://www.kingcounty.gov/council/2016compplan/amendments

These components include:

- Striking Amendment S1 to Proposed Ordinance 2016-0155
- Title Amendment T1 to Proposed Ordinance 2016-0155
- Matrix of changes in Striking Amendment S1
- Redline version of Striking Amendment S1
- 2016 KCCP (Attachment A)
- Matrix of changes made to 2016 KCCP (Attachment A)
- Land Use and Zoning Amendments (Attachment B)
- Appendix A: Capital Facilities (Attachment C) – *no changes, just replaces with a clean version*
- Appendix B: Housing (Attachment D) – *no changes, just replaces with a clean version*
- Appendix C: Transportation (Attachment E) – *no changes, just replaces with a clean version*
- Appendix C1: Transportation Needs Report (Attachment F) – *no changes, just replaces with a clean version*
- Appendix C2: Regional Trails Needs Report (Attachment G) – *no changes, just replaces with a clean version*
- Appendix D: Growth Targets and the Urban Growth Area (Attachment H) – *no changes, just replaces with a clean version*
- Appendix R: Public Outreach for Development of KCCP (Attachment I)
- Addendum to Vashon Town Plan (Attachment K)
- Individual amendments to Striking Amendment S1

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

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

These components include:

- Proposed Ordinance 2016-0155
- 2016 KCCP (Attachment A)
- Land Use and Zoning Amendments (Attachment B)
- Appendix A: Capital Facilities (Attachment C)
- Appendix B: Housing (Attachment D)
- Appendix C: Transportation (Attachment E)
- Appendix C1: Transportation Needs Report (Attachment F)
- Appendix C2: Regional Trails Needs Report (Attachment G)
- Appendix D: Growth Targets and the Urban Growth Area (Attachment H)
- Appendix R: Public Outreach for Development of KCCP (Attachment I)
- Skyway-West Hill Action Plan (Attachment J)
- Area Zoning Studies *(Attachment to transmittal package, does not get adopted)*
- Development Code Studies *(Attachment to transmittal package, does not get adopted)*
- Policy Amendment Analysis Matrix *(Attachment to transmittal package, does not get adopted)*
- Public Participation Report *(Attachment to transmittal package, does not get adopted)*

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KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

September 16, 2016

Ordinance

Proposed No. 2016-0155.1 **Sponsors** Dembowski

AN ORDINANCE relating to comprehensive planning and permitting; amending Ordinance 8421, Section 3, as amended, and K.C.C. 14.56.020, Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030, and Ordinance 13147, Section 19, amended, and K.C.C. 20.18.030, Ordinance 10870, Section 330, as amended, and K.C.C. 21A.08.030, Ordinance 10870, Section 332, as amended, and K.C.C. 21A.08.050, Ordinance 10870, Section 333, as amended, and K.C.C. 21A.08.060, Ordinance 10870, Section 334, as amended, and K.C.C. 21A.08.070, Ordinance 10870, Section 335, as amended, and K.C.C. 21A.08.080, Ordinance 10870, Section 336, as amended, and K.C.C. 21A.08.090, Ordinance 10870, Section 337, as amended, and K.C.C. 21A.08.100, Ordinance 13274, Section 4, as amended, and K.C.C. 21A.37.020, Ordinance 13733, Section 10, as amended, and K.C.C. 21A.37.110, adding new sections to K.C.C. chapter 21A.06, adding new sections to K.C.C. chapter 21A.42, decodifying K.C.C.

20.54.010 and repealing Ordinance 8421, Section 2, and K.C.C. 14.56.010, Ordinance 3064, Section 2, and K.C.C. 20.54.020, Ordinance 3064, Section 3, as amended, and K.C.C. 20.54.030, Ordinance 3064, Section 4, as amended, and K.C.C. 20.54.040, Ordinance 3064, Section 5, and K.C.C. 20.54.050, Ordinance 3064, Section 6, as amended, and K.C.C. 20.54.060, Ordinance 3064, Section 7, as amended, and K.C.C. 20.54.070, Ordinance 3064, Section 8, as amended, and K.C.C. 20.54.080, Ordinance 3064, Section 9, as amended, and K.C.C. 20.54.090, Ordinance 3064, Section 10, as amended, and K.C.C. 20.54.100, Ordinance 3064, Section 11, as amended, and K.C.C. 20.54.110, Ordinance 3064, Section 12, and K.C.C. 20.54.120, Ordinance 3064, Section 13, and K.C.C. 20.54.130 and Ordinance 7889, Section 4, as amended, and K.C.C. 26.08.010

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. ((~~To institute the consideration of non-motorized transportation in all related county-funded~~)) Consider nonmotorized transportation safety and other needs in all

related county programs, and ((~~to~~)) encourage the same consideration on an interlocal and regional basis((~~;~~

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

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

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

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

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

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

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

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

A. The King County Comprehensive Plan shall be amended in accordance with this chapter, which, in compliance with RCW 36.70A.130(2), establishes a public

participation program whereby amendments are considered by the council no more frequently than once a year as part of the amendment cycle established in this chapter, except that the council may consider amendments more frequently to address:

1. Emergencies;

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

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

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

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

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

1. Technical amendments to policy, text, maps or shoreline designations;

2. The annual capital improvement plan;

3. The transportation needs report;

4. School capital facility plans;

5. ((~~A mining site conversion demonstration project. The demonstration project shall evaluate and address:~~

~~a. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site;~~

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

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

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

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

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

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

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

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

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

((~~11.~~)) 10. Amendments necessary for the conservation of threatened and endangered species; ((~~and~~))

((~~12.~~)) 11. Site-specific ((~~comprehensive~~)) land use map amendments that do not require substantive change to comprehensive plan policy language and that do not alter the urban growth area boundary, except to correct mapping errors ;

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

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

C. Every fourth year beginning in 2000, the county shall complete a comprehensive review of the Comprehensive Plan in order to update it as appropriate and to ensure continued compliance with the GMA. This review may provide for a cumulative analysis of the twenty-year plan based upon official population growth forecasts, benchmarks and other relevant data in order to consider substantive changes to policy language and changes to the urban growth area ("UGA"). This comprehensive review shall begin one year in advance of the transmittal and may be referred to as the

four-year cycle. The urban growth area boundaries shall be reviewed in the context of the four-year cycle and in accordance with countywide planning policy ((~~FW~~))G-1 and RCW 36.70A.130. If the county determines that the purposes of the Comprehensive Plan are not being achieved as evidenced by official population growth forecasts, benchmarks, trends and other relevant data, substantive changes to the Comprehensive Plan may also be considered on even calendar years. This determination shall be authorized by motion. The motion shall specify the scope of the even-year amendment, and identify that the resources necessary to accomplish the work are available. An analysis of the motion's fiscal impact shall be provided to the council before to adoption. The executive shall determine if additional funds are necessary to complete the even-year amendment, and may transmit an ordinance requesting the appropriation of supplemental funds.

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

accompanied by any development regulations or amendments to development regulations, including area zoning, necessary to implement the proposed amendments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. Horticultural, viticultural, floricultural and apiary products;

B. Livestock and livestock products;

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

D. Feed or forage for livestock;

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

F. Turf, sod, seed and related products.

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

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

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

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

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

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

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

A. Residential land uses.

KEY			RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
P-Permitted Use **C**-Conditional Use **S**-Special Use		ZONE	AGRICULTURE	FOREST	MINERAL	RURAL AREA	*URBAN RESERVE	URBAN	RESIDENTIAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	OFFICE	INDUSTRIAL
SIC #	**SPECIFIC LAND USE**	**A**		**F**	**M**	**RA**	**UR**	**R1-8**	**R12-48**	**NB**	**CB**	**RB**	**O**	**I**
	DWELLING UNITS, TYPES:													
*	Single Detached	P C12	P2		P C12	P C12	P C12	P C12	P15					
*	Townhouse				C4	C4	P11	P	P3	P3	P3	P3		

							C12						
*	Apartment				C4	C4	P5 C5	P	P3	P3	P3	P3	
*	Mobile Home Park				S13		C8	P					
*	Cottage Housing						P15						
	GROUP RESIDENCES:												
*	Community Residential Facility-I				C	C	P14.a C	P	P3	P3	P3	P3	
*	Community Residential Facility-II						P14.b	P	P3	P3	P3	P3	
*	Dormitory				C6	C6	C6	P					
*	Senior Citizen Assisted Housing					P4	P4	P	P3	P3	P3	P3	
	ACCESSORY USES:												
*	Residential Accessory Uses	P7 ((~~P17~~))	P7		P7	P7	P7	P7	P7	P7	P7	P7	
*	Home Occupation	((~~P18~~)) P17	((~~P18~~)) P17		((~~P18~~)) P17	((~~P18~~)) P17	((~~P18~~)) P17	((~~P18~~)) P17	((~~P18~~)) P17	((~~P18~~)) P17	((~~P18~~)) P17	((~~P18~~)) P17	
*	Home Industry	C			C	C	C						
	TEMPORARY LODGING:												
7011	Hotel/Motel (1)									P	P	P	
*	Bed and Breakfast Guesthouse	P9			P9	P9	P9	P9	P9	P10	P10		
7041	Organization Hotel/Lodging Houses										P		
GENERAL CROSS REFERENCES:	Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.												

B. Development conditions.

1. Except bed and breakfast guesthouses.

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

a. Site disturbance associated with development of any new residence shall be limited to three acres. Site disturbance shall mean all land alterations including, but not

limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage disposal systems and driveways. Additional site disturbance for agriculture, including raising livestock, up to the smaller of thirty-five percent of the lot or seven aces, may be approved only if a farm management plan is prepared in accordance with K.C.C. chapter 21A.30. Animal densities shall be based on the area devoted to animal care and not the total area of the lot;

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

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

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

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

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

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

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

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

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

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

7.a. Accessory dwelling units:

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

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

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

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

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

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

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

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

(5) On a site zoned RA:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14.a. Limited to domestic violence shelter facilities.

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

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

a. developments no larger than one acre;

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

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

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

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

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

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

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

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

~~a. Not more than:~~

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

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

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

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

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

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

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

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

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

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

SECTION 27. Ordinance 10870, Section 332, as amended, and K.C.C. 21A.08.050 are each hereby amended to read as follows:

A. General services land uses.

KEY			RESOURCE			RURAL	RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
P-Permitted Use **C**-Conditional Use **S**-Special Use		ZONE	AGRICULTURE	FOREST	MINERAL	RURAL AREA	URBAN	RESERVE	URBAN	RESIDENTIAL	NEIGHBORHOOD	BUSINESS	COMMUNITY	BUSINESS	REGIONAL	BUSINESS	OFFICE	INDUSTRIAL
SIC#	**SPECIFIC LAND USE**		**A**	**F**	**M**	**RA**	**UR**		**R1-8**	**R12-48**	**NB**		**CB**		**RB**		**O**	**I**
	PERSONAL SERVICES:																	
72	General Personal Service								C25 ((~~C37~~))	C25 ((~~C37~~))	P		P		P		P3	P3

							C36	C36					
7216	Drycleaning Plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P24 C5 and 31	P24 C5	P24 C5	P24 C5	P24	P24	P24 C5	P24	
*	Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P7
*	Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7
074	Veterinary Clinic	P9			P9 C10 and 31	P9 C10			P10	P10	P10		P
753	Automotive Repair (1)								P11	P	P		P
754	Automotive Service								P11	P	P		P
76	Miscellaneous Repair	((~~P33~~))			P32 ((~~P33~~))	P32	P32	P32	P32	P	P		P
866	Church, Synagogue, Temple				P12 C27 and 31	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 P13 C31	P12 P13 C	P12 P13 C	P12 P13 C	P	P	P	P	
0752	Animal specialty services				C P34 P35 ((~~P36~~))	C			P	P	P	P	P
*	Stable	P14 C			P14 C31	P14 C	P 14 C						
*	Commercial Kennel or Commercial Cattery	P42			C43	C43				C43	P43		
*	Theatrical Production Services									P30	P28		
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29	P
*	Interim Recycling				P21	P21	P21	P21	P2	P22	P	P21	P

	Facility								2				
*	Dog training facility	((~~C34~~)) C33			((~~C34~~)) C33	((~~C34~~)) C33			P	P	P		P
	HEALTH SERVICES:												
801-04	Office/Outpatient Clinic				P12 C 13a	P12 C13a	P12 C13a ((~~C37~~)) C36	P12 C13a ((~~C37~~)) C36	P	P	P	P	P
805	Nursing and Personal Care Facilities							C		P	P		
806	Hospital						C13a	C13a		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
	EDUCATION SERVICES:												
*	Elementary School				P38 P39 ((~~P40~~))	P	P	P		P16 ((~~P40~~)) P39	P16 ((~~P40~~)) P39	P16 ((~~P40~~)) P39	
*	Middle/Junior High School				((~~P40 C39~~)) P39 C38 and 31	P	P	P		P16 ((~~C40~~)) C39	P16 ((~~C40~~)) C39	P16 ((~~C40~~)) C39	
*	Secondary or High School				((~~C39~~)) C38 and 31 ((~~C41~~)) C40 and 31	P26	P26	P26		P16 C15	P16 C15	P16	
*	Vocational School					P13a C	P13a C	P13a C			P15	P17	P
*	Specialized Instruction School		P18		P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	((~~P 38~~)) P 37
*	School District Support					P23 C	P23 C	P23 C	C1	P15	P15	P15	P

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

B. Development conditions.

1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table.

2. Except SIC Industry Group Nos.:

a. 835-Day Care Services, and

b. Community residential facilities.

3. Limited to SIC Industry Group and Industry Nos.:

a. 723-Beauty Shops;

b. 724-Barber Shops;

c. 725-Shoe Repair Shops and Shoeshine Parlors;

d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and

e. 217-Carpet and Upholstery Cleaning.

4. Only as accessory to a cemetery, and prohibited from the UR zone only if the property is located within a designated unincorporated Rural Town.

5. Structures shall maintain a minimum distance of one hundred feet from property lines adjoining rural area and residential zones.

6. Only as accessory to residential use, and:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17. All instruction must be within an enclosed structure.

18. Limited to resource management education programs.

19. Only as accessory to residential use, and:

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

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

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

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

20. Subject to the following:

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

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

(1) Retail sale of items related to the instructional courses is permitted, if total floor area for retail sales is limited to two thousand square feet;

(2) Sale of food prepared in the instructional courses is permitted with Seattle-King County department of public health approval, if total floor area for food sales is limited to one thousand square feet and is located in the same structure as the school; and

(3) Other incidental student-supporting uses are allowed, if such uses are found to be both compatible with and incidental to the principal use; and

c. On sites over ten acres, located in a designated Rural Town and zoned any one or more of UR, R-1 and R-4:

(1) Retail sale of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to two thousand square feet;

(2) Sale of food prepared in the instructional courses is permitted with Seattle-King County department of public health approval, if total floor area for food sales is limited to one thousand seven hundred fifty square feet and is located in the same structure as the school;

(3) Other incidental student-supporting uses are allowed, if the uses are found to be functionally related, subordinate, compatible with and incidental to the principal use;

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

(5) Advertised special events shall comply with the temporary use requirements of this chapter; and

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

21. Limited to:

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

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

(1) the site is five acres or greater;

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

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

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

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

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

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

22. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.

23. Only if adjacent to an existing or proposed school.

24. Limited to columbariums accessory to a church, but required landscaping and parking shall not be reduced.

25. Not permitted in R-1 and limited to a maximum of five thousand square feet per establishment and subject to the additional requirements in K.C.C. 21A.12.230.

26.a. New high schools permitted in the rural and the urban residential and urban reserve zones shall be subject to the review process in K.C.C. 21A.42.140.

b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted.

27. Limited to projects that do not require or result in an expansion of sewer service outside the urban growth area. In addition, such use shall not be permitted in the RA-20 zone.

28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32 or as a joint use of an existing public school facility.

29. All studio use must be within an enclosed structure.

30. Adult use facilities shall be prohibited within six hundred sixty feet of any rural area and residential zones, any other adult use facility, school, licensed daycare centers, parks, community centers, public libraries or churches that conduct religious or educational classes for minors.

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

32. Limited to repair of sports and recreation equipment:

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

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

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

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

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

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

~~34.~~)) Subject to the following:

a. the lot is at least five acres;

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

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

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

((~~35.~~)) 34. Limited to animal rescue shelters and provided that:

a. the property shall be at least four acres;

b. buildings used to house rescued animals shall be no less than fifty feet from property lines;

c. outdoor animal enclosure areas shall be located no less than thirty feet from property lines and shall be fenced in a manner sufficient to contain the animals;

d. the facility shall be operated by a nonprofit organization registered under the Internal Revenue Code as a 501(c)(3) organization; and

e. the facility shall maintain normal hours of operation no earlier than 7 a.m. and no later than 7 p.m.

((~~36.~~)) 35. Limited to kennel-free dog boarding and daycare facilities, and:

a. the property shall be at least four and one-half acres;

b. buildings housing dogs shall be no less than seventy-five feet from property lines;

c. outdoor exercise areas shall be located no less than thirty feet from property lines and shall be fenced in a manner sufficient to contain the dogs;

d. the number of dogs allowed on the property at any one time shall be limited to the number allowed for hobby kennels, as provided in K.C.C. 11.04.060.B; and

e. training and grooming are ancillary services that may be provided only to dogs staying at the facility; and

f. the facility shall maintain normal hours of operation no earlier than 7 a.m. and no later than 7 p.m.

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

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

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

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

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

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

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

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

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

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

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

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

((~~43.~~)) 42. Commercial kennels and commercial catteries are subject to K.C.C. 21A.30.020.

SECTION 28. Ordinance 10870, Section 333, as amended, and K.C.C. 21A.08.060 are each hereby amended to read as follows:

A Government/business services land uses.

KEY			RESOURCE			RURAL	RESIDENTIAL				COMMERCIAL/INDUSTRIAL					
P-Permitted Use **C**-Conditional Use **S**-Special Use		ZONE	AGRICULTURE	FOREST	MINERAL	RURAL AREA	URBAN RESERVE		URBAN	RESIDENTIAL	NEIGHBORHOOD	BUSINESS	COMMUNITY	BUSINESS	REGIONAL	BUSINESS	OFFICE	INDUSTRIAL
SIC#	**SPECIFIC LAND USE**		**A**	**F**	**M**	**RA**	**UR**		**R1-8**	**R12-48**	**NB**	**CB**		**RB**		**O**	**I (((~~30~~)) 29)**
	GOVERNMENT SERVICES:																
*	Public agency or utility office					P3 C5	P3 C5		P3 C	P3 C	P	P		P		P	((~~P16~~)) P15
*	Public agency or utility yard					((~~P27~~)) P26	((~~P27~~)) P26		((~~P27~~)) P26	((~~P27~~)) P26				P			P
*	Public agency archives													P		P	P
921	Court											P4		P		P	
9221	Police Facility					P7	P7		P7	P7	P7	P		P		P	P

9224	Fire Facility				C6 ((~~and 33~~))	C6	C6	C6	P	P	P	P	P
*	Utility Facility	((~~P29 C28~~)) P28 C27	((~~P29 C28~~)) P28 C27	((~~P29 C28~~)) P28 C27	((~~P29 C28 and 33~~)) P28 C27	((~~P29 C28~~)) P28 C27	((~~P29 C28~~)) P28 C27	((~~P29 C28~~)) P28 C27	P	P	P	P	P
*	Commuter Parking Lot				C ((~~33 P19~~)) P19	C ((~~P19~~)) P18	C ((~~P19~~)) P18	C ((~~19~~)) 18	P	P	P	P	((~~P35~~)) P33
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	((~~P18~~)) P17	((~~P18~~)) P17	((~~P18~~)) P17	((~~P18~~)) P17	((~~P31~~)) P30	((~~P31~~)) P30	((~~P31~~)) P30	((~~P31~~)) P30	P
	BUSINESS SERVICES:												
*	Construction and Trade				((~~P34~~)) P32						P	P9	P
*	Individual Transportation and Taxi									((~~P25~~)) P24	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							P14	((~~P37~~)) P34	P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	((~~P15 C36~~))			((~~P15 and 33 C36~~))	((~~P15 C36~~))							P

*	Log Storage	P((~~1 5~~)) 25	P		P26 and 33								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	
48	Communication Offices										P	P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service								P	P	P	P	((~~P16~~)) P15
*	Professional Office								P	P	P	P	((~~P16~~)) P15
7312	Outdoor Advertising Service										P	((~~P17~~)) P16	P
735	Miscellaneous Equipment Rental									((~~P17~~)) P16	P	((~~P17~~)) P16	P
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking								((~~P20~~)) P19a	((~~P20~~)) P19b	((~~P2 1~~)) P20	((~~P20~~)) P19a	P
*	Off-Street Required Parking Lot				((~~P3 2~~)) P31	((~~P32~~)) P31	((~~P3 2~~)) P31	((~~P3 2~~)) P31	((~~P32~~)) P31	((~~P32~~)) P31	((~~P3 2~~)) P31	P32)) P31	((~~P32~~)) P31
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	((~~P2 2~~))				((~~P22~~)) P21	((~~P22~~)) P21	P	P	P

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

B. Development conditions.

1. Except self-service storage.

2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.

3.a. Only as a reuse of a public school facility or a surplus nonresidential facility subject to K.C.C. chapter 21A.32; or

b. only when accessory to a fire facility and the office is no greater than one thousand five hundred square feet of floor area.

4. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

5. New utility office locations only if there is no commercial/industrial zoning in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that no feasible alternative location is possible, and provided further that this condition applies to the UR zone only if the property is located within a designated unincorporated Rural Town.

6.a. All buildings and structures shall maintain a minimum distance of twenty feet from property lines adjoining rural area and residential zones;

b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty-five feet from such street;

c. No outdoor storage; and

d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no feasible alternative location is possible.

7. Limited to storefront police offices. Such offices shall not have:

a. holding cells;

b. suspect interview rooms (except in the NB zone); or

c. long-term storage of stolen properties.

8. Private stormwater management facilities serving development proposals located on commercial/industrial zoned lands shall also be located on commercial/industrial lands, unless participating in an approved shared facility drainage plan. Such facilities serving development within an area designated urban in the King County Comprehensive Plan shall only be located in the urban area.

9. No outdoor storage of materials.

10. Limited to office uses.

11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.

12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

13. Limited to SIC Industry No. 4215-Courier Services, except by air.

14. Accessory to an apartment development of at least twelve units provided:

a. The gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;

b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;

c. The use of the facility shall be limited to dead storage of household goods;

d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;

e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;

f. No residential occupancy of the storage units;

g. No business activity other than the rental of storage units; and

h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.

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

15.((~~a. The floor area devoted to warehousing, refrigeration or storage shall not exceed two thousand square feet;~~

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

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

~~16.~~)) Only as an accessory use to another permitted use.

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

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

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

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

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

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

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

(3) limited to no more than ten vehicles.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. Retail land uses.

KEY		**RESOURCE**			**R U R A L**	**RESIDENTIAL**				**COMMERCIAL/INDUSTRIAL**							
P-Permitted Use **C**-Conditional Use **S**-Special Use	ZONE	AGRICU	FOREST	MINERA	RURAL	URBAN	RESERV	URBAN	RESIDE	NBEIGHB	BUSINE	COMMUN	BUSINE	RBUSINE	BUSINE	OFFICE	INDUST

		L T U R E		L	A R E A	E		N T I A L	O S R S H O O D	I S T S Y	A S L S		R I A L
SIC#	**SPECIFIC LAND USE**	**A**	**F**	**M**	**RA**	**UR**	**R1-8**	**R12-48**	**NB**	**CB**	**RB**	**O**	**I (30)**
*	Building Materials and Hardware Stores		((~~P23~~)) P20						P2	P	P		
*	Retail Nursery, Garden Center and Farm Supply Stores	P1 C1			P1 C1				P	P	P		
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P		
*	Department and Variety Stores						((~~C14a~~)) C13a	((~~P14~~)) P13	P5	P	P		
54	Food Stores						((~~C15a~~)) C14a	((~~P15~~)) P14	P	P	P	C	P6
*	Agricultural Product Sales	((~~P7 C7~~))	P4		P3 ((~~P7 C7~~))	P3	P3	((~~P25~~)) P22	((~~P25~~)) P22	((~~P25~~)) P22	((~~P25~~)) P22	((~~P25~~)) P22	((~~P25~~)) P22
*	Farmers Market	((~~P24~~)) P21	((~~P24~~)) P21		((~~P24~~)) P21	((~~P24~~)) P21	((~~P24~~)) P21	((~~P24~~)) P21	((~~P24~~)) P21	((~~P24~~)) P21	((~~P24~~)) P21	((~~P24~~)) P21	((~~P24~~)) P21
*	Motor Vehicle and										((~~P8~~)) P7		P

	Boat Dealers												
553	Auto Supply Stores									((~~P9~~)) P8	((~~P9~~)) P8		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings Stores									P	P		
58	Eating and Drinking Places				((~~P21 C19~~)) P18 C16		((~~P20 C16~~)) P17 C15	((~~P20 C16~~)) P17 C15	((~~P10~~)) P9	P	P	P	P
*	Drug Stores						((~~C15~~)) C14	((~~P15~~)) P14	P	P	P	C	
*	Recreational marijuana retailer									((~~P26 C27~~)) P23 C24	((~~P26 C27~~)) P23 C24		
592	Liquor Stores	((~~P13~~)) P12			((~~P13~~)) P12	((~~P13~~)) P12			((~~P13~~)) P12	P	P		
593	Used Goods: Antiques/ Secondhand Shops									P	P		
*	Sporting Goods and Related			((~~P22~~)) P19	((~~P22~~)) P19	((~~P22~~)) P19	((~~P22~~)) P19	((~~P22~~)) P19	((~~P22~~)) P19	P	P	((~~P22~~)) P19	((~~P22~~)) P19

	Stores												
*	Book, Stationery, Video and Art Supply Stores						((~~C15a~~)) C14a	((~~P15~~)) P14	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									((~~C11~~)) C10	P		P
*	Florist Shops						((~~C15~~)~~a~~)) C14a	((~~P15~~)) P14	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										((~~P12~~)) P11		P
*	Livestock Sales	((~~P17~~))	((~~P17~~))		((~~P17~~))	((~~P17~~))	((~~P17~~ ~~and~~						P

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

B. Development conditions.

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

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

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

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

2. Only hardware stores.

3.a. Limited to products grown on site.

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

4. No permanent structures or signs.

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

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

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

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

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

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

~~d. Sixty percent or more of the gross sales of agricultural products sold through the store shall be derived from products grown or produced in the Puget Sound counties. At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales;~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~19.~~)) 16. Only as:

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

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

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

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

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

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

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

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

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

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

a. limited to lumber milled on site; and

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

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

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

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

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

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

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

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

SECTION 30. Ordinance 10870, Section 335, as amended, and K.C.C. 21A.08.080 are each hereby amended to read as follows:

A. Manufacturing land uses.

KEY			**RESOURCE**			**RURAL**	**RESIDENTIAL**				**COMMERCIAL/INDUSTRIAL**					
P-Permitted Use **C**-Conditional Use **S**-Special Use		ZONE	AGRICULTURE	FOREST	MINERAL	RURAL AREA	URBAN	RESERVE	URBAN	RESIDENTIAL	NEIGHBORHOOD	BUSINESS	COMMUNITY	BUSINESS	REGIONAL	BUSINESS	OFFICE	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		~~P1 C1~~	~~P1~~		~~P1 C1~~	~~P1~~				P2		P2		P2 C			P2 C
*/2082 /2085	Winery/Brewery /Distillery		~~P3 C12~~			P3 C12	P3				P17		P17		P			P

*	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	P7 C	P
*	Recreational marijuana Processor I	P20			P20					P21 C22	P21 C22		
*	Recreational marijuana Processor II									P23 C24	P23 C24		P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods										C		P
32	Stone, Clay, Glass and Concrete Products									P6	P9		P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P

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

B. Development conditions.

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

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

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

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

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

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

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

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

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

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

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

2. Except slaughterhouses.

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

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

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

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

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

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

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

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

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

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

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

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

9. Only within enclosed buildings.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

a. as accessory to a primary mineral use; or

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

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

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

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

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

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

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

18. Limited to:

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

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

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

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

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

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

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

b. SIC Industry No. 2411-Logging.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. Resource land uses.

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

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

B. Development conditions.

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

2. Only forest research conducted within an enclosed building.

3. ((~~Accessory dwelling units~~)) Farm houses: in accordance with K.C.C. 21A.08.030.

4. Excluding housing for agricultural workers.

5. Limited to either maintenance or storage facilities, or both, in conjunction with mineral extraction or processing operation.

6. Allowed in accordance with K.C.C. chapter 21A.30.

7. Only in conjunction with a mineral extraction site plan approved in accordance with K.C.C. chapter 21A.22.

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

a. as accessory to a primary mineral extraction use;

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

c. for a public works project under a temporary grading permit issued in accordance with K.C.C. 16.82.152.

9. Limited to mineral extraction and processing:

a. on a lot or group of lots under common ownership or documented legal control, which includes but is not limited to, fee simple ownership, a long-term lease or an easement;

b. that are located greater than one-quarter mile from an established residence; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(1) passive recreation;

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

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

(4) agriculture education for youth.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. Farm worker housing. Either:

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

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

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

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

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

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

(1) Not more than:

(a) one agricultural employee dwelling unit on a site under twenty acres;

(b) two agricultural employee dwelling units on a site between twenty acres and fifty acres;

(c) three agricultural employee dwelling units on a site greater than fifty acres and less than one-hundred acres; and

(d) four agricultural employee dwelling units on sites one-hundred acres and larger and one additional agricultural employee dwelling unit for each additional one hundred acres thereafter;

(2) If the primary use of the site changes to a nonagricultural use, all agricultural employee dwelling units shall be removed;

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

(4) An agricultural employee dwelling unit shall not exceed a floor area of one thousand square feet and may be occupied by no more than eight unrelated agricultural employees;

(5) To the maximum extent practical, the housing should be located on nonfarmable areas that are already disturbed;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. If the two thousand square foot per parcel threshold is exceeded, each and every marijuana-related entity occupying space in addition to the two thousand square foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.19. of this section.

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

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

20.a. Production is limited to indoor only;

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

21.a. Production is limited to indoor only;

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

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

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

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

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

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

a. agricultural is the primary use of the site;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(2) the repair of tools and machinery is limited to those necessary for the operation of a farm or forest; and

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

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

25. The department may review and approve establishment of an agricultural support facility in accordance with the code compliance review process in section 34 of this ordinance only if:

a. project is sited on lands that are unsuitable for direct agricultural production based on size, soil conditions or other factors and cannot be returned to productivity by drainage maintenance, and

b. the proposed use is allowed under FPP conservation easement and/or zoning development standards.

26. The department may review and approve establishment of agricultural support services in accordance with the code compliance review process in section 34 of this ordinance only if:

a. the project site is located on properties that adjoin or are within six hundred sixty feet of the agricultural production district, has direct vehicular access to the agricultural production district and, except for farmworker housing, does not use local access streets that abut lots developed for residential use; and

b. Minimum lot size is four and one-half acres.

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

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

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

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

e. Tasting of products produced on site may be provided in accordance with state law. The area devoted to tasting shall be included in the floor area limitation in subsection B.3.c. of this section.

SECTION 32. Ordinance 10870, Section 337, as amended, and K.C.C. 21A.08.100 are each hereby amended to read as follows:

A. Regional land uses.

KEY		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
P-Permitted Use **C**-Conditional Use **S**-Special Use	ZONE	AGRICU	FOREST	MINERA	RURAL	URBAN	RESERV	URBAN	RESIDE	NEIGHB	BUSINE	COMMUN	BUSINE	REGION	BUSINE	OFFICE	INDUST

		L T U R E		L		E		N T I A L	O S R S H O O D	I S T S Y	A S L S		R I A L
SIC#	**SPECIFIC LAND USE**	**A**	**F**	**M**	**RA**	**UR**	**R1-8**	**R12-48**	**NB**	**CB**	**RB**	**O**	**I (15)**
*	Jail						S	S	S	S	S	S	S
*	Jail Farm/Camp	S	S		S	S							
*	Work Release Facility				S19	S19	S	S	S	S	S	S	
*	Public Agency Animal Control Facility		S		S	S					S		P
*	Public Agency Training Facility		S		S3					S3	S3	S3	C4
*	Hydroelectric Generation Facility		C14 S		C14 S	C14 S	C14 S						
*	Non-hydroelectric Generation Facility	((~~P25~~)) C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P
13	Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Rural Public Infrastructure Maintenance Facility				C23								
*	Transit Bus Base						S	S	S	S	S	S	P

*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24
*	Regional Motor Sports Facility												P
*	County Fairgrounds Facility				P21 S22								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S
8221- 8222	College/University(1)	P10	P10		P10 C11 S18	P10 C11 S18	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P
*	Zoo Animal Breeding Facility	P16	P16		P16								
GENERAL CROSS REFERENCES:		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.											

B. Development conditions.

1. Except technical institutions. See vocational schools on general services land use table, K.C.C. 21A.08.050.

2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.

3. Except weapons armories and outdoor shooting ranges.

4. Except outdoor shooting range.

5. Only in conjunction with an existing or proposed school.

6.a. Limited to no more than three satellite dish ((~~antennae~~)) antennas.

b. Limited to one satellite dish antenna.

c. Limited to tower consolidations.

7. Limited to landing field for aircraft involved in forestry or agricultural practices or for emergency landing sites.

8. Except racing of motorized vehicles.

9. Limited to wildlife exhibit.

10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.

11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

12. Limited to cogeneration facilities for on-site use only.

13. Excluding impoundment of water using a dam.

14. Limited to facilities that comply with the following:

a. Any new diversion structure shall not:

(1) exceed a height of eight feet as measured from the streambed; or

(2) impound more than three surface acres of water at the normal maximum surface level;

b. There shall be no active storage;

c. The maximum water surface area at any existing dam or diversion shall not be increased;

d. An exceedance flow of no greater than fifty percent in mainstream reach shall be maintained;

e. Any transmission line shall be limited to a:

(1) right-of-way of five miles or less; and

(2) capacity of two hundred thirty KV or less;

f. Any new, permanent access road shall be limited to five miles or less; and

g. The facility shall only be located above any portion of the stream used by anadromous fish.

15. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C. 21A.08.100.A, except for waste water treatment facilities and racetracks, shall be prohibited. All other uses, including waste water treatment facilities, shall be subject to the provisions for rural industrial uses in K.C.C. chapter 21A.12.

16. The operator of such a facility shall provide verification to the department of natural resources and parks or its successor organization that the facility meets or exceeds the standards of the Animal and Plant Health Inspection Service of the United States Department of Agriculture and the accreditation guidelines of the American Zoo and Aquarium Association.

17. The following provisions of the table apply only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standard outlined in K.C.C. chapter 21A.27.

18. Only for facilities related to resource-based research.

19. Limited to work release facilities associated with natural resource-based activities.

20. Limited to projects which do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base and serving only the school bus base may be used. Renovation, expansion, modernization or reconstruction of a school bus base is permitted but shall not require or result in an expansion of sewer service outside the urban growth

area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base.

21. Only in conformance with the King County Site Development Plan Report, through modifications to the plan of up to ten percent are allowed for the following:

a. building square footage;

b. landscaping;

c. parking;

d. building height; or

e. impervious surface.

22. A special use permit shall be required for any modification or expansion of the King County fairgrounds facility that is not in conformance with the King County Site Development Plan Report or that exceeds the allowed modifications to the plan identified in subsection B.21. of this section.

23. The facility shall be primarily devoted to rural public infrastructure maintenance and is subject to the following conditions:

a. The minimum site area shall be ten acres, unless:

(1) the facility is a reuse of a public agency yard; or

(2) the site is separated from a county park by a street or utility right-of-way;

b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided between any stockpiling or grinding operations and adjacent residential zoned property;

c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided between any office and parking lots and adjacent residential zoned property;

d. Access to the site does not use local access streets that abut residential zoned property, unless the facility is a reuse of a public agency yard;

e. Structural setbacks from property lines shall be as follows:

(1) Buildings, structures and stockpiles used in the processing of materials shall be no closer than:

(a) one hundred feet from any residential zoned properties, except that the setback may be reduced to fifty feet when the grade where the building or structures are proposed is fifty feet or greater below the grade of the residential zoned property;

(b) fifty feet from any other zoned property, except when adjacent to a mineral extraction or materials processing site;

(c) the greater of fifty feet from the edge of any public street or the setback from residential zoned property on the far side of the street; and

(2) Offices, scale facilities, equipment storage buildings and stockpiles shall not be closer than fifty feet from any property line except when adjacent to M or F zoned property or when a reuse of an existing building. Facilities necessary to control access to the site, when demonstrated to have no practical alternative, may be located closer to the property line;

f. On-site clearing, grading or excavation, excluding that necessary for required access, roadway or storm drainage facility construction, shall not be permitted within fifty feet of any property line except along any portion of the perimeter adjacent to M or F zoned property. If native vegetation is restored, temporary disturbance resulting from construction of noise attenuation features located closer than fifty feet shall be permitted; and

g. Sand and gravel extraction shall be limited to forty thousand yards per year.

24. The following accessory uses to a motor race track operation are allowed if approved as part of the special use permit:

a. motocross;

b. autocross;

c. skidpad;

d. garage;

e. driving school; and

f. fire station.

((~~25. Only as an accessory use of an agricultural anaerobic digester.~~))

SECTION 33. Ordinance 13274, Section 4, as amended, and K.C.C. 21A.37.020 are hereby amended to read as follows:

A. For the purpose of this chapter, "sending site" means the entire tax lot or lots qualified under subsection B. of this section. Sending sites may only be located within rural or resource lands or urban separator areas with R-1 zoning, as designated by the King County Comprehensive Plan, and shall meet the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located. Except as provided in K.C.C. 21A.37.110.C., or for lands zoned RA that are managed by the Washington state Department of Natural Resources as state grant or state forest lands, land in public ownership may not be sending sites. If the sending site consists of more than one tax lot, the lots must be contiguous and the area of the combined lots must meet the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located. For purposes of this section, lots divided by a street are

considered contiguous if the lots would share a common lot line if the street was removed; this provision may be waived by the interagency committee if the total acreage of a rural or resource sending site application exceeds one hundred acres. A sending site shall be maintained in a condition that is consistent with the criteria in this section under which the sending was qualified.

B. Qualification of a sending site shall demonstrate that the site contains a public benefit such that preservation of that benefit by transferring residential development rights to another site is in the public interest. A sending site must meet at least one of the following criteria:

1. Designation in the King County Comprehensive Plan or a functional plan as an agricultural production district or zoned A;

2. Designation in the King County Comprehensive Plan or a functional plan as forest production district or zoned F;

3. Designation in the King County Comprehensive Plan as rural residential, zoned RA-2.5, RA-5 or RA-10, and meeting the definition in RCW 84.34.020 of open space, farm and agricultural land, or timber land;

4. Designation in the King County Comprehensive Plan, or a functional plan as a proposed rural or resource area regional trail or rural or resource area open space site, through either:

a. designation of a specific site; or

b. identification of proposed rural or resource area regional trails or rural or resource area open space sites which meet adopted standards and criteria, and for rural or

resource area open space sites, meet the definition of open space land, as defined in RCW 84.34.020;

5. Identification as habitat for federal listed endangered or threatened species in a written determination by the King County department of natural resources and parks, Washington state Department of Fish and Wildlife, United States Fish and Wildlife Services or a federally recognized tribe that the sending site is appropriate for preservation or acquisition; or

6. Designation in the King County Comprehensive Plan as urban separator and zoned R-1.

C. For the purposes of the TDR program, acquisition means obtaining fee simple rights in real property, or a less than a fee simple right in a form that preserves in perpetuity the public benefit supporting the designation or qualification of the property as a sending site.

D. If a sending site has any outstanding code violations, the person responsible for code compliance should resolve these violations, including any required abatement, restoration, or payment of civil penalties, before a TDR sending site may be qualified by the interagency review committee created under K.C.C. 21A.37.070. However, the interagency may qualify and certify a TDR sending site with outstanding code violations if the person responsible for code compliance has made a good faith effort to resolve the violations and the proposal is in the public interest.

E. For lots on which the entire lot or a portion of the lot has been cleared or graded in accordance with a Class II, III or IV special forest practice as defined in chapter 76.09 RCW within the six years prior to application as a TDR sending site, the applicant

must provide an affidavit of compliance with the reforestation requirements of the Forest Practices Act, and any additional reforestation conditions of their forest practice permit. Lots on which the entire lot or a portion of the lot has been cleared or graded without any required forest practices or county authorization, shall be not qualified or certified as a TDR sending site for six years unless the six-year moratorium on development applications has been lifted or waived or the landowner has a reforestation plan approved by the state Department of Natural Resources and King County.

SECTION 34. Ordinance 13733, Section 10, as amended, and K.C.C. 21A.37.110 are hereby amended to read as follows:

A. The TDR bank may purchase development rights from qualified sending sites at prices not to exceed fair market value and to sell development rights at prices not less than fair market value. The TDR bank may accept donations of development rights from qualified TDR sending sites.

B. The TDR bank may purchase a conservation easement only if the property subject to the conservation easement is qualified as a sending site as evidenced by a TDR qualification report, the conservation easement restricts development of the sending site in the manner required by K.C.C. 21A.37.060 and the development rights generated by encumbering the sending site with the conservation easement are issued to the TDR bank at no additional cost.

C. ((~~If a conservation easement is acquired through a county park, open space, trail, agricultural, forestry or other natural resource acquisition program for a property that is qualified as a TDR sending site as evidenced by a TDR qualification report, any development rights generated by encumbering the sending site with the conservation~~

~~easement may be issued to the TDR bank so long as there is no additional cost for the development rights.~~)) Any development rights, generated by encumbering property with a conservation easement, may be issued to the TDR bank if:

1.a. The conservation easement is acquired through a county park, open space, trail, agricultural, forestry or other natural resource acquisition program for a property that is qualified as a TDR sending site as evidenced by a TDR qualification report; or

b. the property is acquired by the county with the intent of conveying the property encumbered by a reserved conservation easement. The number of development rights generated by this reserved conservation easement shall be determined by the TDR qualification report; and

2. Under either subsection C.1.a. or b. of this section, there will be no additional cost to the county for acquiring the development rights.

D. The TDR bank may use funds to facilitate development rights transfers. These expenditures may include, but are not limited to, establishing and maintaining internet web pages, marketing TDR receiving sites, procuring title reports and appraisals and reimbursing the costs incurred by the department of natural resources and parks, water and land resources division, or its successor, for administering the TDR bank fund and executing development rights purchases and sales.

E. The TDR bank fund may be used to cover the cost of providing staff support for identifying and qualifying sending and receiving sites, and the costs of providing staff support for the TDR interagency review committee.

F. Upon approval of the TDR executive board, proceeds from the sale of TDR bank development rights shall be available for acquisition of additional development

rights and as amenity funds to facilitate interlocal TDR agreements with cities in King County. Amenity funds provided to a city from the sale of TDR bank development rights to that city are limited to one-third of the proceeds from the sale.

NEW SECTION. SECTION 35. There is hereby added to K.C.C. chapter 21A.42 a new section to read as follows:

Modifications and expansions of standards for agricultural activities as provided in K.C.C. 21A.08.090 may be authorized by the agricultural technical review team established by section 34 of this ordinance, subject to the following;

A. The proposed modification or expansion must be located on existing impervious surface or lands not otherwise suitable for direct agricultural production based upon soil conditions or other factors and cannot be returned to productivity by drainage maintenance;

B. The proposed modification or expansion must be allowed under Farmland Preservation Program conservation easement and/or zoning development standards;

C. The proposed modifications or expansion must be supported by adequate utilities, parking, internal circulation and other infrastructure;

D. The proposed modification or expansion must not interfere with neighborhood circulation or interfere with existing or permitted development or use on neighboring properties;

E. The proposed modification or expansion must be designed in a manner that is compatible with the character and appearance of existing, or proposed development in the vicinity of the subject property;

F. The proposed modification or expansion must not be in conflict with the health and safety of the community and is such that pedestrian and vehicular traffic associated with the use must not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

G. The proposed modification or expansion must be supported by adequate public facilities or services and must not adversely affect public services to the surrounding area; and

H. The expansion or modification must not be in conflict with the policies of the Comprehensive Plan or the basic purposes of K.C.C. Title 21A.

NEW SECTION. SECTION 36. There is hereby added to K.C.C. chapter 21A.42 a new section to read as follows:

The department shall establish an agricultural technical review committee consisting of representatives of the departments of permitting and environmental review, natural resources and parks and public health and the King Conservation District to review proposals to site agricultural support facilities allowed under K.C.C. 21A.08.090. The committee may authorize the siting of the facilities subject to the following:

A. The use must be limited to processing, warehousing, storage, including refrigeration, retail sales and other similar support services of locally produced agricultural products. Sixty percent or more of the products must be grown or raised in the agricultural production district. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;

B. Limited to farmworker housing to support agricultural operations located in the agricultural production district;

C. The use must be limited to farm operations, including equipment repair, and other similar services primarily supporting agricultural operations located in the agricultural production district. Sixty percent or more of the services business must be to support agricultural operations in the agricultural production district. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;

D. Structures and areas used for agricultural services, including walls, fences and screening vegetation, must meet the setback and size limitation in K.C.C. 21A.08.090.B.24. and not interfere with neighborhood circulation or interfere with existing or permitted development or use on neighboring properties;

E. The proposed use must be designed in a manner which is compatible with the character and appearance of existing, or proposed development in the vicinity of the subject property;

F. The use must not be in conflict with the health and safety of the community and must be such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

G. The use must be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area; and

H. The use must not be in conflict with the policies of the Comprehensive Plan or the basic purposes of K.C.C. Title 21A.

SECTION 37. Ordinance 7889, Section 4, as amended, and K.C.C. 26.08.010 are each hereby repealed.

SECTION 38. **Severability.** If any provision of this ordinance its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision other persons or circumstances is not affected.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

_____

J. Joseph McDermott, Chair

ATTEST:

_____

Anne Noris, Clerk of the Council

APPROVED this _____ day of _____, _____.

_____

Dow Constantine, County Executive

Attachments: A. King County Comprehensive Plan - 2016 Update, B. Appendix - Land Use and Zoning Amendments, C. Technical Appendix A - Capital Facilities, D. Technical Appendix B - Housing, E. Technical Appendix C - Transportation, F. 2016 Transportation Needs Report, G. Technical Appendix C2 - Regional Trails Needs Report, H. Technical Appendix D - Growth Targets and the Urban Growth Area, I. Technical Appendix R - Public Outreach for the Development of the 2016 Comprehensive Plan, J. Skyway-West Hil Action Plan - January 22, 2016

S1

09/01/16
S1 – Striking Amendment

Sponsor: Dembowski

ea

Proposed No.: 2016-0155

STRIKING AMENDMENT TO PROPOSED ORDINANCE 2016-0155, VERSION 1

On page 2, beginning on line 35, strike everything through page 96, line 1774, and insert:

"BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

L. Attachment K to this ordinance amends the Vashon Town Plan and the King County zoning map for those portions of unincorporated King County defined in Attachment K to this ordinance.

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

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

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

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

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

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

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

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

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

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

~~F. To guide development of a county functional plan for non-motorized transportation, to implement the adopted policies established in the county~~

~~comprehensive plan, the county transportation plan, and current programs within county government~~)).

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

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

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

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

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

SECTION 6. Ordinance 11653, Section 6, as amended, and K.C.C. 20.12.017 are each hereby amended to read as follows:

The following provisions complete the zoning conversion from K.C.C. Title 21 to Title 21A pursuant to K.C.C. 21A.01.070:

A. Ordinance 11653 adopts area zoning to implement the 1994 King County Comprehensive Plan pursuant to the Washington State Growth Management Act RCW 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A, pursuant to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following are adopted as attachments to Ordinance 11653:

Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December 19, 1994.

Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.

Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.

Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.

Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.

Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.

Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.

Appendix H: Amendments to East Sammamish Community Plan P-Suffix Conditions.

Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix Conditions.

Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.

Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix Conditions.

Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.

Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.

Appendix N: Amendments to Resource Lands Community Plan P-Suffix Conditions.

Appendix O: 1994 Parcel List, as amended December 19, 1994.

Appendix P: Amendments considered by the council January 9, 1995.

B. Area zoning adopted by Ordinance 11653, including potential zoning, is contained in Appendices A and O. Amendments to area-wide P-suffix conditions adopted

as part of community plan area zoning are contained in Appendices B through N. Existing P-suffix conditions whether adopted through reclassifications or community plan area zoning are retained by Ordinance 11653 except as amended in Appendices B through N.

C. The department is hereby directed to correct the official zoning map in accordance with Appendices A through P of Ordinance 11653.

D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix A are adopted as the official zoning control for those portions of unincorporated King County defined therein.

E. Amendments to the 1994 King County Comprehensive Plan area zoning, Ordinance 11653 Appendices A through P, as contained in Attachment A to Ordinance 12170 are hereby adopted to comply with the Decision and Order of the Central Puget Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

F. The Vashon Town Plan Area Zoning, ((~~attached to Ordinance 17842 as~~)) Attachment ((~~D~~)) K to this ordinance, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix A are adopted as the official zoning control for those portions of unincorporated King County defined therein. Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by Ordinance 12531.

H. The Black Diamond Urban Growth Area Zoning Map attached to Ordinance 12533 as Appendix B is adopted as the official zoning control for those portions of

unincorporated King County defined therein. Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by Ordinance 12533.

I. The King County Zoning Atlas is amended to include the area shown in Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by Ordinance 12535. The language from Ordinance 12535, Section 1.D., shall be placed on the King County Zoning Atlas page #32 with a reference marker on the area affected by Ordinance 12535.

J. The Northshore Community Plan Area Zoning is amended to add the Suffix "-DPA, Demonstration Project Area", to the properties identified on Map A attached to Ordinance 12627.

K. The special district overlays, as designated on the map attached to Ordinance 12809 in Appendix A, are hereby adopted pursuant to K.C.C. 21A.38.020 and 21A.38.040.

L. the White Center Community Plan Area Zoning, as revised in the Attachments to Ordinance 11568, is the official zoning for those portions of White Center in unincorporated King county defined herein.

M. Ordinance 12824 completes the zoning conversion process begun in Ordinance 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or amending previously adopted p-suffix conditions or property-specific development standards pursuant to K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156 adopting individual zone reclassifications are hereby repealed and p-suffix conditions are replaced by the property specific development standards as set forth in Appendix A to Ordinance 12824.

2. All ordinances adopting individual zone reclassifications effective prior to February 2, 1995, including but not limited to Ordinances 43, 118, 148, 255, 633, 1483, 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781, 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501, 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053, 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812, 4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184, 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984, 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885, 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677, 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427, 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866, 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287, 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, and 11651, are hereby repealed and p-suffix conditions are replaced by the property specific development standards as set forth in Appendix A to Ordinance 12824.

3. All ordinances establishing individual reclassifications effective after February 2, 1995, are hereby amended, as set forth in Appendix C to Ordinance 12824, to retain, repeal or amend the property specific development standards (p-suffix conditions) contained therein.

4. All ordinances adopting area zoning pursuant to Resolution 25789 or converted by Ordinance 11653 are repealed as set forth in subsection((~~s~~)) M.4.a. through n. of this section. All p-suffix conditions contained therein are repealed or replaced by adopting the

property specific development standards as set forth in Appendix A to Ordinance 12824, the special district overlays as designated in Appendix B to Ordinance 12824 or the special requirements as designated in Appendix A to Ordinance 12822.

a. The Highline Area Zoning attached to Ordinance 3530, as amended, is hereby repealed.

b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as Appendix B, as amended, is hereby repealed.

c. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422 as Appendix B, as amended is hereby repealed.

d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to Ordinance 6986 as Appendix B, as amended, is hereby repealed.

e. The Revised Federal Way area zoning, adopted by Ordinance 7746, as amended, is hereby repealed.

f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance 7837 as Appendix B, as amended, is hereby repealed.

g. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846 as Appendix B, as amended, is hereby repealed.

h. The Resource Lands Area Zoning, adopted by Ordinance 8848, as amended, is hereby repealed.

i. The Snoqualmie Valley Community Plan Area Zoning, as adopted by Ordinance 9118, is hereby repealed.

j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499, as amended, is hereby repealed.

k. The Soos Creek Community Plan Update Area Zoning, adopted by Ordinance 10197, Appendix B, as amended, is hereby repealed.

l. The Northshore Area Zoning adopted by Ordinance 10703 as Appendices B and E, as amended, is hereby repealed.

m. The East Sammamish Community Plan Update Area Zoning, as revised in Appendix B attached to Ordinance 10847, as amended, is hereby repealed.

n. The West Hill Community Plan Area Zoning adopted in Ordinance 11116, as amended, is hereby repealed.

5. All ordinances adopting area zoning pursuant to Title 21A and not converted by Ordinance 11653, including community or comprehensive plan area zoning and all subsequent amendments thereto, are amended as set forth in subsection M.5.a. through f. All property specific development standards (p-suffix conditions) are retained, repealed, amended or replaced by the property specific development standards as set forth in Appendix A to Ordinance 12824, the special district overlays as designated in Appendix B to Ordinance 12824 or the special requirements as designated in Appendix A to Ordinance 12822.

a. The White Center Community Plan Area Zoning, contained in the Attachments to Ordinance 11568, as subsequently amended, is hereby further amended as set forth in Appendix D <u>to Ordinance 12824</u>.

b. All property specific development standards established in Ordinance 11653, as amended, are hereby amended as set forth in Appendix E <u>to Ordinance 12824</u>.

c. All property specific development standards established in Attachment A to Ordinance 11747, as amended, are hereby amended as set forth in Appendix F to Ordinance 12824.

d. All property specific development standards established in Ordinance 12061, as amended, are hereby amended as set forth in Appendix G to Ordinance 12824.

e. All property specific development standards established in Ordinance 12065, as amended, are hereby amended as set forth in K.C.C. 20.12.170.

f. All property specific development standards established in Attachment A to Ordinance 12170, as amended, are hereby amended as set forth in Appendix H to Ordinance 12824.

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

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

1. Emergencies;

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

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

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

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

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

1. Technical amendments to policy, text, maps or shoreline designations;

2. The annual capital improvement plan;

3. The transportation needs report;

4. School capital facility plans;

5. A mining site conversion demonstration project. <u>The authority for consideration of such a demonstration project shall expire with adoption of the 2019 annual comprehensive plan update or December 31, 2019, whichever is later. To be considered during an annual update cycle, no later than December 31 of the year proceeding the update, the project proponent shall submit to the county council its proposal for alternative development standards and processes to be tested an evaluated through the demonstration project.</u> The demonstration project shall evaluate and address:

a. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site;

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

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

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

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

6. Changes required by existing Comprehensive Plan policies;

7. Changes to the technical appendices and any amendments required thereby;

8. Comprehensive updates of subarea plans initiated by motion;

9. Changes required by amendments to the countywide planning policies or state law;

10. Redesignation proposals under the four-to-one program as provided for in this chapter;

11. Amendments necessary for the conservation of threatened and endangered species; ((~~and~~))

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

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

14. Changes required to implement a study regarding the provision of wastewater services to a Rural Town. The amendments shall be limited to policy amendments and adjustment to the boundaries of the Rural Town as needed to implement the preferred option identified in the study.

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

RCW 36.70A.130. If the county determines that the purposes of the Comprehensive Plan are not being achieved as evidenced by official population growth forecasts, benchmarks, trends and other relevant data, substantive changes to the Comprehensive Plan may also be considered on even calendar years. This determination shall be authorized by motion. The motion shall specify the scope of the even-year amendment, and identify that the resources necessary to accomplish the work are available. An analysis of the motion's fiscal impact shall be provided to the council before to adoption. The executive shall determine if additional funds are necessary to complete the even-year amendment, and may transmit an ordinance requesting the appropriation of supplemental funds.

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

SECTION 8. K.C.C. 20.54.010 is each hereby decodified.

SECTION 9. Ordinance 3064, Section 2, and K.C.C. 20.54.020 are each hereby repealed.

SECTION 10. Ordinance 3064, Section 3, as amended, and K.C.C. 20.54.030 are each hereby repealed.

SECTION 11. Ordinance 3064, Section 4, as amended, and K.C.C. 20.54.040 are each hereby repealed.

SECTION 12. Ordinance 3064, Section 5, and K.C.C. 20.54.050 are each hereby repealed.

SECTION 13. Ordinance 3064, Section 6, as amended, and K.C.C. 20.54.060 are each hereby repealed.

SECTION 14. Ordinance 3064, Section 7, as amended, and K.C.C. 20.54.070 are each hereby repealed.

SECTION 15. Ordinance 3064, Section 8, as amended, and K.C.C. 20.54.080 are each hereby repealed.

SECTION 16. Ordinance 3064, Section 9, as amended, and K.C.C. 20.54.090 are each hereby repealed.

SECTION 17. Ordinance 3064, Section 10, as amended, and K.C.C. 20.54.100 are each hereby repealed.

SECTION 18. Ordinance 3064, Section 11, as amended, and K.C.C. 20.54.110 are each hereby repealed.

SECTION 19. Ordinance 3064, Section 12, and K.C.C. 20.54.120 are each hereby repealed.

SECTION 20. Ordinance 3064, Section 13, and K.C.C. 20.54.130 are each hereby repealed.

SECTION 21. Ordinance 13274, Section 4, as amended, and K.C.C. 21A.37.020 are hereby amended to read as follows:

A. For the purpose of this chapter, "sending site" means the entire tax lot or lots qualified under subsection B. of this section. Sending sites may only be located within rural or resource lands or urban separator areas with R-1 zoning, as designated by the King County Comprehensive Plan, and shall meet the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located. Except as provided in K.C.C. 21A.37.110.C., or for lands zoned RA that are managed by the Washington state Department of Natural Resources as state grant or state forest lands, land in public ownership may not be sending sites. If the sending site consists of more than one tax lot, the lots must be contiguous and the area of the combined lots must meet the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located. For purposes of this section, lots divided by a street are considered contiguous if the lots would share a common lot line if the street was removed; this provision may be waived by the interagency committee if the total acreage of a rural or resource sending site application exceeds one hundred acres. A sending site shall be maintained in a condition that is consistent with the criteria in this section under which the sending was qualified.

B. Qualification of a sending site shall demonstrate that the site contains a public benefit such that preservation of that benefit by transferring residential development

rights to another site is in the public interest. A sending site must meet at least one of the following criteria:

1. Designation in the King County Comprehensive Plan or a functional plan as an agricultural production district or zoned A;

2. Designation in the King County Comprehensive Plan or a functional plan as forest production district or zoned F;

3. Designation in the King County Comprehensive Plan as rural residential, zoned RA-2.5, RA-5 or RA-10, and meeting the definition in RCW 84.34.020 of open space, farm and agricultural land, or timber land;

4. Designation in the King County Comprehensive Plan, or a functional plan as a proposed rural or resource area regional trail or rural or resource area open space site, through either:

a. designation of a specific site; or

b. identification of proposed rural or resource area regional trails or rural or resource area open space sites which meet adopted standards and criteria, and for rural or resource area open space sites, meet the definition of open space land, as defined in RCW 84.34.020;

5. Identification as habitat for federal listed endangered or threatened species in a written determination by the King County department of natural resources and parks, Washington state Department of Fish and Wildlife, United States Fish and Wildlife Services or a federally recognized tribe that the sending site is appropriate for preservation or acquisition; or

6. Designation in the King County Comprehensive Plan as urban separator and zoned R-1.

C. For the purposes of the TDR program, acquisition means obtaining fee simple rights in real property, or a less than a fee simple right in a form that preserves in perpetuity the public benefit supporting the designation or qualification of the property as a sending site.

D. If a sending site has any outstanding code violations, the person responsible for code compliance should resolve these violations, including any required abatement, restoration, or payment of civil penalties, before a TDR sending site may be qualified by the interagency review committee created under K.C.C. 21A.37.070. However, the interagency may qualify and certify a TDR sending site with outstanding code violations if the person responsible for code compliance has made a good faith effort to resolve the violations and the proposal is in the public interest.

E. For lots on which the entire lot or a portion of the lot has been cleared or graded in accordance with a Class II, III or IV special forest practice as defined in chapter 76.09 RCW within the six years prior to application as a TDR sending site, the applicant must provide an affidavit of compliance with the reforestation requirements of the Forest Practices Act, and any additional reforestation conditions of their forest practice permit. Lots on which the entire lot or a portion of the lot has been cleared or graded without any required forest practices or county authorization, shall be not qualified or certified as a TDR sending site for six years unless the six-year moratorium on development applications has been lifted or waived or the landowner has a reforestation plan approved by the state Department of Natural Resources and King County.

SECTION 22. Ordinance 13274, Section 5, as amended, and K.C.C. 21A.37.030, are each hereby amended to read as follows:

A. Receiving sites shall be:

1. King County unincorporated urban sites, except as limited in subsections C and D. of this section, zoned R-4 through R-48, NB, CB, RB or O, or any combination thereof. The sites may also be within potential annexation areas established under the countywide planning policies; or

2. Cities where new growth is or will be encouraged under the Growth Management Act and the countywide planning policies and where facilities and services exist or where public investments in facilities and services will be made, or

3. RA-2.5 zoned parcels, except as limited in subsection E. of this section, that meet the criteria listed in this subsection A.3. may receive development rights transferred from rural forest focus areas, and accordingly may be subdivided and developed at a maximum density of one dwelling per two and one-half acres. Increased density allowed through the designation of rural receiving areas:

a. must be eligible to be served by domestic Group A public water service;

b. must be located within one-quarter mile of an existing predominant pattern of rural lots smaller than five acres in size;

c. must not adversely impact regionally or locally significant resource areas or critical areas;

d. must not require public services and facilities to be extended to create or encourage a new pattern of smaller lots;

e. must not be located within rural forest focus areas; and

f. must not be located on Vashon Island or Maury Island.

B. Except as provided in this chapter, development of an unincorporated King County receiving site shall remain subject to all zoning code provisions for the base zone, except TDR receiving site developments shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the TDR receiving site development.

C. An unincorporated King County receiving site may accept development rights from one or more sending sites, as follows:

1. For short subdivisions, up to the maximum density permitted under K.C.C. 21A.12.030 and 21A.12.040; and

2. For formal subdivisions, only as authorized in a subarea study that includes a comprehensive analysis of the impacts of receiving development rights.

D. Property located within the outer boundaries of the Noise Remedy Areas as identified by the Seattle-Tacoma International Airport may not accept development rights.

E. Property located within the shoreline jurisdiction or located on Vashon Island or Maury Island may not accept development rights.

SECTION 23. Ordinance 13733, Section 10, as amended, and K.C.C. 21A.37.110 are hereby amended to read as follows:

A. The TDR bank may purchase development rights from qualified sending sites at prices not to exceed fair market value and to sell development rights at prices not less than fair market value. The TDR bank may accept donations of development rights from qualified TDR sending sites.

B. The TDR bank may purchase a conservation easement only if the property subject to the conservation easement is qualified as a sending site as evidenced by a TDR qualification report, the conservation easement restricts development of the sending site in the manner required by K.C.C. 21A.37.060 and the development rights generated by encumbering the sending site with the conservation easement are issued to the TDR bank at no additional cost.

C. ((~~If a conservation easement is acquired through a county park, open space, trail, agricultural, forestry or other natural resource acquisition program for a property that is qualified as a TDR sending site as evidenced by a TDR qualification report, any development rights generated by encumbering the sending site with the conservation easement may be issued to the TDR bank so long as there is no additional cost for the development rights.~~)) Any development rights, generated by encumbering property with a conservation easement, may be issued to the TDR bank if:

1.a. The conservation easement is acquired through a county park, open space, trail, agricultural, forestry or other natural resource acquisition program for a property that is qualified as a TDR sending site as evidenced by a TDR qualification report; or

b. the property is acquired by the county with the intent of conveying the property encumbered by a reserved conservation easement. The number of development rights generated by this reserved conservation easement shall be determined by the TDR qualification report; and

2. Under either subsection C.1.a. or b. of this section, there will be no additional cost to the county for acquiring the development rights.

D. The TDR bank may use funds to facilitate development rights transfers. These expenditures may include, but are not limited to, establishing and maintaining internet web pages, marketing TDR receiving sites, procuring title reports and appraisals and reimbursing the costs incurred by the department of natural resources and parks, water and land resources division, or its successor, for administering the TDR bank fund and executing development rights purchases and sales.

E. The TDR bank fund may be used to cover the cost of providing staff support for identifying and qualifying sending and receiving sites, and the costs of providing staff support for the TDR interagency review committee.

F. Upon approval of the TDR executive board, proceeds from the sale of TDR bank development rights shall be available for acquisition of additional development rights and as amenity funds to facilitate interlocal TDR agreements with cities in King County and for projects in receiving areas located in urban unincorporated King County. Amenity funds provided to a city from the sale of TDR bank development rights to that city are limited to one-third of the proceeds from the sale.

SECTION 24. Ordinance 13733, Section 14, as amended, and K.C.C. 21A.37.150 are each hereby amended to read as follows:

A. Expenditures by the county for amenities to facilitate development rights sales in cities shall be authorized by the TDR executive board during review of proposed interlocal agreements, and should be roughly proportionate to the value and number of development rights anticipated to be accepted in an incorporated receiving site pursuant to the controlling interlocal agreement, ((~~or in the unincorporated urban area,~~)) in accordance with K.C.C. 21A.37.040. Expenditures by the county to fund projects in

receiving areas located in urban unincorporated King County shall be authorized by the TDR executive board and should be roughly proportionate to the value and number of development rights accepted in the unincorporated urban area.

B. The county shall not expend funds on TDR amenities in a city before execution of an interlocal agreement, except that:

1. The executive board may authorize up to twelve thousand dollars be spent by the county on TDR amenities before a development rights transfer for use at a receiving site or for the execution of an interlocal agreement if the TDR executive board recommends that the funds be spent based on a finding that the expenditure will expedite a proposed transfer of development rights or facilitate acceptance of a proposed transfer of development rights by the community around a proposed or established receiving site area;

2. King County may distribute the funds directly to a city if a scope of work, schedule and budget governing the use of the funds is mutually agreed to in writing by King County and the affected city. Such an agreement need not be in the form of an interlocal agreement; and

3. The funds may be used for project design renderings, engineering or other professional services performed by persons or entities selected from the King County approved architecture and engineering roster maintained by the department of finance or an affected city's approved architecture and engineering roster, or selected by an affected city through its procurements processes consistent with state law and city ordinances.

C. TDR amenities may include the acquisition, design or construction of public art, cultural and community facilities, parks, open space, trails, roads, parking,

landscaping, sidewalks, other streetscape improvements, transit-related improvements or other improvements or programs that facilitate increased densities on or near receiving sites.

D. When King County funds amenities in whole or in part, the funding shall not commit the county to funding any additional amenities or improvements to existing or uncompleted amenities.

E. King County funding of amenities shall not exceed appropriations adopted by the council or funding authorized in interlocal agreements, whichever is less.

F. Public transportation amenities shall enhance the transportation system. These amenities may include capital improvements such as passenger and layover facilities, if the improvements are within a designated receiving area or within one thousand five hundred feet of a receiving site. These amenities may also include programs such as the provision of security at passenger and layover facilities and programs that reduce the use of single occupant vehicles, including car sharing and bus pass programs.

G. Road fund amenities shall enhance the transportation system. These amenities may include capital improvements, such as streets, traffic signals, sidewalks, street landscaping, bicycle lanes and pedestrian overpasses, if the improvements are within a designated receiving site area or within one thousand five hundred feet of a receiving site. These amenities may also include programs that enhance the transportation system.

H. All amenity funding provided by King County to cities <u>or to urban unincorporated receiving areas</u> to facilitate the transfer of development rights shall be consistent with federal, state and local laws.

I. The timing and amounts of funds for amenities paid by King County to each participating city shall be determined in an adopted interlocal agreement. The interlocal agreement shall set forth the amount of funding to be provided by the county, an anticipated scope of work, work schedule and budget governing the use of the amenity funds. Except for the amount of funding to be provided by the county, these terms may be modified by written agreement between King County and the city. Such an agreement need not be in the form of an interlocal agreement. Such an agreement must be authorized by the TDR executive board. If amenity funds are paid to a city to operate a program, the interlocal agreement shall set the period during which the program is to be funded by King County.

J. A city that receives amenity funds from the county is responsible for using the funds for the purposes and according to the terms of the governing interlocal agreement.

K. To facilitate timely implementation of capital improvements or programs at the lowest possible cost, King County may make amenity payments as authorized in an interlocal agreement to a city before completion of the required improvements or implementation programs, as applicable. If all or part of the required improvements or implementation programs in an interlocal agreement to be paid for from King County funds are not completed by a city within five years from the date of the transfer of amenity funds, then, unless the funds have been used for substitute amenities by agreement of the city and King County, those funds, plus interest, shall be returned to King County and deposited into the originating amenity fund for reallocation to other TDR projects.

L. King County is not responsible for maintenance, operating and replacement costs associated with amenity capital improvements inside cities, unless expressly agreed to in an interlocal agreement.

SECTION 25. Ordinance 7889, Section 4, as amended, and K.C.C. 26.08.010 are each hereby repealed.

SECTION 26. **Severability.** If any provision of this ordinance its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision other persons or circumstances is not affected."

Delete Attachment A, King County Comprehensive Plan - 2016 Update, and insert Attachment A, King County Comprehensive Plan - 2016 Update, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment B, Appendix - Land Use and Zoning Amendments, and insert Attachment B, Appendix - Land Use and Zoning Amendments, dated September 1, 2016, and engross the changes in the striking amendment and from any adopted amendments to the striking amendment.

Delete Attachment C, Technical Appendix A – Capital Facilities, and insert Attachment C, Technical Appendix A – Capital Facilities, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment D, Technical Appendix B - Housing, and insert Attachment D, Technical Appendix B - Housing, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment E, Technical Appendix C - Transportation, and insert Attachment E, Technical Appendix C - Transportation, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment F, Technical Appendix C1 – 2016 Transportation Needs Report, and insert Attachment F, Technical Appendix C1 – 2016 Transportation Needs Report, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment G, Technical Appendix C2 – Regional Trail Needs Report, and insert Attachment G, Technical Appendix C2 – Regional Trail Needs Report, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment H, Technical Appendix D – Growth Targets and the Urban Growth Area, and insert Attachment H, Technical Appendix D – Growth Targets and the Urban

Growth Area, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment I, Technical Appendix R – Public Outreach for the Development of the 2016 Comprehensive Plan, and insert Technical Appendix R – Public Outreach for the Development of the 2016 Comprehensive Plan, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Insert Attachment K, Addendum to Vashon Town Plan.

EFFECT: This striking amendment:

- **Amends the Vashon Town Plan to make a zoning change on one parcel,**
- **Restores allowance of a mining site conversion demonstration project,**
- **Removes proposed changes related to agricultural uses,**
- **Adds code provisions related to transfer of development rights, and**
- **Replaces attachments with updated versions.**

See track changes version of S1, as well as amendment summary matrices, for more detail.

T1

09/01/16
T1 – Title Amendment

Sponsor: Dembowski

cmj

Proposed No.: 2016-0155

TITLE AMENDMENT TO PROPOSED ORDINANCE 2016-0155, VERSION 1

On page 1, beginning on line 1, delete everything through page 2, line 34, and insert:

"AN ORDINANCE relating to comprehensive planning and permitting; amending Ordinance 8421, Section 3, as amended, and K.C.C. 14.56.020, Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030, Ordinance 11653, Section 6, as amended, and K.C.C. 20.12.017, Ordinance 13147, Section 19, amended, and K.C.C. 20.18.030, Ordinance 13274, Section 4, as amended, and K.C.C. 21A.37.020, Ordinance 13274, Section 5, as amended, and K.C.C. 21A.37.030, Ordinance 13733, Section 10, as amended, and K.C.C. 21A.37.110 and Ordinance 13733, Section 4, as amended, and K.C.C. 21A.37.150, decodifying K.C.C. 20.54.010 and repealing Ordinance 8421, Section 2, and K.C.C. 14.56.010, Ordinance 3064, Section 2, and K.C.C. 20.54.020, Ordinance 3064, Section 3, as amended, and K.C.C. 20.54.030, Ordinance 3064, Section 4, as amended, and K.C.C. 20.54.040, Ordinance

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

EFFECT: Corrects title to reflect changes in striking amendment S1.

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

Executive Transmittal Proposed Code Change	Location in Transmittal	Striking Amendment S1 Proposed Code Change	Location in Striking Amendment	Rationale
Findings	Section 1	No changes	Section 1	n/a
Adoption of the 2016 King County Comprehensive Plan	Section 2	Adds Attachment K, amending the Vashon Town Plan, and makes other technical corrections	Section 2	A land use map amendment will modify the P-suffix conditions applied to one parcel in the Vashon Town Plan. Modification of this P-suffix condition in the map amendment also requires amending the Town Plan.
Repeal K.C.C. 14.56.010, the findings and purpose section related to the County's nonmotorized transportation program	Section 3	No changes	Section 3	n/a
Modify K.C.C. 14.56.020 to update how the County will complete nonmotorized transportation planning and the relationship of that planning to the Comprehensive Plan	Section 4	No changes	Section 4	n/a
Modify K.C.C. 14.56.030 to clarify the role of the County's department of transportation in nonmotorized transportation planning	Section 5	No changes	Section 5	n/a
N/A, not part of Executive's transmittal	Section 6	Modify K.C.C. 20.12.014 to add amendment to the Vashon Town Plan	Section 6	A land use map amendment will modify the P-suffix conditions applied to one parcel in the Vashon Town Plan. Modification of this P-suffix condition in the map amendment also requires amending the Town Plan.

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

Executive Transmittal Proposed Code Change	Location in Transmittal	Striking Amendment S1 Proposed Code Change	Location in Striking Amendment	Rationale
Modify K.C.C. 20.18.030 to update the types of amendments that are allowed during an annual amendment, to remove the allowance for a mining site conversion demonstration project; to add an allowance for annual amendments resulting from subarea studies that do not require substantive changes to the policy language; and to allow an annual amendment related to wastewater services for a Rural Town	Section 6	Adds back ability to consider a mining site conversion demonstration project as part of the annual KCCP cycle, and add a 2019 deadline. Technical corrections.	Section 7	Continues the annual allowance for consideration of such a demonstration project given ongoing work that is occurring with a potential demonstration project proposal.
Decodify K.C.C. 20.54.010, findings and purpose section related to the agricultural lands policy	Section 7	No changes	Section 8	n/a
Repeal K.C.C. 20.54.020. Chapter 20.54 is related to the County's agricultural lands policy, first adopted in 1977. Since 1977, the provisions of this chapter have been adopted into other development regulations in the code (Zoning, Subdivision, etc.). This chapter is no longer needed and is proposed to be repealed.	Section 8	No changes	Section 9	n/a
Repeal K.C.C. 20.54.030	Section 9	No changes	Section 10	n/a
Repeal K.C.C. 20.54.040	Section 10	No changes	Section 11	n/a
Repeal K.C.C. 20.54.050	Section 11	No changes	Section 12	n/a
Repeal K.C.C. 20.54.060	Section 12	No changes	Section 13	n/a
Repeal K.C.C. 20.54.070	Section 13	No changes	Section 14	n/a
Repeal K.C.C. 20.54.080	Section 14	No changes	Section 15	n/a
Repeal K.C.C. 20.54.090	Section 15	No changes	Section 16	n/a
Repeal K.C.C. 20.54.100	Section 16	No changes	Section 17	n/a
Repeal K.C.C. 20.54.110	Section 17	No changes	Section 18	n/a
Repeal K.C.C. 20.54.120	Section 18	No changes	Section 19	n/a

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

Executive Transmittal Proposed Code Change	Location in Transmittal	Striking Amendment S1 Proposed Code Change	Location in Striking Amendment	Rationale
Repeal K.C.C. 20.54.130	Section 19	No changes	Section 20	n/a
Add a definition in the zoning code for "Agriculture"	Section 20	The changes related to agricultural uses in the Zoning Code have been removed from the Proposed Ordinance in the striking amendment.	n/a	The Council has not had the chance to fully deliberate on the proposed changes to agricultural-related uses. A Workplan item in Chapter 12 of the Comprehensive Plan was added to further review the proposed changes and the associated policy issues/decisions identified by Council.
Add a definition in the zoning code for "Agricultural Activities"	Section 21	" "	n/a	" "
Add a definition in the zoning code for "Agricultural Products"	Section 22	" "	n/a	" "
Add a definition in the zoning code for "Agricultural Support Services"	Section 23	" "	n/a	" "
Add a definition in the zoning code for "Farm"	Section 24	" "	n/a	" "
Add a definition in the zoning code for "Farm Residence"	Section 25	" "	n/a	" "
Modify K.C.C. 21A.080.030 to update the Residential land uses permitted use table, to move "farm worker housing" from this table (to the Resource land uses table later in the Proposed Ordinance)	Section 26	" "	n/a	" "
Modify K.C.C. 21A.080.050 to update the General Services land uses permitted use table, to move "miscellaneous repair" from this table (to the Resource land uses table later in the Proposed Ordinance)	Section 27	" "	n/a	" "

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

Executive Transmittal Proposed Code Change	Location in Transmittal	Striking Amendment S1 Proposed Code Change	Location in Striking Amendment	Rationale
Modify K.C.C. 21A.08.060 to update the Government/Business Services land uses permitted use table, to move "farm product warehousing, refrigeration and storage" from this table (to the Resource land uses table later in the Proposed Ordinance)	Section 28	" "	n/a	" "
Modify K.C.C. 21A.08.070 to update the Retail land uses permitted use table, to move "agricultural product sales" and "livestock sales" from this table (to the Resource land uses table later in the Proposed Ordinance)	Section 29	" "	n/a	" "
Modify K.C.C. 21A.08.080 to update the Manufacturing land uses permitted use table to move "food and kindred products", and "winery/brewery/ distillery" from this table (to the Resource land uses table later in the Proposed Ordinance)	Section 30	" "	n/a	" "
Modify K.C.C. 21A.08.090 to update the Resource land uses permitted use table to add new uses ("agricultural activities" and "agricultural support services") as permitted uses with development conditions, and to modify the permissions for "farm worker housing"	Section 31	" "	n/a	" "
Modify K.C.C. 21A.08.100 to update the Regional land uses to modify the permissions for "non-hydroelectric generation facility" related to anaerobic digesters, to move this to the Resource land uses table earlier in the Proposed Ordinance.	Section 32	" "	n/a	" "

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

Executive Transmittal Proposed Code Change	Location in Transmittal	Striking Amendment S1 Proposed Code Change	Location in Striking Amendment	Rationale
Modify K.C.C. 21A.37.020, related to the transfer of development rights (TDR) program, to clarify when a publicly owned property may be a sending site.	Section 33	No changes	Section 21	n/a
N/A, not part of Executive's transmittal	n/a	This section was added at the request of the Executive, as it was inadvertently omitted from the transmitted Proposed Ordinance. The proposed changes would modify K.C.C. 21A.37.030, to limit when a formal subdivision can be a TDR receiving site, to match policy changes in the Comprehensive Plan. The TrEE Chair's striking amendment makes technical corrections to the language proposed by the Executive.	Section 22	This change was requested by the Executive, and would be consistent with proposed policy language in the TrEE Chair's striking amendment to the Comprehensive Plan.
Modify K.C.C. 21A.37.110 to clarify when clarify when a publicly owned property may be a sending site.	Section 34	Language was added at the request of the Executive that was inadvertently omitted from the transmitted Proposed Ordinance. The proposed language added to Subsection F would allow TDR amenity funding to be used in receiving areas in unincorporated King County.	Section 23	This change was requested by the Executive, and would be consistent with proposed policy language in the TrEE Chair's striking amendment to the Comprehensive Plan.
N/A, not part of Executive's transmittal	n/a	This section was added at the request of the Executive, as it was inadvertently omitted from the transmitted Proposed Ordinance. The proposed changes would modify K.C.C. 21A.37.150, to allow TDR amenity funding to be used in receiving areas in unincorporated King County.	Section 24	This change was requested by the Executive, and would be consistent with proposed policy language in the TrEE Chair's striking amendment to the Comprehensive Plan.

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

Executive Transmittal Proposed Code Change	Location in Transmittal	Striking Amendment S1 Proposed Code Change	Location in Striking Amendment	Rationale
Add a new section to K.C.C. chapter 21A.42, to add a new administrative review process to allow modifications and expansions of "agricultural activities".	Section 35	The changes related to agricultural uses in the Zoning Code have been removed from the Proposed Ordinance in the striking amendment.	n/a	The Council has not had the chance to fully deliberate on the proposed changes to agricultural-related uses. A Workplan item in Chapter 12 of the Comprehensive Plan was added to further review the proposed changes and the associated policy issues/decisions identified by Council.
Add a new section to K.C.C. chapter 21A.42, to add a new administrative review process for siting of "agricultural support services"	Section 36	" "	n/a	" "
Repeal K.C.C. 26.08.010, a requirement to review agricultural land acquisition and land use policies, required by August 15, 1987.	Section 37	No changes	Section 25	n/a
Severability	Section 38	No changes	Section 26	n/a
ATTACHMENTS:				
2016 KCCP	Attachment A	Substantive and technical changes	Attachment A	See separate summary matrix
Land Use and Zoning Amendments	Attachment B	Substantive and technical changes	Attachment B	See separate summary matrix
Technical Appendix A – Capital Facilities	Attachment C	Accepts Executive's transmitted changes.	Attachment C	Accepts Executive's transmitted changes in a "clean" version. Review for technical corrections will occur prior to final adoption at the full Council.
Technical Appendix B – Housing	Attachment D	" "	Attachment D	" "
Technical Appendix C – Transportation	Attachment E	" "	Attachment E	" "
Technical Appendix C1 – 2016 Transportation Needs Report	Attachment F	" "	Attachment F	" "
Technical Appendix C2 – Regional Trail Needs Report	Attachment G	" "	Attachment G	" "

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

Executive Transmittal Proposed Code Change	Location in Transmittal	Striking Amendment S1 Proposed Code Change	Location in Striking Amendment	Rationale
Technical Appendix D – Growth Targets and the Urban Growth Area	Attachment H	" "	Attachment H	" "
Technical Appendix R – Public Outreach	Attachment I	Adds "Phase 3" of outreach process and makes technical corrections.	Attachment I	Updated to reflect Council's public participation process and to make technical corrections.
Skyway-West Hill Action Plan	Attachment J	No changes	Attachment J	n/a
n/a	n/a	Adds Attachment K, amending the Vashon Town Plan.	Attachment K	A land use map amendment will modify the P-suffix conditions applied to one parcel in the Vashon Town Plan. Modification of this P-suffix condition in the map amendment also requires amending the Town Plan.

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S1

09/01/16
S1 – Striking Amendment

Sponsor: Dembowski

ea

Proposed No.: 2016-0155

STRIKING AMENDMENT TO PROPOSED ORDINANCE 2016-0155, VERSION 1

On page 2, beginning on line 35, strike everything through page 96, line 1774, and insert:

"BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

L. Attachment K to this ordinance amends the Vashon Town Plan and the King County zoning map for those portions of unincorporated King County defined in Attachment K to this ordinance.

Commented [CJ1]: This is a new addition to the striker, which amends the Vashon Town Plan to make the p-suffix change to the Vashon #1 parcel for affordable housing development consistent with a related 2016 map amendment.

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

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

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

REDLINE

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

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

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

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

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

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

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

~~F. To guide development of a county functional plan for non-motorized transportation, to implement the adopted policies established in the county~~

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~~comprehensive plan, the county transportation plan, and current programs within county government~~)).

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

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

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

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

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

SECTION 6. Ordinance 11653, Section 6, as amended, and K.C.C. 20.12.017 are each hereby amended to read as follows:

The following provisions complete the zoning conversion from K.C.C. Title 21 to Title 21A pursuant to K.C.C. 21A.01.070:

A. Ordinance 11653 adopts area zoning to implement the 1994 King County Comprehensive Plan pursuant to the Washington State Growth Management Act RCW 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A, pursuant to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following are adopted as attachments to Ordinance 11653:

Commented [CJ2]: This is a new addition to the striker, which amends the Vashon Town Plan to make the p-suffix change to the Vashon #1 parcel for affordable housing development consistent with a related 2016 map amendment.

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Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December 19, 1994.

Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.

Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.

Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.

Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.

Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.

Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.

Appendix H: Amendments to East Sammamish Community Plan P-Suffix Conditions.

Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix Conditions.

Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.

Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix Conditions.

Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.

Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.

Appendix N: Amendments to Resource Lands Community Plan P-Suffix Conditions.

Appendix O: 1994 Parcel List, as amended December 19, 1994.

Appendix P: Amendments considered by the council January 9, 1995.

B. Area zoning adopted by Ordinance 11653, including potential zoning, is contained in Appendices A and O. Amendments to area-wide P-suffix conditions adopted

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as part of community plan area zoning are contained in Appendices B through N. Existing P-suffix conditions whether adopted through reclassifications or community plan area zoning are retained by Ordinance 11653 except as amended in Appendices B through N.

C. The department is hereby directed to correct the official zoning map in accordance with Appendices A through P of Ordinance 11653.

D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix A are adopted as the official zoning control for those portions of unincorporated King County defined therein.

E. Amendments to the 1994 King County Comprehensive Plan area zoning, Ordinance 11653 Appendices A through P, as contained in Attachment A to Ordinance 12170 are hereby adopted to comply with the Decision and Order of the Central Puget Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

F. The Vashon Town Plan Area Zoning, ((~~attached to Ordinance 17842 as~~)) Attachment ((~~D~~)) K to this ordinance, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix A are adopted as the official zoning control for those portions of unincorporated King County defined therein. Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by Ordinance 12531.

H. The Black Diamond Urban Growth Area Zoning Map attached to Ordinance 12533 as Appendix B is adopted as the official zoning control for those portions of

REDLINE

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unincorporated King County defined therein. Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by Ordinance 12533.

I. The King County Zoning Atlas is amended to include the area shown in Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by Ordinance 12535. The language from Ordinance 12535, Section 1.D., shall be placed on the King County Zoning Atlas page #32 with a reference marker on the area affected by Ordinance 12535.

J. The Northshore Community Plan Area Zoning is amended to add the Suffix "-DPA, Demonstration Project Area", to the properties identified on Map A attached to Ordinance 12627.

K. The special district overlays, as designated on the map attached to Ordinance 12809 in Appendix A, are hereby adopted pursuant to K.C.C. 21A.38.020 and 21A.38.040.

L. the White Center Community Plan Area Zoning, as revised in the Attachments to Ordinance 11568, is the official zoning for those portions of White Center in unincorporated King county defined herein.

M. Ordinance 12824 completes the zoning conversion process begun in Ordinance 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or amending previously adopted p-suffix conditions or property-specific development standards pursuant to K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156 adopting individual zone reclassifications are hereby repealed and p-suffix conditions are replaced by the property specific development standards as set forth in Appendix A to Ordinance 12824.

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2. All ordinances adopting individual zone reclassifications effective prior to February 2, 1995, including but not limited to Ordinances 43, 118, 148, 255, 633, 1483, 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781, 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501, 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053, 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812, 4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184, 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984, 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885, 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677, 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427, 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866, 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287, 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, and 11651, are hereby repealed and p-suffix conditions are replaced by the property specific development standards as set forth in Appendix A to Ordinance 12824.

3. All ordinances establishing individual reclassifications effective after February 2, 1995, are hereby amended, as set forth in Appendix C to Ordinance 12824, to retain, repeal or amend the property specific development standards (p-suffix conditions) contained therein.

4. All ordinances adopting area zoning pursuant to Resolution 25789 or converted by Ordinance 11653 are repealed as set forth in subsection((~~s~~)) M.4.a. through n. of this section. All p-suffix conditions contained therein are repealed or replaced by adopting the

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property specific development standards as set forth in Appendix A to Ordinance 12824, the special district overlays as designated in Appendix B to Ordinance 12824 or the special requirements as designated in Appendix A to Ordinance 12822.

a. The Highline Area Zoning attached to Ordinance 3530, as amended, is hereby repealed.

b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as Appendix B, as amended, is hereby repealed.

c. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422 as Appendix B, as amended is hereby repealed.

d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to Ordinance 6986 as Appendix B, as amended, is hereby repealed.

e. The Revised Federal Way area zoning, adopted by Ordinance 7746, as amended, is hereby repealed.

f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance 7837 as Appendix B, as amended, is hereby repealed.

g. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846 as Appendix B, as amended, is hereby repealed.

h. The Resource Lands Area Zoning, adopted by Ordinance 8848, as amended, is hereby repealed.

i. The Snoqualmie Valley Community Plan Area Zoning, as adopted by Ordinance 9118, is hereby repealed.

j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499, as amended, is hereby repealed.

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k. The Soos Creek Community Plan Update Area Zoning, adopted by Ordinance 10197, Appendix B, as amended, is hereby repealed.

l. The Northshore Area Zoning adopted by Ordinance 10703 as Appendices B and E, as amended, is hereby repealed.

m. The East Sammamish Community Plan Update Area Zoning, as revised in Appendix B attached to Ordinance 10847, as amended, is hereby repealed.

n. The West Hill Community Plan Area Zoning adopted in Ordinance 11116, as amended, is hereby repealed.

5. All ordinances adopting area zoning pursuant to Title 21A and not converted by Ordinance 11653, including community or comprehensive plan area zoning and all subsequent amendments thereto, are amended as set forth in subsection M.5.a. through f. All property specific development standards (p-suffix conditions) are retained, repealed, amended or replaced by the property specific development standards as set forth in Appendix A to Ordinance 12824, the special district overlays as designated in Appendix B to Ordinance 12824 or the special requirements as designated in Appendix A to Ordinance 12822.

a. The White Center Community Plan Area Zoning, contained in the Attachments to Ordinance 11568, as subsequently amended, is hereby further amended as set forth in Appendix D to Ordinance 12824.

b. All property specific development standards established in Ordinance 11653, as amended, are hereby amended as set forth in Appendix E.

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c. All property specific development standards established in Attachment A to Ordinance 11747, as amended, are hereby amended as set forth in Appendix F to Ordinance 12824.

d. All property specific development standards established in Ordinance 12061, as amended, are hereby amended as set forth in Appendix G to Ordinance 12824.

e. All property specific development standards established in Ordinance 12065, as amended, are hereby amended as set forth in K.C.C. 20.12.170.

f. All property specific development standards established in Attachment A to Ordinance 12170, as amended, are hereby amended as set forth in Appendix H to Ordinance 12824.

SECTION ~~6~~7. Ordinance 13147, Section 19, amended, and K.C.C. 20.18.030 are hereby amended to read as follows:

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

1. Emergencies;

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

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

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

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

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

1. Technical amendments to policy, text, maps or shoreline designations;

2. The annual capital improvement plan;

3. The transportation needs report;

4. School capital facility plans;

5. ~~(~~A mining site conversion demonstration project. The authority for consideration of such a demonstration project shall expire with adoption of the 2019 annual comprehensive plan update or December 31, 2019, whichever is later. To be considered during an annual update cycle, no later than December 31 of the year proceeding the update, the project proponent shall submit to the county council its proposal for alternative development standards and processes to be tested an evaluated through the demonstration project. The demonstration project shall evaluate and address:

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a. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site;

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

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

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

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

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

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

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

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

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Commented [CJ3]: The Executive proposed to delete the allowance for consideration of a mining site conversion demonstration project as part of the annual KCCP cycle. The striking amendment adds this annual allowance back in and adds a 2019 deadline.

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((10.)) 9.10. Redesignation proposals under the four-to-one program as provided for in this chapter;

((11.)) 10.11. Amendments necessary for the conservation of threatened and endangered species; ((and))

((12.)) 11.12 Site-specific ((comprehensive)) land use map amendments that do not require substantive change to comprehensive plan policy language and that do not alter the urban growth area boundary, except to correct mapping errors ;

1213. Amendments resulting from subarea studies required by comprehensive plan policy that do not require substantive change to comprehensive plan policy language and that do not alter the urban growth area boundary, except to correct mapping errors; and

1314. Changes required to implement a study regarding the provision of wastewater services to a Rural Town. Such The amendments shall be limited to policy amendments and adjustment to the boundaries of the Rural Town as needed to implement the preferred option identified in the study.

C. Every fourth year beginning in 2000, the county shall complete a comprehensive review of the Comprehensive Plan in order to update it as appropriate and to ensure continued compliance with the GMA. This review may provide for a cumulative analysis of the twenty-year plan based upon official population growth forecasts, benchmarks and other relevant data in order to consider substantive changes to policy language and changes to the urban growth area (((("UGA")))). This comprehensive review shall begin one year in advance of the transmittal and may be referred to as the four-year cycle. The urban growth area boundaries shall be reviewed in the context of

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the four-year cycle and in accordance with countywide planning policy ((~~FW~~))G-1 and RCW 36.70A.130. If the county determines that the purposes of the Comprehensive Plan are not being achieved as evidenced by official population growth forecasts, benchmarks, trends and other relevant data, substantive changes to the Comprehensive Plan may also be considered on even calendar years. This determination shall be authorized by motion. The motion shall specify the scope of the even-year amendment, and identify that the resources necessary to accomplish the work are available. An analysis of the motion's fiscal impact shall be provided to the council before to adoption. The executive shall determine if additional funds are necessary to complete the even-year amendment, and may transmit an ordinance requesting the appropriation of supplemental funds.

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

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accompanied by any development regulations or amendments to development regulations, including area zoning, necessary to implement the proposed amendments.

SECTION ~~7~~8. K.C.C. 20.54.010 is each hereby decodified.

SECTION ~~8~~9. Ordinance 3064, Section 2, and K.C.C. 20.54.020 are each hereby repealed.

SECTION ~~9~~10. Ordinance 3064, Section 3, as amended, and K.C.C. 20.54.030 are each hereby repealed.

SECTION ~~10~~11. Ordinance 3064, Section 4, as amended, and K.C.C. 20.54.040 are each hereby repealed.

SECTION ~~11~~12. Ordinance 3064, Section 5, and K.C.C. 20.54.050 are each hereby repealed.

SECTION ~~12~~13. Ordinance 3064, Section 6, as amended, and K.C.C. 20.54.060 are each hereby repealed.

SECTION ~~13~~14. Ordinance 3064, Section 7, as amended, and K.C.C. 20.54.070 are each hereby repealed.

SECTION ~~14~~15. Ordinance 3064, Section 8, as amended, and K.C.C. 20.54.080 are each hereby repealed.

SECTION ~~15~~16. Ordinance 3064, Section 9, as amended, and K.C.C. 20.54.090 are each hereby repealed.

SECTION ~~16~~17. Ordinance 3064, Section 10, as amended, and K.C.C. 20.54.100 are each hereby repealed.

SECTION ~~17~~18. Ordinance 3064, Section 11, as amended, and K.C.C. 20.54.110 are each hereby repealed.

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SECTION ~~18~~19. Ordinance 3064, Section 12, and K.C.C. 20.54.120 are each hereby repealed.

SECTION ~~19~~20. Ordinance 3064, Section 13, and K.C.C. 20.54.130 are each hereby repealed.

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

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

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

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

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

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

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

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

Commented [CJ4]: Removal of Sections 20 through 32 of the Proposed Ordinance would remove the Exec's proposed changes regarding Ag uses and go back to the existing code. The work on proposed changes to Ag uses will be addressed in 2017 via an interbranch team per direction in the Workplan.

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

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

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

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

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

~~B. Livestock and livestock products;~~

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

~~D. Feed or forage for livestock;~~

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

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

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

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

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

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

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

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

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

~~A. Residential land uses.~~

~~KEY~~			~~RESOURCE~~			~~RURAL~~	~~RESIDENTIAL~~			~~COMMERCIAL/INDUSTRIAL~~						
~~P Permitted Use~~ ~~C Conditional Use~~ ~~S Special Use~~		~~ZONE~~	~~AGRICULTURE~~	~~FORES~~ ~~T~~	~~MINERAL~~	~~RURAL AREA~~	~~*~~ ~~URBAN~~	~~RESERVE~~	~~URBAN~~	~~RESIDENTIAL~~	~~NEIGHBORHOOD~~	~~BUSINESS~~	~~COMMUNITY~~	~~BUSINESS~~	~~REGIONAL~~	~~BUSINESS~~	~~OFFICE~~	~~INDUSTRIAL~~
~~SIC #~~	~~SPECIFIC LAND USE~~	~~A~~		~~F~~	~~M~~	~~RA~~	~~UR~~	~~R1-8~~	~~R12-48~~	~~NB~~	~~CB~~	~~RB~~	~~O~~	~~I~~		
	~~DWELLING UNITS, TYPES:~~															
~~*~~	~~Single Detached~~	~~P C12~~		~~P2~~		~~P C12~~	~~P C12~~	~~P C12~~	~~P C12~~	~~P15~~						
~~*~~	~~Townhouse~~					~~C4~~	~~C4~~	~~P11 C12~~	~~P~~	~~P3~~	~~P3~~	~~P3~~	~~P3~~			

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*	Apartment				C4	C4	P5 C5	P	P3	P3	P3	P3	
*	Mobile Home Park				S13		C8	P					
*	Cottage Housing						P15						
	GROUP RESIDENCES:												
*	Community Residential Facility-I				C	C	P14.a C	P	P3	P3	P3	P3	
*	Community Residential Facility-II						P14.b	P	P3	P3	P3	P3	
*	Dormitory				C6	C6	C6	P					
*	Senior Citizen Assisted Housing					P4	P4	P	P3	P3	P3	P3	
	ACCESSORY USES:												
*	Residential Accessory Uses	P7 ((P17))	P7		P7	P7	P7	P7	P7	P7	P7	P7	
*	Home Occupation	((P18)) P17	((P18)) P17		((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	
*	Home Industry	C			C	C	C						
	TEMPORARY LODGING:												
7011	Hotel/Motel (1)									P	P	P	
*	Bed and Breakfast Guesthouse	P9			P9	P9	P9	P9	P9	P10	P10		
7041	Organization Hotel/Lodging Houses										P		
GENERAL CROSS REFERENCES:	Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.												

B. Development conditions.

1. Except bed and breakfast guesthouses.

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

a. Site disturbance associated with development of any new residence shall be limited to three acres. Site disturbance shall mean all land alterations including, but not limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage

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~~disposal systems and driveways. Additional site disturbance for agriculture, including raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be approved only if a farm management plan is prepared in accordance with K.C.C. chapter 21A.30. Animal densities shall be based on the area devoted to animal care and not the total area of the lot;~~

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

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

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

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

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

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

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

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

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

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

~~7.a. Accessory dwelling units:~~

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

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

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

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

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

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

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

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

~~(5) On a site zoned RA:~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~14.a. Limited to domestic violence shelter facilities.~~

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

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

~~a. developments no larger than one acre;~~

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

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

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

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

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

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

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

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

~~a. Not more than:~~

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

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

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

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

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

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

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

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

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

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

~~SECTION 27. Ordinance 10870, Section 332, as amended, and K.C.C. 21A.08.050 are each hereby amended to read as follows:~~

~~A. General services land uses.~~

~~KEY~~			~~RESOURCE~~			~~RURAL~~	~~RESIDENTIAL~~			~~COMMERCIAL/INDUSTRIAL~~							
~~P Permitted Use~~ ~~C Conditional Use~~ ~~S Special Use~~		~~ZONE~~	~~AGRICULTURE~~	~~FORESTRY~~	~~MINERAL~~	~~RURAL AREA~~	~~URBAN RESERVE~~	~~URBAN~~	~~RESIDENTIAL~~	~~NEIGHBORHOOD~~	~~BUSINESS~~	~~COMMUNITY~~	~~BUSINESS~~	~~REGIONAL~~	~~BUSINESS~~	~~OFFICE~~	~~INDUSTRIAL~~
~~SIC#~~	~~SPECIFIC LAND USE~~		~~A~~	~~F~~	~~M~~	~~RA~~	~~UR~~	~~R1-8~~	~~R12-48~~	~~NB~~	~~CB~~		~~RB~~		~~O~~		~~I~~
	~~PERSONAL SERVICES:~~																
~~72~~	~~General Personal Service~~							~~C25 ((C37)) C36~~	~~C25 ((C37)) C36~~	~~P~~	~~P~~		~~P~~		~~P3~~		~~P3~~

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~~7216~~	~~Drycleaning Plants~~												~~P~~
~~7218~~	~~Industrial Launderers~~												~~P~~
~~7261~~	~~Funeral Home/Crematory~~					~~C4~~	~~C4~~	~~C4~~		~~P~~	~~P~~		
~~*~~	~~Cemetery, Columbarium or Mausoleum~~				~~P24 C5 and 31~~	~~P24 C5~~	~~P24 C5~~	~~P24 C5~~	~~P24~~	~~P24~~	~~P24 C5~~	~~P24~~	
~~*~~	~~Day Care I~~	~~P6~~			~~P6~~	~~P6~~	~~P6~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P7~~	~~P7~~
~~*~~	~~Day Care II~~				~~P8 C~~	~~P8 C~~	~~P8 C~~	~~P8 C~~	~~P~~	~~P~~	~~P~~	~~P7~~	~~P7~~
~~074~~	~~Veterinary Clinic~~	~~P9~~			~~P9 C10 and 31~~	~~P9 C10~~			~~P10~~	~~P10~~	~~P10~~		~~P~~
~~753~~	~~Automotive Repair (1)~~								~~P11~~	~~P~~	~~P~~		~~P~~
~~754~~	~~Automotive Service~~								~~P11~~	~~P~~	~~P~~		~~P~~
~~76~~	~~Miscellaneous Repair~~	~~((P33))~~			~~P32 ((P32))~~	~~P32~~	~~P32~~	~~P32~~	~~P32~~	~~P~~	~~P~~		~~P~~
~~866~~	~~Church, Synagogue, Temple~~				~~P12 C27 and 31~~	~~P12 C~~	~~P12 C~~	~~P12 C~~	~~P~~	~~P~~	~~P~~	~~P~~	
~~83~~	~~Social Services (2)~~				~~P12 P13 C31~~	~~P12 P13 C~~	~~P12 P13 C~~	~~P12 P13 C~~	~~P~~	~~P~~	~~P~~	~~P~~	
~~0752~~	~~Animal specialty services~~				~~C P34 P35 ((P36))~~	~~C~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~*~~	~~Stable~~	~~P14 C~~			~~P14 C31~~	~~P14 C~~	~~P 14 C~~						
~~*~~	~~Commercial Kennel or Commercial Cattery~~	~~P42~~			~~C43~~	~~C43~~				~~C43~~	~~P43~~		
~~*~~	~~Theatrical Production Services~~									~~P30~~	~~P28~~		
~~*~~	~~Artist Studios~~				~~P28~~	~~P28~~	~~P28~~	~~P28~~	~~P~~	~~P~~	~~P~~	~~P29~~	~~P~~
~~*~~	~~Interim Recycling Facility~~				~~P21~~	~~P21~~	~~P21~~	~~P21~~	~~P22~~	~~P22~~	~~P~~	~~P21~~	~~P~~
~~*~~	~~Dog training facility~~	~~((C3~~			~~((C34)~~	~~((C34))~~			~~P~~	~~P~~	~~P~~		~~P~~

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		4)) C33			) C33	C33							
	HEALTH SERVICES:												
801-04	Office/Outpatient Clinic				P12 C 13a	P12 C13a	P12 C13a ((C37)) C36	P12 C13a ((C37)) C36	P	P	P	P	P
805	Nursing and Personal Care Facilities							C		P	P		
806	Hospital						C13a	C13a		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
	EDUCATION SERVICES:												
*	Elementary School				P38 P39 ((P40))	P	P	P		P16 ((P40)) P39	P16 ((P40)) P39	P16 ((P40)) P39	
*	Middle/Junior High School				((P40 C39)) P39 C38 and 31	P	P	P		P16 ((C40)) C39	P16 ((C40)) C39	P16 ((C40)) C39	
*	Secondary or High School				((C39))) C38 and 31 ((C41))) C40 and 31	P26	P26	P26		P16 C15	P16 C15	P16	
*	Vocational School					P13a C	P13a C	P13a C			P15	P17	P
*	Specialized Instruction School		P18		P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	((P 38)) P 37
*	School District Support Facility					P23 C	P23 C	P23 C	C1 5	P15	P15	P15	P 15
GENERAL CROSS REFERENCES:		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review											

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~~Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.~~

~~B. Development conditions.~~

~~1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table.~~

~~2. Except SIC Industry Group Nos.:~~

~~a. 835-Day Care Services, and~~

~~b. Community residential facilities.~~

~~3. Limited to SIC Industry Group and Industry Nos.:~~

~~a. 723-Beauty Shops;~~

~~b. 724-Barber Shops;~~

~~c. 725-Shoe Repair Shops and Shoeshine Parlors;~~

~~d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and~~

~~e. 217-Carpet and Upholstery Cleaning.~~

~~4. Only as accessory to a cemetery, and prohibited from the UR zone only if the property is located within a designated unincorporated Rural Town.~~

~~5. Structures shall maintain a minimum distance of one hundred feet from property lines adjoining rural area and residential zones.~~

~~6. Only as accessory to residential use, and:~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~18. Limited to resource management education programs.~~

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

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

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

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

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

~~20. Subject to the following:~~

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

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

~~(1) Retail sale of items related to the instructional courses is permitted, if total floor area for retail sales is limited to two thousand square feet;~~

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~~(2) Sale of food prepared in the instructional courses is permitted with Seattle-King County department of public health approval, if total floor area for food sales is limited to one thousand square feet and is located in the same structure as the school; and~~

~~(3) Other incidental student-supporting uses are allowed, if such uses are found to be both compatible with and incidental to the principal use; and~~

~~c. On sites over ten acres, located in a designated Rural Town and zoned any one or more of UR, R-1 and R-4:~~

~~(1) Retail sale of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to two thousand square feet;~~

~~(2) Sale of food prepared in the instructional courses is permitted with Seattle-King County department of public health approval, if total floor area for food sales is limited to one thousand seven hundred fifty square feet and is located in the same structure as the school;~~

~~(3) Other incidental student supporting uses are allowed, if the uses are found to be functionally related, subordinate, compatible with and incidental to the principal use;~~

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

~~(5) Advertised special events shall comply with the temporary use requirements of this chapter; and~~

~~(6) Existing structures that are damaged or destroyed by fire or natural event, if damaged by more than fifty percent of their prior value, may reconstruct and expand an additional sixty-five percent of the original floor area but need not be approved as a~~

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~~conditional use if their use otherwise complies with the development condition in subsection B.20.c. of this section and this title.~~

~~21. Limited to:~~

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

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

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

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

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

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

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

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

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

~~22. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.~~

~~23. Only if adjacent to an existing or proposed school.~~

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~~24. Limited to columbariums accessory to a church, but required landscaping and parking shall not be reduced.~~

~~25. Not permitted in R-1 and limited to a maximum of five thousand square feet per establishment and subject to the additional requirements in K.C.C. 21A.12.230.~~

~~26.a. New high schools permitted in the rural and the urban residential and urban reserve zones shall be subject to the review process in K.C.C. 21A.42.140.~~

~~b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted.~~

~~27. Limited to projects that do not require or result in an expansion of sewer service outside the urban growth area. In addition, such use shall not be permitted in the RA-20 zone.~~

~~28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32 or as a joint use of an existing public school facility.~~

~~29. All studio use must be within an enclosed structure.~~

~~30. Adult use facilities shall be prohibited within six hundred sixty feet of any rural area and residential zones, any other adult use facility, school, licensed daycare centers, parks, community centers, public libraries or churches that conduct religious or educational classes for minors.~~

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

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

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

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

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

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

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

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

~~34.)) Subject to the following:~~

~~a. the lot is at least five acres;~~

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

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

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

~~((35.))~~ ~~34.~~ ~~Limited to animal rescue shelters and provided that:~~

~~a. the property shall be at least four acres;~~

~~b. buildings used to house rescued animals shall be no less than fifty feet from property lines;~~

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~~c. outdoor animal enclosure areas shall be located no less than thirty feet from property lines and shall be fenced in a manner sufficient to contain the animals;~~

~~d. the facility shall be operated by a nonprofit organization registered under the Internal Revenue Code as a 501(c)(3) organization; and~~

~~e. the facility shall maintain normal hours of operation no earlier than 7 a.m. and no later than 7 p.m.~~

~~((36.)) 35. Limited to kennel-free dog boarding and daycare facilities, and:~~

~~a. the property shall be at least four and one-half acres;~~

~~b. buildings housing dogs shall be no less than seventy-five feet from property lines;~~

~~c. outdoor exercise areas shall be located no less than thirty feet from property lines and shall be fenced in a manner sufficient to contain the dogs;~~

~~d. the number of dogs allowed on the property at any one time shall be limited to the number allowed for hobby kennels, as provided in K.C.C. 11.04.060.B; and~~

~~e. training and grooming are ancillary services that may be provided only to dogs staying at the facility; and~~

~~f. the facility shall maintain normal hours of operation no earlier than 7 a.m. and no later than 7 p.m.~~

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

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

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

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

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

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

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

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

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

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

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

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

((43.)) 42. Commercial kennels and commercial catteries are subject to K.C.C. 21A.30.020.

SECTION 28. Ordinance 10870, Section 333, as amended, and K.C.C. 21A.08.060 are each hereby amended to read as follows:

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807 ~~A. Government/business services land uses.~~

~~KEY~~			~~RESOURCE~~			~~R U R A L~~	~~RESIDENTIAL~~			~~COMMERCIAL/INDUSTRIAL~~					
~~P Permitted Use~~ ~~C Conditional Use~~ ~~S Special Use~~		~~Z O N E~~	~~A G R I C U L T U R E~~	~~F O R E S T~~	~~M I N E R A L~~	~~R U R A L~~ ~~A R E A~~	~~U R B A N~~	~~R E S E R V E~~	~~U R B A N~~	~~R E S I D E N T I A L~~	~~N E I G H B O R H O O D~~	~~B U S I N E S S~~	~~C O M M U N I T Y~~	~~B U S I N E S S~~	~~R E G I O N A L~~	~~R E G I O N A L~~	~~B U S I N E S S~~	~~O F F I C E~~	~~I N D U S T R I A L~~
~~SIC#~~	~~SPECIFIC LAND USE~~		~~A~~	~~F~~	~~M~~	~~RA~~	~~UR~~	~~R1-8~~	~~R12-48~~	~~NB~~		~~CB~~		~~RB~~		~~O~~	~~I (((30)) 29)~~
	~~GOVERNMENT SERVICES:~~																
~~*~~	~~Public agency or utility office~~					~~P3 C5~~	~~P3 C5~~	~~P3 C~~	~~P3 C~~	~~P~~		~~P~~		~~P~~		~~P~~	~~((P16)) P15~~
~~*~~	~~Public agency or utility yard~~					~~((P27)) P26~~	~~((P27)) P26~~	~~((P27)) P26~~	~~((P27)) P26~~					~~P~~			~~P~~
~~*~~	~~Public agency archives~~													~~P~~		~~P~~	~~P~~
~~921~~	~~Court~~											~~P4~~		~~P~~		~~P~~	
~~9221~~	~~Police Facility~~					~~P7~~	~~P7~~	~~P7~~	~~P7~~	~~P7~~		~~P~~		~~P~~		~~P~~	~~P~~
~~9224~~	~~Fire Facility~~					~~C6 ((and 33))~~	~~C6~~	~~C6~~	~~C6~~	~~P~~		~~P~~		~~P~~		~~P~~	~~P~~
~~*~~	~~Utility Facility~~		~~((P29 C28)) P28~~	~~((P29 C28)) P28~~	~~((P29 C28)) P28~~	~~((P29 C28 and 33))~~	~~((P29 C28)) P28 C27~~	~~((P29 C28)) P28~~	~~((P29 C28)) P28~~	~~P~~		~~P~~		~~P~~		~~P~~	~~P~~

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		C27	C27	C27	P28 C27		C27	C27					
*	Commuter Parking Lot				C ((33 P19)) P19	C ((P19)) P18	C ((P19)) P18	C ((19)) 18	P	P	P	P	((P35)) P33
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	((P31)) P30	((P31)) P30	((P31)) P30	((P31)) P30	P
	BUSINESS SERVICES:												
*	Construction and Trade				((P34)) P32						P	P9	P
*	Individual Transportation and Taxi									((P25)) P24	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							P14	((P37)) P34	P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	((P15 C36))			((P15 and 33 C36))	((P15 C36))							P
*	Log Storage	P((15)) 25	P		P26 and 33								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	
48	Communication Offices										P	P	P
482	Telegraph and other									P	P	P	P

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	Communications												
*	General Business Service								P	P	P	P	((P16)) P15
*	Professional Office								P	P	P	P	((P16)) P15
7312	Outdoor Advertising Service										P	((P17)) P16	P
735	Miscellaneous Equipment Rental									((P17)) P16	P	((P17)) P16	P
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking								((P20)) P19a	((P20)) P19b	((P21)) P20	((P20)) P19a	P
*	Off-Street Required Parking Lot				((P32)) P31	((P32)) P31	((P32)) P31	((P32)) P31	((P32)) P31	((P32)) P31	((P32)) P31	P32)) P31	((P32)) P31
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	((P22)) P21				((P22)) P21	((P22)) P21	P	P	P
*	Helistop					((C23)) C22	((C23)) C22	((C23)) C22	((C23)) C22	((C23)) C23	((C24)) C23	((C23)) C22	((C24)) C23
GENERAL CROSS REFERENCES:	Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. chapter 21A.06.												

B. Development conditions.

1. Except self-service storage.

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~~2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.~~

~~3.a. Only as a reuse of a public school facility or a surplus nonresidential facility subject to K.C.C. chapter 21A.32; or~~

~~b. only when accessory to a fire facility and the office is no greater than one thousand five hundred square feet of floor area.~~

~~4. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.~~

~~5. New utility office locations only if there is no commercial/industrial zoning in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that no feasible alternative location is possible, and provided further that this condition applies to the UR zone only if the property is located within a designated unincorporated Rural Town.~~

~~6.a. All buildings and structures shall maintain a minimum distance of twenty feet from property lines adjoining rural area and residential zones;~~

~~b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty-five feet from such street;~~

~~c. No outdoor storage; and~~

~~d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no feasible alternative location is possible.~~

~~7. Limited to storefront police offices. Such offices shall not have:~~

~~a. holding cells;~~

~~b. suspect interview rooms (except in the NB zone); or~~

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~~c. long-term storage of stolen properties.~~

~~8. Private stormwater management facilities serving development proposals located on commercial/industrial zoned lands shall also be located on commercial/industrial lands, unless participating in an approved shared facility drainage plan. Such facilities serving development within an area designated urban in the King County Comprehensive Plan shall only be located in the urban area.~~

~~9. No outdoor storage of materials.~~

~~10. Limited to office uses.~~

~~11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.~~

~~12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.~~

~~13. Limited to SIC Industry No. 4215-Courier Services, except by air.~~

~~14. Accessory to an apartment development of at least twelve units provided:~~

~~a. The gross floor area in self-service storage shall not exceed the total gross floor area of the apartment dwellings on the site;~~

~~b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;~~

~~c. The use of the facility shall be limited to dead storage of household goods;~~

~~d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;~~

~~e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;~~

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~~f. No residential occupancy of the storage units;~~

~~g. No business activity other than the rental of storage units; and~~

~~h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.~~

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

~~15.((a. The floor area devoted to warehousing, refrigeration or storage shall not exceed two thousand square feet;~~

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

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

~~16.)) Only as an accessory use to another permitted use.~~

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

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

~~((19.))~~ ~~18.~~ ~~Limited to new commuter parking lots designed for thirty or fewer parking spaces or commuter parking lots located on existing parking lots for churches, schools, or other permitted nonresidential uses that have excess capacity available during~~

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~~commuting; provided that the new or existing lot is adjacent to a designated arterial that has been improved to a standard acceptable to the department of transportation;~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~c.(1) Except as provided in subsection ((B.32.c.(2))) B.31.c.(2) of this subsection, off-street required parking must be located on a lot that would permit, either outright or through a land use permit approval process, the land use the off-street parking will serve.~~

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

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

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

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

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

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

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

~~c. In the A zones, structures and areas used for warehousing, refrigeration and storage shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils;~~

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

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

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

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

A. Retail land uses.

KEY		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
P Permitted Use C Conditional Use S Special Use	ZONE	AGRICULTURE	FORESTRY	MINERAL	RURAL AREA	URBAN	RESERVE	RURBAN	SIDENTIAL	NEIGHBORHOOD	COMMUNITY	BUSINESS	INDUSTRIAL
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (30)
*	Building Materials		((P23))						P2	P	P		

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	~~and Hardware Stores~~		~~P20~~										
~~*~~	~~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)) C13a~~	~~((P14)) P12~~	~~P5~~	~~P~~	~~P~~		
~~54~~	~~Food Stores~~						~~((C15a)) C14a~~	~~((P15)) P14~~	~~P~~	~~P~~	~~P~~	~~C~~	~~P6~~
~~*~~	~~Agricultural Product Sales~~	~~((P7 C7))~~	~~P4~~		~~P3 ((P7 C7))~~	~~P3~~	~~P3~~	~~((P25)) P22~~	~~((P25)) P22~~	~~((P25)) P22~~	~~((P25)) P22~~	~~((P25)) P22~~	~~((P25)) P22~~
~~*~~	~~Farmers Market~~	~~((P24)) P21~~	~~((P24)) P21~~		~~((P24)) P21~~	~~((P24)) P21~~	~~((P24)) P21~~	~~((P24)) P21~~	~~((P24)) P21~~	~~((P24)) P21~~	~~((P24)) P21~~	~~((P24)) P21~~	~~((P24)) P21~~
~~*~~	~~Motor Vehicle and Boat Dealers~~										~~((P8)) P7~~		~~P~~
~~553~~	~~Auto Supply Stores~~									~~((P9)) P8~~	~~((P9)) P8~~		~~P~~
~~554~~	~~Gasoline Service Stations~~								~~P~~	~~P~~	~~P~~		~~P~~
~~56~~	~~Apparel and Accessory Stores~~									~~P~~	~~P~~		

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*	Furniture and Home Furnishings Stores									P	P		
58	Eating and Drinking Places				((P21 C19)) P18 C16		((P20 C16)) P17 C15	((P20 C16)) P17 C15	((P10)) P9	P	P	P	P
*	Drug Stores						((C15)) C14	((P15)) P14	P	P	P	C	
*	Recreational marijuana retailer									((P26 C27)) P23 C24	((P26 C27)) P23 C24		
592	Liquor Stores	((P13)) P12			((P13)) P12	((P13)) P12			((P13)) P12	P	P		
593	Used Goods: Antiques/ Secondhand Shops									P	P		
*	Sporting Goods and Related Stores			((P22)) P19	((P22)) P19	((P22)) P19	((P22)) P19	((P22)) P19	((P22)) P19	P	P	((P22)) P19	((P22)) P19
*	Book, Stationery, Video and Art Supply Stores						((C15a)) C14a	((P15)) P14	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestone										P		

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	s												
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									((C11)) C10	P		P
*	Florist Shops						((C15)) a)) C14a	((P15)) P14	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										((P12)) P11		P
*	Livestock Sales	((P17))	((P17))		((P17))	((P17))	((P17 and 18))						P
GENERAL CROSS REFERENCES:	Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.												

B. Development conditions.

1.a. As a permitted use, covered sales areas shall not exceed a total area of two thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three thousand five hundred square feet may be allowed. Greenhouses used for the display of merchandise other than plants shall be considered part of the covered sales area.

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~~Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not considered part of the covered sales area;~~

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

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

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

~~2. Only hardware stores.~~

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

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

~~4. No permanent structures or signs.~~

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

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

~~7.((a. As a permitted use, the covered sales area shall not exceed two thousand square feet, unless located in a building designated as a historic resource under K.C.C. chapter 20.62. As a conditional use, up to three thousand five hundred square feet of covered sales area may be allowed;~~

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

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

~~d. Sixty percent or more of the gross sales of agricultural products sold through the store shall be derived from products grown or produced in the Puget Sound counties. At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales;~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~18. Limited to the R-1 zone.~~

~~19.)) 16. Only as:~~

~~a. an accessory use to a permitted manufacturing or retail land use, limited to espresso stands to include sales of beverages and incidental food items, and not to include drive-through sales; or~~

~~b. an accessory use to a recreation or multiuse park, limited to a total floor area of three thousand five hundred square feet.~~

~~((20.)) 17. Only as:~~

~~a. an accessory use to a recreation or multiuse park; or~~

~~b. an accessory use to a park and limited to a total floor area of one thousand five hundred square feet.~~

~~((21.)) 18. Accessory to a park, limited to a total floor area of seven hundred fifty square feet.~~

~~((22.)) 19. Only as an accessory use to:~~

~~a. a large active recreation and multiuse park in the urban growth area; or~~

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~~b. a park, or a recreation or multiuse park in the RA zones, and limited to a total floor area of seven hundred and fifty square feet.~~

~~((23.)) 20. Only as accessory to SIC Industry Group No. 242 Sawmills and SIC Industry No. 2431 Millwork and;~~

~~a. limited to lumber milled on site; and~~

~~b. the covered sales area is limited to two thousand square feet. The covered sales area does not include covered areas used to display only milled lumber.~~

~~((24.)) 21. Requires at least five farmers selling their own products at each market and the annual value of sales by farmers should exceed the annual sales value of nonfarmer vendors.~~

~~((25.)) 22. Limited to sites located within the urban growth area and:~~

~~a. The sales area shall be limited to three hundred square feet and must be removed each evening;~~

~~b. There must be legal parking that is easily available for customers; and~~

~~c. The site must be in an area that is easily accessible to the public, will accommodate multiple shoppers at one time and does not infringe on neighboring properties.~~

~~((26.)) 23. Per parcel, limited to a maximum aggregated total of two thousand square feet of gross floor area devoted to, and in support of, the retail sale of marijuana.~~

~~((27.)) 24. Per parcel, limited to a maximum aggregated total of five thousand square feet gross floor area devoted to, and in support of, the retail sale of marijuana.~~

~~SECTION 30. Ordinance 10870, Section 335, as amended, and K.C.C. 21A.08.080 are each hereby amended to read as follows:~~

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1052 A. Manufacturing land uses.

KEY			RESOURCE			RURAL	RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
P-Permitted Use C-Conditional Use S-Special Use		ZONE	AGRICULTURE	FORESTRY	MINERAL	RURAL AREA	URBAN	RESERVE	URBAN	RESIDENTIAL DENSITY	NEIGHBORHOOD	BUSINESS	COMMUNITY	BUSINESS	REGIONAL	BUSINESS	OFFICE	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		P1 C1	P1		P1—C1	P1			P2	P2		P2 C			P2 C		
*/2082 /2085	Winery/Brewery /Distillery		P3 C12			P3 C12	P3			P17	P17		P			P		
*	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									P7	P7		P7C		P7	P		

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	~~Publishing~~											~~C~~	
~~*~~	~~Recreational marijuana Processor I~~	~~P20~~			~~P20~~					~~P21 C22~~	~~P21 C22~~		
~~*~~	~~Recreational marijuana Processor II~~									~~P23 C24~~	~~P23 C24~~		~~P25 C26~~
~~28~~	~~Chemicals and Allied Products~~												~~C~~
~~2911~~	~~Petroleum Refining and Related Industries~~												~~C~~
~~30~~	~~Rubber and Misc. Plastics Products~~												~~C~~
~~31~~	~~Leather and Leather Goods~~										~~C~~		~~P~~
~~32~~	~~Stone, Clay, Glass and Concrete Products~~									~~P6~~	~~P9~~		~~P~~
~~33~~	~~Primary Metal Industries~~												~~C~~
~~34~~	~~Fabricated Metal Products~~												~~P~~
~~35~~	~~Industrial and Commercial Machinery~~												~~P~~
~~351-55~~	~~Heavy Machinery and Equipment~~												~~C~~
~~357~~	~~Computer and Office Equipment~~										~~C~~	~~C~~	~~P~~
~~36~~	~~Electronic and other Electric Equipment~~										~~C~~		~~P~~
~~374~~	~~Railroad Equipment~~												~~C~~
~~376~~	~~Guided Missile and Space Vehicle Parts~~												~~C~~
~~379~~	~~Miscellaneous Transportation Vehicles~~												~~C~~
~~38~~	~~Measuring and Controlling~~										~~C~~	~~C~~	~~P~~

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	~~Instruments~~												
~~39~~	~~Miscellaneous Light Manufacturing~~										~~C~~		~~P~~
~~*~~	~~Motor Vehicle and Bicycle Manufacturing~~												~~C~~
~~*~~	~~Aircraft, Ship and Boat Building~~												~~P10 C~~
~~7534~~	~~Tire Retreading~~										~~C~~		~~P~~
~~781-82~~	~~Movie Production/Distribution~~										~~P~~		~~P~~
~~**GENERAL CROSS REFERENCES:**~~	~~Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38 Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06~~												

~~B. Development conditions.~~

~~1.a. Excluding wineries and SIC Industry No. 2082 Malt Beverages;~~

~~b. In the A zone, only allowed on sites where the primary use is SIC industry Group No. 01 Growing Harvesting Crops or No. 02 Raising Livestock and Small Animals;~~

~~c. In the RA and UR zones, only allowed on lots of at least four and one-half acres and only when accessory to an agricultural use;~~

~~d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section, the floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;~~

~~(2) With a conditional use permit, up to five thousand square feet of floor area may be devoted to all processing; and~~

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~~(3) In the A zone, on lots thirty-five acres or greater, the floor area devoted to all processing shall not exceed seven thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;~~

~~e. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;~~

~~f. Processing is limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;~~

~~g. In the A zone, structures used for processing shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils; and~~

~~h. Tasting of products produced on site may be provided in accordance with state law. The area devoted to tasting shall be included in the floor area limitation in subsection B.1.d. of this section.~~

~~2. Except slaughterhouses.~~

~~3.a. Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC Industry No. 2085 Distilled and Blended Liquors;~~

~~b. ((In the A zone, only allowed on sites where the primary use is SIC Industry Group No. 01 Growing and Harvesting Crops or No. 02 Raising Livestock and Small Animals.))~~

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~~c.)) In the RA and UR zones, only allowed on lots of at least four and one-half acres;~~

~~((d.)) c. The floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;~~

~~((e.)) d. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;~~

~~((f.)) e. Sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be produced; and~~

~~((g.)) f. Tasting of products produced on site may be provided in accordance with state law. The area devoted to tasting shall be included in the floor area limitation in subsection ((B.3.c.)) B.3.b. of this section.~~

~~4. Limited to rough milling and planing of products grown on site with portable equipment.~~

~~5. Limited to SIC Industry Group No. 242 Sawmills and SIC Industry No. 2431 Millwork. For RA zoned sites, if using lumber or timber grown off-site, the minimum site area is four and one-half acres.~~

~~6. Limited to uses found in SIC Industry No. 2434 Wood Kitchen Cabinets and No. 2431 Millwork((,)) (excluding planing mills).~~

~~7. Limited to photocopying and printing services offered to the general public.~~

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~~8. Only within enclosed buildings, and as an accessory use to retail sales.~~

~~9. Only within enclosed buildings.~~

~~10. Limited to boat building of craft not exceeding forty-eight feet in length.~~

~~11. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C. 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for rural industrial uses as set forth in K.C.C. chapter 21A.12.~~

~~12.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC Industry No. 2085-Distilled and Blended Liquors;~~

~~b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area of structures for wineries, breweries and distilleries and any accessory uses shall not exceed a total of eight thousand square feet. The floor area may be increased by up to an additional eight thousand square feet of underground storage that is constructed completely below natural grade, not including required exits and access points, if the underground storage is at least one foot below the surface and is not visible above ground; and~~

~~(2) On Vashon-Maury Island, the total floor area of structures for wineries, breweries and distilleries and any accessory uses may not exceed six thousand square feet, including underground storage;~~

~~c. Wineries, breweries and distilleries shall comply with Washington state Department of Ecology and King County board of health regulations for water usage and wastewater disposal. Wineries, breweries and distilleries using water from exempt wells shall install a water meter;~~

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~~d. Off-street parking is limited to one hundred and fifty percent of the minimum requirement for wineries, breweries or distilleries specified in K.C.C. 21A.18.030;~~

~~e. Structures and areas used for processing shall be set back a minimum distance of seventy-five feet from property lines adjacent to rural area and residential zones, unless the processing is located in a building designated as historic resource under K.C.C. chapter 20.62;~~

~~f. The minimum site area is four and one-half acres. If the total floor area of structures for wineries, breweries and distilleries and any accessory uses exceed six thousand square feet, including underground storage:~~

~~(1) the minimum site area is ten acres; and~~

~~(2) a minimum of two and one-half acres of the site shall be used for the growing of agricultural products;~~

~~g. The facility shall be limited to processing agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be processed; and~~

~~h. Tasting of products produced on site may be provided in accordance with state law. The area devoted to tasting shall be included in the floor area limitation in subsection B.12.b. of this section.~~

~~13. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease or an easement:~~

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~~a. as accessory to a primary forestry use and at a scale appropriate to process the organic waste generated on the site; or~~

~~b. as a continuation of a sawmill or lumber manufacturing use only for that period to complete delivery of products or projects under contract at the end of the sawmill or lumber manufacturing activity.~~

~~14. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease or an easement:~~

~~a. as accessory to a primary mineral use; or~~

~~b. as a continuation of a mineral processing use only for that period to complete delivery of products or projects under contract at the end of mineral extraction.~~

~~15. Continuation of a materials processing facility after reclamation in accordance with an approved reclamation plan.~~

~~16. Only a site that is ten acres or greater and that does not use local access streets that abut lots developed for residential use.~~

~~17.a. Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC Industry No. 2085 Distilled and Blended Liquors;~~

~~b. The floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;~~

~~c. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; and~~

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~~d. Tasting of products produced on site may be provided in accordance with state law. The area devoted to tasting shall be included in the floor area limitation in subsection B.18.b. of this section.~~

~~18. Limited to:~~

~~a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-Millwork, as follows:~~

~~(1) If using lumber or timber grown off-site, the minimum site area is four and one-half acres;~~

~~(2) The facility shall be limited to an annual production of no more than one hundred fifty thousand board feet;~~

~~(3) Structures housing equipment used in the operation shall be located at least one-hundred feet from adjacent properties with residential or rural area zoning;~~

~~(4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;~~

~~(6) In the RA zone, the facility's driveway shall have adequate entering sight distance required by the 2007 King County Road Design and Construction Standards. An adequate turn around shall be provided on-site to prevent vehicles from backing out on to the roadway that the driveway accesses; and~~

~~(7) Outside lighting is limited to avoid off-site glare; and~~

~~b. SIC Industry No. 2411-Logging.~~

~~19. Limited to manufacture of custom made wood furniture or cabinets.~~

~~20.a. Only allowed on lots of at least four and one-half acres;~~

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~~b. Only as an accessory use to a Washington state Liquor Control Board licensed marijuana production facility on the same lot; and~~

~~c. Accessory marijuana processing uses allowed under this section are subject to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.~~

~~21.a. Only in the CB and RB zones located outside the urban growth area; and~~

~~b. Per parcel, the aggregated total gross floor area devoted to the use of, and in support of, processing marijuana together with any separately authorized production of marijuana shall be limited to a maximum of two thousand square feet; and~~

~~c. If the two thousand square foot per parcel threshold is exceeded, each and every marijuana-related entity occupying space in addition to the two thousand square foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.23. of this section.~~

~~22.a. Only in the CB and RB zones located outside the urban growth area; and~~

~~b. Per parcel, the aggregated total gross floor area devoted to the use of, and in support of, processing marijuana together with any separately authorized production of marijuana shall be limited to a maximum of thirty thousand square feet.~~

~~23.a. Only in the CB and RB zones located inside the urban growth area; and~~

~~b. Per parcel, the aggregated total gross floor area devoted to the use of, and in support of, processing marijuana together with any separately authorized production of marijuana shall be limited to a maximum of two thousand square feet; and~~

~~c. If the two thousand square foot per parcel threshold is exceeded, each and every marijuana-related entity occupying space in addition to the two thousand square~~

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~~foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.25. of this section.~~

~~24.a. Only in the CB and RB zones located inside the urban growth area; and~~

~~b. Per parcel, the aggregated total gross floor area devoted to the use of, and in support of, processing marijuana together with any separately authorized production of marijuana shall be limited to a maximum of thirty thousand square feet.~~

~~25. Per parcel, limited to a maximum aggregate total of two thousand square feet of gross floor area devoted to, and in support of, the processing of marijuana together with any separately authorized production of marijuana.~~

~~26. Per parcel, limited to a maximum aggregate total of thirty thousand square feet of gross floor area devoted to, and in support of, the processing of marijuana together with any separately authorized production of marijuana.~~

~~SECTION 31. Ordinance 10870, Section 336, as amended, and K.C.C. 21A.08.090 are each hereby amended to read as follows:~~

~~A. Resource land uses.~~

~~KEY~~		~~RESOURCE~~			~~RURAL~~	~~RESIDENTIAL~~			~~COMMERCIAL/INDUSTRIAL~~					
~~P Permitted Use~~ ~~C Conditional Use~~ ~~S Special Use~~	~~ZONE~~	~~AGRICULTURE~~	~~FORESTT~~	~~MINERAL~~	~~RURAL AREA~~	~~URBAN RESERVE~~	~~URBAN~~	~~RESIDENTIAL~~	~~NEIGHBORHOOD~~	~~BUSINESS~~	~~COMMUNITY~~	~~BUSINESS~~	~~REGIONAL~~	~~BUSINESS~~	~~OFFICE~~	~~INDUSTRIAL~~

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									D				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	AGRICULTURE:												
01	Growing and Harvesting Crops	P	P		P	P	P						P
02	Raising Livestock and Small Animals (6)	P	P		P	P							P
01/02	Agricultural Activities	P24 C	P24 C		P24 C								
01/02	Agricultural Support Services	P25 C	P25 C		P26 C		P26 C						
01/02													
01/02													
*	Recreational marijuana producer	P15 C22			P16 C17					P18 C19	P18 C19		P20 C21
*	Agriculture Training Facility	C10											
*	Agriculture-related special needs camp	P12											
*	Agricultural Anaerobic Digester	P13											
	FORESTRY:												
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
	FISH AND WILDLIFE MANAGEMENT:												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	MINERAL:												
10,12,14	Mineral Extraction and Processing		P9 C	P C11									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C11	P8 C11									P
	ACCESSORY USES:												
*	Resource Accessory Uses	P3 P23	P4	P5	P3	P3							P4

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		~~P27~~											
~~*~~	~~Temporary Farm Worker Housing~~	~~P14~~	~~P14~~		~~P14~~								
~~GENERAL CROSS REFERENCES:~~	~~Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.~~												

~~B. Development conditions.~~

~~1. May be further subject to K.C.C. chapter 21A.25.~~

~~2. Only forest research conducted within an enclosed building.~~

~~3. ((Accessory dwelling units)) Farm houses: in accordance with K.C.C. 21A.08.030.~~

~~4. Excluding housing for agricultural workers.~~

~~5. Limited to either maintenance or storage facilities, or both, in conjunction with mineral extraction or processing operation.~~

~~6. Allowed in accordance with K.C.C. chapter 21A.30.~~

~~7. Only in conjunction with a mineral extraction site plan approved in accordance with K.C.C. chapter 21A.22.~~

~~8. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long term lease or an easement:~~

~~a. as accessory to a primary mineral extraction use;~~

~~b. as a continuation of a mineral processing only for that period to complete delivery of products or projects under contract at the end of a mineral extraction; or~~

~~c. for a public works project under a temporary grading permit issued in accordance with K.C.C. 16.82.152.~~

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~~9. Limited to mineral extraction and processing:~~

~~a. on a lot or group of lots under common ownership or documented legal control, which includes but is not limited to, fee simple ownership, a long-term lease or an easement;~~

~~b. that are located greater than one-quarter mile from an established residence; and~~

~~c. that do not use local access streets that abut lots developed for residential use.~~

~~10. Agriculture training facilities are allowed only as an accessory to existing agricultural uses and are subject to the following conditions:~~

~~a. The impervious surface associated with the agriculture training facilities shall comprise not more than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;~~

~~b. New or the expansion of existing structures, or other site improvements, shall not be located on class 1, 2 or 3 soils;~~

~~c. The director may require reuse of surplus structures to the maximum extent practical;~~

~~d. The director may require the clustering of new structures with existing structures;~~

~~e. New structures or other site improvements shall be set back a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones;~~

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~~f. Bulk and design of structures shall be compatible with the architectural style of the surrounding agricultural community;~~

~~g. New sewers shall not be extended to the site;~~

~~h. Traffic generated shall not impede the safe and efficient movement of agricultural vehicles, nor shall it require capacity improvements to rural roads;~~

~~i. Agriculture training facilities may be used to provide educational services to the surrounding rural/agricultural community or for community events. Property owners may be required to obtain a temporary use permit for community events in accordance with K.C.C. chapter 21A.32;~~

~~j. Use of lodging and food service facilities shall be limited only to activities conducted in conjunction with training and education programs or community events held on site;~~

~~k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and~~

~~l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40.~~

~~11. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.~~

~~12.a. Activities at the camp shall be limited to agriculture and agriculture-oriented activities. In addition, activities that place minimal stress on the site's agricultural resources or activities that are compatible with agriculture are permitted.~~

~~(1) passive recreation;~~

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~~(2) training of individuals who will work at the camp;~~

~~(3) special events for families of the campers; and~~

~~(4) agriculture education for youth.~~

~~b. Outside the camp center, as provided for in subsection B.12.e. of this section, camp activities shall not preclude the use of the site for agriculture and agricultural related activities, such as the processing of local food to create value-added products and the refrigeration and storage of local agricultural products. The camp shall be managed to coexist with agriculture and agricultural activities both onsite and in the surrounding area.~~

~~c. A farm plan shall be required for commercial agricultural production to ensure adherence to best management practices and soil conservation.~~

~~d.(1) The minimum site area shall be five hundred acres. Unless the property owner has sold or transferred the development rights as provided in subsection B.12.c.(3) of this section, a minimum of five hundred acres of the site must be owned by a single individual, corporation, partnership or other legal entity and must remain under the ownership of a single individual, corporation, partnership or other legal entity for the duration of the operation of the camp.~~

~~(2) Nothing in subsection B.12.d.(1) of this section prohibits the property owner from selling or transferring the development rights for a portion or all of the site to the King County farmland preservation program or, if the development rights are extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;~~

~~e. The impervious surface associated with the camp shall comprise not more than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;~~

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~~f. Structures for living quarters, dining facilities, medical facilities and other nonagricultural camp activities shall be located in a camp center. The camp center shall be no more than fifty acres and shall depicted on a site plan. New structures for nonagricultural camp activities shall be clustered with existing structures;~~

~~g. To the extent practicable, existing structures shall be reused. The applicant shall demonstrate to the director that a new structure for nonagricultural camp activities cannot be practicably accommodated within an existing structure on the site, though cabins for campers shall be permitted only if they do not already exist on site;~~

~~h. Camp facilities may be used to provide agricultural educational services to the surrounding rural and agricultural community or for community events. If required by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for community events;~~

~~i. Lodging and food service facilities shall only be used for activities related to the camp or for agricultural education programs or community events held on site;~~

~~j. Incidental uses, such as office and storage, shall be limited to those that directly support camp activities, farm operations or agricultural education programs;~~

~~k. New nonagricultural camp structures and site improvements shall maintain a minimum set-back of seventy-five feet from property lines adjoining rural area and residential zones;~~

~~l. Except for legal nonconforming structures existing as of January 1, 2007, camp facilities, such as a medical station, food service hall and activity rooms, shall be of a scale to serve overnight camp users;~~

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~~m. Landscaping equivalent to a type III landscaping screen, as provided for in K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures and site improvements located within two hundred feet of an adjacent rural area and residential zoned property not associated with the camp;~~

~~n. New sewers shall not be extended to the site;~~

~~o. The total number of persons staying overnight shall not exceed three hundred;~~

~~p. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;~~

~~q. Traffic generated by camp activities shall not impede the safe and efficient movement of agricultural vehicles nor shall it require capacity improvements to rural roads;~~

~~r. If the site is adjacent to an arterial roadway, access to the site shall be directly onto the arterial unless the county road engineer determines that direct access is unsafe;~~

~~s. If direct access to the site is via local access streets, transportation management measures shall be used to minimize adverse traffic impacts;~~

~~t. Camp recreational activities shall not involve the use of motor vehicles unless the motor vehicles are part of an agricultural activity or are being used for the transportation of campers, camp personnel or the families of campers. Camp personnel may use motor vehicles for the operation and maintenance of the facility. Client-specific motorized personal mobility devices are allowed; and~~

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u. Lights to illuminate the camp or its structures shall be arranged to reflect the light away from any adjacent property.

13. Limited to digester receiving plant and animal and other organic waste from agricultural activities, and including electrical generation, as follows:

a. the digester must be included as part of a Washington state Department of Agriculture approved dairy nutrient plan;

b. the digester must process at least seventy percent livestock manure or other agricultural organic material from farms in the vicinity, by volume;

c. imported organic waste-derived material, such as food processing waste, may be processed in the digester for the purpose of increasing methane gas production for beneficial use, but not shall exceed thirty percent of volume processed by the digester; and

d. the use must be accessory to an operating dairy or livestock operation.

14. Farm worker housing. Either:

a. Temporary farm worker housing subject to the following conditions:

((a.)) (1) The housing must be licensed by the Washington state Department of Health under chapter 70.114A RCW and chapter 246-358 WAC;

((b.)) (2) Water supply and sewage disposal systems must be approved by the Seattle King County department of health;

((c.)) (3) To the maximum extent practical, the housing should be located on nonfarmable areas that are already disturbed and should not be located in the floodplain or in a critical area or critical area buffer; and

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((d.)) (4) The property owner shall file with the department of executive services, records and licensing services division, a notice approved by the department identifying the housing as ((the)) temporary farm worker housing ((as accessory)) and that the housing shall ((only)) be occupied only by agricultural employees and their families while employed by the owner or operator or on a nearby farm. The notice shall run with the land((,)); or

b. Housing for agricultural employees who are employed by the owner or operator of the farm year-round as follows:

(1) Not more than:

(a) one agricultural employee dwelling unit on a site under twenty acres;

(b) two agricultural employee dwelling units on a site between twenty acres and fifty acres;

(c) three agricultural employee dwelling units on a site greater than fifty acres and less than one-hundred acres; and

(d) four agricultural employee dwelling units on sites one-hundred acres and larger and one additional agricultural employee dwelling unit for each additional one hundred acres thereafter;

(2) If the primary use of the site changes to a nonagricultural use, all agricultural employee dwelling units shall be removed;

(3) The applicant shall file with the department of executive services, records and licensing services division, a notice approved by the department that identifies the agricultural employee dwelling units as accessory and that the dwelling units shall only be occupied by agricultural employees who are employed by the owner or operator year-

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~~round. The notice shall run with the land. The applicant shall submit to the department proof that the notice was filed with the department of executive services, records and licensing services division, before the department approves any permit for the construction of agricultural employee dwelling units;~~

~~(4) An agricultural employee dwelling unit shall not exceed a floor area of one thousand square feet and may be occupied by no more than eight unrelated agricultural employees;~~

~~(5) To the maximum extent practical, the housing should be located on nonfarmable areas that are already disturbed;~~

~~(6) One off-street parking space shall be provided for each agricultural employee dwelling unit; and~~

~~(7) The agricultural employee dwelling units shall be constructed in compliance with K.C.C. Title 16.~~

~~15. Marijuana production by marijuana producers licensed by the Washington state Liquor Control Board is subject to the following standards:~~

~~a. Production is limited to outdoor, indoor within marijuana greenhouses, and within structures that are nondwelling unit structures that exist as of October 1, 2013, subject to the size limitations in subsection B.15.b. of this section;~~

~~b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a fenced area or marijuana greenhouse that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013; and~~

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~~c. Outdoor production area fencing as required by the Washington state Liquor Control Board and marijuana greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of thirty feet.~~

~~16. Marijuana production by marijuana producers licensed by the Washington state Liquor Control Board is subject to the following standards:~~

~~a. Production is limited to outdoor, indoor within marijuana greenhouses, and within nondwelling unit structures that exist as of October 1, 2013, subject to the size limitations in subsection B.16.b. of this section;~~

~~b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a fenced area or marijuana greenhouse, that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013;~~

~~c. Only allowed on lots of at least four and one-half acres; and~~

~~d. Outdoor production area fencing as required by the Washington state Liquor Control Board and marijuana greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of thirty feet; and~~

~~e. If the two thousand square foot per parcel threshold of plant canopy within fenced areas or marijuana greenhouses is exceeded, each and every marijuana-related entity occupying space in addition to the two thousand square foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.17. of this section.~~

~~17. Marijuana production by marijuana producers licensed by the Washington state Liquor Control Board is subject to the following standards:~~

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~~a. Production is limited to outdoor and indoor within marijuana greenhouses subject to the size limitations in subsection B.17.b. of this section;~~

~~b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a fenced area or marijuana greenhouse that is no more than ten percent larger than that combined area; and~~

~~c. Only allowed on lots of at least four and one-half acres.~~

~~18.a. Production is limited to indoor only; and~~

~~b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area; and~~

~~c. If the two thousand square foot per parcel threshold is exceeded, each and every marijuana related entity occupying space in addition to the two thousand square foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.19. of this section.~~

~~19.a. Production is limited to indoor only; and~~

~~b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a building or~~

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~~tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area.~~

~~20.a. Production is limited to indoor only;~~

~~b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area.~~

~~21.a. Production is limited to indoor only;~~

~~b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area.~~

~~22. Marijuana production by marijuana producers licensed by the Washington state Liquor Control Board is subject to the following standards:~~

~~a. Production is limited to outdoor, indoor within marijuana greenhouses, and within structures that are nondwelling unit structures that exist as of October 1, 2013, subject to the size limitations in subsection B.15.b. of this section;~~

~~b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of ten thousand square feet and shall be located within a fenced area or~~

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~~marijuana greenhouse that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013; and~~

~~c. Outdoor production area fencing as required by the Washington state Liquor Control Board and marijuana greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of thirty feet.~~

~~23. The storage and processing of non-manufactured source separated organic waste that originates from agricultural operations and that does not originate from the site, if:~~

~~a. agricultural is the primary use of the site;~~

~~b. the storage and processing are in accordance with best management practices included in an approved farm plan; and~~

~~c. except for areas used for manure storage, the areas used for storage and processing do not exceed three acres and ten percent of the site.~~

~~24.a. For activities relating to the manufacturing or processing of crops or livestock for commercial purposes, including associated activities such as warehousing, storage, including refrigeration, and other similar activities and excluding wineries, SIC Industry No. 2085 - Distilled and Blended Liquors and SIC Industry No. 2082 - Malt Beverages:~~

~~(1) in the RA and UR zones, only allowed on lots of at least four and one-half acres;~~

~~(2) limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;~~

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~~(3) structures and areas used for processing, warehousing, storage, including refrigeration, and other similar activities shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;~~

~~(4) in the A zone, structures and areas used for processing, warehousing, refrigeration, storage and other similar activities shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils; and~~

~~(5)(a) as a permitted use, the floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as an historic resource under K.C.C. chapter 20.62. The department may review and approve, in accordance with the code compliance review process in section 33 of this ordinance, an increase in the processing floor area as follows: up to five thousand square feet of floor area may be devoted to all processing in the RA zones or on lots less than thirty-five acres located in the A zones or up to seven thousand square feet on lots greater than thirty-five acres in the A zone, unless located in a building designated as historic resource under K.C.C. chapter 20.62; and~~

~~(b) as a permitted use, the floor area devoted to all warehousing, refrigeration, storage or other similar activities shall not exceed two thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62. The department may review and approve, in accordance with the code compliance process in section 33 of this ordinance, up to three thousand five hundred square feet of~~

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~~floor area devoted to all warehousing, storage, including refrigeration, or other similar activities in the RA zones or on lots less than thirty-five acres located in the A zones or up to seven thousand square feet on lots greater than thirty-five acres in the A zone, unless located in a building designated as historic resource under K.C.C. chapter 20.62.~~

~~b. For activities relating to the retail sale of agricultural products, except livestock:~~

~~(1) as a permitted use, the covered sales area shall not exceed two thousand square feet, unless located in a building designated as a historic resource under K.C.C. chapter 20.62. The department may review and approve, in accordance with the code compliance review process in section 33 of this ordinance, up to three thousand five hundred square feet of covered sales area;~~

~~(2) in the RA and UR zones, only allowed on lots at least four and one-half acres;~~

~~(3) forty percent or more of the gross sales of agricultural product sold through the store must be sold by the producers of primary agricultural products;~~

~~(4) sixty percent or more of the gross sales of agricultural products sold through the store shall be derived from products grown or produced in the Puget Sound counties. At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales;~~

~~(5) sales shall be limited to agricultural products and locally made arts and crafts;~~

~~(6) tasting of products, in accordance with applicable health regulations, is allowed;~~

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~~(7) storage areas for agricultural products may be included in a farm store structure or in any accessory building; and~~

~~(8) outside lighting is permitted if no off-site glare is allowed.~~

~~c. Retail sales of livestock is permitted only as accessory to raising livestock.~~

~~d. Farm operations, including equipment repair and related facilities, except that:~~

~~(1) in the RA zones, only allowed on lots of at least four and one-half acres;~~

~~(2) the repair of tools and machinery is limited to those necessary for the operation of a farm or forest; and~~

~~(3) the size of the total repair use is limited to one percent of the lot size up to a maximum of five thousand square feet unless located within an existing farm structure, including but not limited to barns, existing as of December 31, 2003.~~

~~e. Minimum lot sizes in the rural and residential zones and minimum setbacks from rural and residential properties may be reduced in accordance with the code compliance review process in section 33 of this ordinance.~~

~~25. The department may review and approve establishment of an agricultural support facility in accordance with the code compliance review process in section 34 of this ordinance only if:~~

~~a. project is sited on lands that are unsuitable for direct agricultural production based on size, soil conditions or other factors and cannot be returned to productivity by drainage maintenance, and~~

~~b. the proposed use is allowed under FPP conservation easement and/or zoning development standards.~~

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~~26. The department may review and approve establishment of agricultural support services in accordance with the code compliance review process in section 34 of this ordinance only if:~~

~~a. the project site is located on properties that adjoin or are within six hundred sixty feet of the agricultural production district, has direct vehicular access to the agricultural production district and, except for farmworker housing, does not use local access streets that abut lots developed for residential use; and~~

~~b. Minimum lot size is four and one-half acres.~~

~~27.a. Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC Industry No. 2085 Distilled and Blended Liquors;~~

~~b. The floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;~~

~~c. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;~~

~~d. Sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be produced; and~~

~~e. Tasting of products produced on site may be provided in accordance with state law. The area devoted to tasting shall be included in the floor area limitation in subsection B.3.c. of this section.~~

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SECTION 32. Ordinance 10870, Section 337, as amended, and K.C.C. 21A.08.100 are each hereby amended to read as follows:

A. Regional land uses.

KEY			RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
P Permitted Use C Conditional Use S Special Use		ZONE	AGRICULTURE	FORESTRY	MINERAL	RURAL	URBAN RESERVE	URBAN	URBAN RESIDENTIAL	NEIGHBORHOOD	BUSINESS	COMMUNITY	BUSINESS	OFFICE	INDUSTRIAL
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (15)
*	Jail							S	S	S	S	S	S	S
*	Jail Farm/Camp		S	S		S	S							
*	Work Release Facility					S19	S19	S	S	S	S	S	S	
*	Public Agency Animal Control Facility			S		S	S					S		P
*	Public Agency Training Facility			S		S3					S3	S3	S3	C4
*	Hydroelectric Generation Facility			C14 S		C14 S	C14 S	C14 S						
*	Non-hydroelectric Generation Facility		((P25)) C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S
*	Communication Facility (17)		C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station		P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P
13	Oil and Gas Extraction		S	C	P	S	S	S	S	S	S	S	S	C
*	Energy Resource			S	S	S	S	S	S	S	S	S	S	S

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	Recovery Facility												
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Rural Public Infrastructure Maintenance Facility				C23								
*	Transit Bus Base						S	S	S	S	S	S	P
*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24
*	Regional Motor Sports Facility												P
*	County Fairgrounds Facility				P21 S22								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S
8221-8222	College/University(1)	P10	P10		P10 C11 S18	P10 C11 S18	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P
*	Zoo Animal Breeding Facility	P16	P16		P16								
GENERAL CROSS REFERENCES:	Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.												

B. Development conditions.

1. Except technical institutions. See vocational schools on general services land use table, K.C.C. 21A.08.050.

2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.

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~~3. Except weapons armories and outdoor shooting ranges.~~

~~4. Except outdoor shooting range.~~

~~5. Only in conjunction with an existing or proposed school.~~

~~6.a. Limited to no more than three satellite dish ((antennae)) antennas.~~

~~b. Limited to one satellite dish antenna.~~

~~c. Limited to tower consolidations.~~

~~7. Limited to landing field for aircraft involved in forestry or agricultural practices or for emergency landing sites.~~

~~8. Except racing of motorized vehicles.~~

~~9. Limited to wildlife exhibit.~~

~~10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.~~

~~11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.~~

~~12. Limited to cogeneration facilities for on-site use only.~~

~~13. Excluding impoundment of water using a dam.~~

~~14. Limited to facilities that comply with the following:~~

~~a. Any new diversion structure shall not:~~

~~(1) exceed a height of eight feet as measured from the streambed; or~~

~~(2) impound more than three surface acres of water at the normal maximum surface level;~~

~~b. There shall be no active storage;~~

~~c. The maximum water surface area at any existing dam or diversion shall not be increased;~~

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~~d. An exceedance flow of no greater than fifty percent in mainstream reach shall be maintained;~~

~~e. Any transmission line shall be limited to a:~~

~~(1) right-of-way of five miles or less; and~~

~~(2) capacity of two hundred thirty KV or less;~~

~~f. Any new, permanent access road shall be limited to five miles or less; and~~

~~g. The facility shall only be located above any portion of the stream used by anadromous fish.~~

~~15. For I zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C. 21A.08.100.A, except for waste water treatment facilities and racetracks, shall be prohibited. All other uses, including waste water treatment facilities, shall be subject to the provisions for rural industrial uses in K.C.C. chapter 21A.12.~~

~~16. The operator of such a facility shall provide verification to the department of natural resources and parks or its successor organization that the facility meets or exceeds the standards of the Animal and Plant Health Inspection Service of the United States Department of Agriculture and the accreditation guidelines of the American Zoo and Aquarium Association.~~

~~17. The following provisions of the table apply only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standard outlined in K.C.C. chapter 21A.27.~~

~~18. Only for facilities related to resource-based research.~~

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~~19. Limited to work release facilities associated with natural resource-based activities.~~

~~20. Limited to projects which do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base and serving only the school bus base may be used. Renovation, expansion, modernization or reconstruction of a school bus base is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base.~~

~~21. Only in conformance with the King County Site Development Plan Report, through modifications to the plan of up to ten percent are allowed for the following:~~

~~a. building square footage;~~

~~b. landscaping;~~

~~c. parking;~~

~~d. building height; or~~

~~e. impervious surface.~~

~~22. A special use permit shall be required for any modification or expansion of the King County fairgrounds facility that is not in conformance with the King County Site Development Plan Report or that exceeds the allowed modifications to the plan identified in subsection B.21. of this section.~~

~~23. The facility shall be primarily devoted to rural public infrastructure maintenance and is subject to the following conditions:~~

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~~a. The minimum site area shall be ten acres, unless:~~

~~(1) the facility is a reuse of a public agency yard; or~~

~~(2) the site is separated from a county park by a street or utility right-of-way;~~

~~b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided between any stockpiling or grinding operations and adjacent residential zoned property;~~

~~c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided between any office and parking lots and adjacent residential zoned property;~~

~~d. Access to the site does not use local access streets that abut residential zoned property, unless the facility is a reuse of a public agency yard;~~

~~e. Structural setbacks from property lines shall be as follows:~~

~~(1) Buildings, structures and stockpiles used in the processing of materials shall be no closer than:~~

~~(a) one hundred feet from any residential zoned properties, except that the setback may be reduced to fifty feet when the grade where the building or structures are proposed is fifty feet or greater below the grade of the residential zoned property;~~

~~(b) fifty feet from any other zoned property, except when adjacent to a mineral extraction or materials processing site;~~

~~(c) the greater of fifty feet from the edge of any public street or the setback from residential zoned property on the far side of the street; and~~

~~(2) Offices, scale facilities, equipment storage buildings and stockpiles shall not be closer than fifty feet from any property line except when adjacent to M or F zoned property or when a reuse of an existing building. Facilities necessary to control access to~~

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~~the site, when demonstrated to have no practical alternative, may be located closer to the property line;~~

~~f. On-site clearing, grading or excavation, excluding that necessary for required access, roadway or storm drainage facility construction, shall not be permitted within fifty feet of any property line except along any portion of the perimeter adjacent to M or F zoned property. If native vegetation is restored, temporary disturbance resulting from construction of noise attenuation features located closer than fifty feet shall be permitted; and~~

~~g. Sand and gravel extraction shall be limited to forty thousand yards per year.~~

~~24. The following accessory uses to a motor race track operation are allowed if approved as part of the special use permit:~~

~~a. motocross;~~

~~b. autocross;~~

~~c. skidpad;~~

~~d. garage;~~

~~e. driving school; and~~

~~f. fire station.~~

~~((25. Only as an accessory use of an agricultural anaerobic digester.))~~

SECTION ~~33~~21. Ordinance 13274, Section 4, as amended, and K.C.C. 21A.37.020 are hereby amended to read as follows:

A. For the purpose of this chapter, "sending site" means the entire tax lot or lots qualified under subsection B. of this section. Sending sites may only be located within rural or resource lands or urban separator areas with R-1 zoning, as designated by the

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King County Comprehensive Plan, and shall meet the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located. Except as provided in K.C.C. 21A.37.110.C., or for lands zoned RA that are managed by the Washington state Department of Natural Resources as state grant or state forest lands, land in public ownership may not be sending sites. If the sending site consists of more than one tax lot, the lots must be contiguous and the area of the combined lots must meet the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located. For purposes of this section, lots divided by a street are considered contiguous if the lots would share a common lot line if the street was removed; this provision may be waived by the interagency committee if the total acreage of a rural or resource sending site application exceeds one hundred acres. A sending site shall be maintained in a condition that is consistent with the criteria in this section under which the sending was qualified.

B. Qualification of a sending site shall demonstrate that the site contains a public benefit such that preservation of that benefit by transferring residential development rights to another site is in the public interest. A sending site must meet at least one of the following criteria:

1. Designation in the King County Comprehensive Plan or a functional plan as an agricultural production district or zoned A;

2. Designation in the King County Comprehensive Plan or a functional plan as forest production district or zoned F;

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3. Designation in the King County Comprehensive Plan as rural residential, zoned RA-2.5, RA-5 or RA-10, and meeting the definition in RCW 84.34.020 of open space, farm and agricultural land, or timber land;

4. Designation in the King County Comprehensive Plan, or a functional plan as a proposed rural or resource area regional trail or rural or resource area open space site, through either:

a. designation of a specific site; or

b. identification of proposed rural or resource area regional trails or rural or resource area open space sites which meet adopted standards and criteria, and for rural or resource area open space sites, meet the definition of open space land, as defined in RCW 84.34.020;

5. Identification as habitat for federal listed endangered or threatened species in a written determination by the King County department of natural resources and parks, Washington state Department of Fish and Wildlife, United States Fish and Wildlife Services or a federally recognized tribe that the sending site is appropriate for preservation or acquisition; or

6. Designation in the King County Comprehensive Plan as urban separator and zoned R-1.

C. For the purposes of the TDR program, acquisition means obtaining fee simple rights in real property, or a less than a fee simple right in a form that preserves in perpetuity the public benefit supporting the designation or qualification of the property as a sending site.

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D. If a sending site has any outstanding code violations, the person responsible for code compliance should resolve these violations, including any required abatement, restoration, or payment of civil penalties, before a TDR sending site may be qualified by the interagency review committee created under K.C.C. 21A.37.070. However, the interagency may qualify and certify a TDR sending site with outstanding code violations if the person responsible for code compliance has made a good faith effort to resolve the violations and the proposal is in the public interest.

E. For lots on which the entire lot or a portion of the lot has been cleared or graded in accordance with a Class II, III or IV special forest practice as defined in chapter 76.09 RCW within the six years prior to application as a TDR sending site, the applicant must provide an affidavit of compliance with the reforestation requirements of the Forest Practices Act, and any additional reforestation conditions of their forest practice permit. Lots on which the entire lot or a portion of the lot has been cleared or graded without any required forest practices or county authorization, shall be not qualified or certified as a TDR sending site for six years unless the six-year moratorium on development applications has been lifted or waived or the landowner has a reforestation plan approved by the state Department of Natural Resources and King County.

SECTION 22. Ordinance 13274, Section 5, as amended, and K.C.C. 21A.37.030, are each hereby amended to read as follows:

A. Receiving sites shall be:

1. King County unincorporated urban sites, except as limited in subsections C and D. of this section, zoned R-4 through R-48, NB, CB, RB or O, or any combination

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thereof. The sites may also be within potential annexation areas established under the countywide planning policies; or

2. Cities where new growth is or will be encouraged under the Growth Management Act and the countywide planning policies and where facilities and services exist or where public investments in facilities and services will be made, or

3. RA-2.5 zoned parcels, except as limited in subsection E. of this section, that meet the criteria listed in this subsection A.3. may receive development rights transferred from rural forest focus areas, and accordingly may be subdivided and developed at a maximum density of one dwelling per two and one-half acres. Increased density allowed through the designation of rural receiving areas:

a. must be eligible to be served by domestic Group A public water service;

b. must be located within one-quarter mile of an existing predominant pattern of rural lots smaller than five acres in size;

c. must not adversely impact regionally or locally significant resource areas or critical areas;

d. must not require public services and facilities to be extended to create or encourage a new pattern of smaller lots;

e. must not be located within rural forest focus areas; and

f. must not be located on Vashon Island or Maury Island.

B. Except as provided in this chapter, development of an unincorporated King County receiving site shall remain subject to all zoning code provisions for the base zone, except TDR receiving site developments shall comply with dimensional standards of the

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zone with a base density most closely comparable to the total approved density of the TDR receiving site development.

C. An unincorporated King County receiving site may accept development rights from one or more sending sites, as follows:

1. For short subdivisions, up to the maximum density permitted under K.C.C. 21A.12.030 and 21A.12.040; and

2. For formal subdivisions, only as authorized in a subarea study that includes a comprehensive analysis of the impacts of receiving development rights.

D. Property located within the outer boundaries of the Noise Remedy Areas as identified by the Seattle-Tacoma International Airport may not accept development rights.

E. Property located within the shoreline jurisdiction or located on Vashon Island or Maury Island may not accept development rights.

SECTION ~~34~~23. Ordinance 13733, Section 10, as amended, and K.C.C. 21A.37.110 are hereby amended to read as follows:

A. The TDR bank may purchase development rights from qualified sending sites at prices not to exceed fair market value and to sell development rights at prices not less than fair market value. The TDR bank may accept donations of development rights from qualified TDR sending sites.

B. The TDR bank may purchase a conservation easement only if the property subject to the conservation easement is qualified as a sending site as evidenced by a TDR qualification report, the conservation easement restricts development of the sending site in the manner required by K.C.C. 21A.37.060 and the development rights generated by

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encumbering the sending site with the conservation easement are issued to the TDR bank at no additional cost.

C. ((~~If a conservation easement is acquired through a county park, open space, trail, agricultural, forestry or other natural resource acquisition program for a property that is qualified as a TDR sending site as evidenced by a TDR qualification report, any development rights generated by encumbering the sending site with the conservation easement may be issued to the TDR bank so long as there is no additional cost for the development rights.~~)) Any development rights, generated by encumbering property with a conservation easement, may be issued to the TDR bank if:

1.a. The conservation easement is acquired through a county park, open space, trail, agricultural, forestry or other natural resource acquisition program for a property that is qualified as a TDR sending site as evidenced by a TDR qualification report; or

b. the property is acquired by the county with the intent of conveying the property encumbered by a reserved conservation easement. The number of development rights generated by this reserved conservation easement shall be determined by the TDR qualification report; and

2. Under either subsection C.1.a. or b. of this section, there will be no additional cost to the county for acquiring the development rights.

D. The TDR bank may use funds to facilitate development rights transfers. These expenditures may include, but are not limited to, establishing and maintaining internet web pages, marketing TDR receiving sites, procuring title reports and appraisals and reimbursing the costs incurred by the department of natural resources and parks,

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water and land resources division, or its successor, for administering the TDR bank fund and executing development rights purchases and sales.

E. The TDR bank fund may be used to cover the cost of providing staff support for identifying and qualifying sending and receiving sites, and the costs of providing staff support for the TDR interagency review committee.

F. Upon approval of the TDR executive board, proceeds from the sale of TDR bank development rights shall be available for acquisition of additional development rights and as amenity funds to facilitate interlocal TDR agreements with cities in King County and for projects in receiving areas located in urban unincorporated King County. Amenity funds provided to a city from the sale of TDR bank development rights to that city are limited to one-third of the proceeds from the sale.

SECTION 24. Ordinance 13733, Section 14, as amended, and K.C.C. 21A.37.150 are each hereby amended to read as follows:

A. Expenditures by the county for amenities to facilitate development rights sales in cities shall be authorized by the TDR executive board during review of proposed interlocal agreements, and should be roughly proportionate to the value and number of development rights anticipated to be accepted in an incorporated receiving site pursuant to the controlling interlocal agreement, ((~~or in the unincorporated urban area,~~)) in accordance with K.C.C. 21A.37.040. Expenditures by the county to fund projects in receiving areas located in urban unincorporated King County shall be authorized by the TDR executive board and should be roughly proportionate to the value and number of development rights accepted in the unincorporated urban area.

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B. The county shall not expend funds on TDR amenities in a city before execution of an interlocal agreement, except that:

1. The executive board may authorize up to twelve thousand dollars be spent by the county on TDR amenities before a development rights transfer for use at a receiving site or for the execution of an interlocal agreement if the TDR executive board recommends that the funds be spent based on a finding that the expenditure will expedite a proposed transfer of development rights or facilitate acceptance of a proposed transfer of development rights by the community around a proposed or established receiving site area;

2. King County may distribute the funds directly to a city if a scope of work, schedule and budget governing the use of the funds is mutually agreed to in writing by King County and the affected city. Such an agreement need not be in the form of an interlocal agreement; and

3. The funds may be used for project design renderings, engineering or other professional services performed by persons or entities selected from the King County approved architecture and engineering roster maintained by the department of finance or an affected city's approved architecture and engineering roster, or selected by an affected city through its procurements processes consistent with state law and city ordinances.

C. TDR amenities may include the acquisition, design or construction of public art, cultural and community facilities, parks, open space, trails, roads, parking, landscaping, sidewalks, other streetscape improvements, transit-related improvements or other improvements or programs that facilitate increased densities on or near receiving sites.

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D. When King County funds amenities in whole or in part, the funding shall not commit the county to funding any additional amenities or improvements to existing or uncompleted amenities.

E. King County funding of amenities shall not exceed appropriations adopted by the council or funding authorized in interlocal agreements, whichever is less.

F. Public transportation amenities shall enhance the transportation system. These amenities may include capital improvements such as passenger and layover facilities, if the improvements are within a designated receiving area or within one thousand five hundred feet of a receiving site. These amenities may also include programs such as the provision of security at passenger and layover facilities and programs that reduce the use of single occupant vehicles, including car sharing and bus pass programs.

G. Road fund amenities shall enhance the transportation system. These amenities may include capital improvements, such as streets, traffic signals, sidewalks, street landscaping, bicycle lanes and pedestrian overpasses, if the improvements are within a designated receiving site area or within one thousand five hundred feet of a receiving site. These amenities may also include programs that enhance the transportation system.

H. All amenity funding provided by King County to cities or to urban unincorporated receiving areas to facilitate the transfer of development rights shall be consistent with federal, state and local laws.

I. The timing and amounts of funds for amenities paid by King County to each participating city shall be determined in an adopted interlocal agreement. The interlocal agreement shall set forth the amount of funding to be provided by the county, an anticipated scope of work, work schedule and budget governing the use of the amenity

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funds. Except for the amount of funding to be provided by the county, these terms may be modified by written agreement between King County and the city. Such an agreement need not be in the form of an interlocal agreement. Such an agreement must be authorized by the TDR executive board. If amenity funds are paid to a city to operate a program, the interlocal agreement shall set the period during which the program is to be funded by King County.

J. A city that receives amenity funds from the county is responsible for using the funds for the purposes and according to the terms of the governing interlocal agreement.

K. To facilitate timely implementation of capital improvements or programs at the lowest possible cost, King County may make amenity payments as authorized in an interlocal agreement to a city before completion of the required improvements or implementation programs, as applicable. If all or part of the required improvements or implementation programs in an interlocal agreement to be paid for from King County funds are not completed by a city within five years from the date of the transfer of amenity funds, then, unless the funds have been used for substitute amenities by agreement of the city and King County, those funds, plus interest, shall be returned to King County and deposited into the originating amenity fund for reallocation to other TDR projects.

L. King County is not responsible for maintenance, operating and replacement costs associated with amenity capital improvements inside cities, unless expressly agreed to in an interlocal agreement.

REDLINE

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

~~NEW SECTION. SECTION 35. There is hereby added to K.C.C. chapter 21A.42 a new section to read as follows:~~

~~Modifications and expansions of standards for agricultural activities as provided in K.C.C. 21A.08.090 may be authorized by the agricultural technical review team established by section 34 of this ordinance, subject to the following:~~

~~A. The proposed modification or expansion must be located on existing impervious surface or lands not otherwise suitable for direct agricultural production based upon soil conditions or other factors and cannot be returned to productivity by drainage maintenance;~~

~~B. The proposed modification or expansion must be allowed under Farmland Preservation Program conservation easement and/or zoning development standards;~~

~~C. The proposed modifications or expansion must be supported by adequate utilities, parking, internal circulation and other infrastructure;~~

~~D. The proposed modification or expansion must not interfere with neighborhood circulation or interfere with existing or permitted development or use on neighboring properties;~~

~~E. The proposed modification or expansion must be designed in a manner that is compatible with the character and appearance of existing, or proposed development in the vicinity of the subject property;~~

~~F. The proposed modification or expansion must not be in conflict with the health and safety of the community and is such that pedestrian and vehicular traffic associated with the use must not be hazardous or conflict with existing and anticipated traffic in the neighborhood;~~

Commented [CJ8]: Removal of Section 35 of the Proposed Ordinance would remove the Exec's proposed changes regarding Ag uses and go back to the existing code. The work on proposed changes to Ag uses will be addressed in 2017 via an interbranch team per direction in the Workplan.

REDLINE

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

~~G. The proposed modification or expansion must be supported by adequate public facilities or services and must not adversely affect public services to the surrounding area; and~~

~~H. The expansion or modification must not be in conflict with the policies of the Comprehensive Plan or the basic purposes of K.C.C. Title 21A.~~

~~NEW SECTION. SECTION 36. There is hereby added to K.C.C. chapter 21A.42 a new section to read as follows:~~

~~The department shall establish an agricultural technical review committee consisting of representatives of the departments of permitting and environmental review, natural resources and parks and public health and the King Conservation District to review proposals to site agricultural support facilities allowed under K.C.C. 21A.08.090. The committee may authorize the siting of the facilities subject to the following:~~

~~A. The use must be limited to processing, warehousing, storage, including refrigeration, retail sales and other similar support services of locally produced agricultural products. Sixty percent or more of the products must be grown or raised in the agricultural production district. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;~~

~~B. Limited to farmworker housing to support agricultural operations located in the agricultural production district;~~

~~C. The use must be limited to farm operations, including equipment repair, and other similar services primarily supporting agricultural operations located in the agricultural production district. Sixty percent or more of the services business must be to support agricultural operations in the agricultural production district. At the time of~~

Commented [CJ9]: Removal of Section 36 of the Proposed Ordinance would remove the Exec's proposed changes regarding Ag uses and go back to the existing code. The work on proposed changes to Ag uses will be addressed in 2017 via an interbranch team per direction in the Workplan.

REDLINE

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

~~initial application, the applicant shall submit a projection of the source of products to be produced;~~

~~D. Structures and areas used for agricultural services, including walls, fences and screening vegetation, must meet the setback and size limitation in K.C.C. 21A.08.090.B.24. and not interfere with neighborhood circulation or interfere with existing or permitted development or use on neighboring properties;~~

~~E. The proposed use must be designed in a manner which is compatible with the character and appearance of existing, or proposed development in the vicinity of the subject property;~~

~~F. The use must not be in conflict with the health and safety of the community and must be such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;~~

~~G. The use must be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area; and~~

~~H. The use must not be in conflict with the policies of the Comprehensive Plan or the basic purposes of K.C.C. Title 21A.~~

SECTION ~~37~~25. Ordinance 7889, Section 4, as amended, and K.C.C. 26.08.010 are each hereby repealed.

SECTION ~~38~~26. **Severability.** If any provision of this ordinance its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision other persons or circumstances is not affected."

REDLINE

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

Delete Attachment A, King County Comprehensive Plan - 2016 Update, and insert Attachment A, King County Comprehensive Plan - 2016 Update, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment B, Appendix - Land Use and Zoning Amendments, and insert Attachment B, Appendix - Land Use and Zoning Amendments, dated September 1, 2016, and engross the changes in the striking amendment and from any adopted amendments to the striking amendment.

Delete Attachment C, Technical Appendix A – Capital Facilities, and insert Attachment C, Technical Appendix A – Capital Facilities, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment D, Technical Appendix B - Housing, and insert Attachment D, Technical Appendix B - Housing, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment E, Technical Appendix C - Transportation, and insert Attachment E, Technical Appendix C - Transportation, dated September 1, 2016, engross the changes in

REDLINE

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment F, Technical Appendix C1 – 2016 Transportation Needs Report, and insert Attachment F, Technical Appendix C1 – 2016 Transportation Needs Report, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment G, Technical Appendix C2 – Regional Trail Needs Report, and insert Attachment G, Technical Appendix C2 – Regional Trail Needs Report, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment H, Technical Appendix D – Growth Targets and the Urban Growth Area, and insert Attachment H, Technical Appendix D – Growth Targets and the Urban Growth Area, dated September 1, 2016, engross the changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Delete Attachment I, Technical Appendix R – Public Outreach for the Development of the 2016 Comprehensive Plan, and insert Technical Appendix R – Public Outreach for the Development of the 2016 Comprehensive Plan, dated September 1, 2016, engross the

REDLINE

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

changes in the striking amendment and from any adopted amendments to the striking amendment, and delete the line numbers.

Insert Attachment K, Addendum to Vashon Town Plan.

EFFECT: This striking amendment:

- **Amends the Vashon Town Plan to make a zoning change on one parcel,**
- **Removes proposed changes related to agricultural uses,**
- **Adds code provisions related to transfer of development rights, and**
- **Replaces attachments with updated versions.**

See track changes version of S1, as well as amendment summary matrices, for more detail.

REDLINE

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Attachment B to Proposed Ordinance 2016-0155
September 1, 2016

King County

2016
King County Comprehensive Plan Update

LAND USE AND ZONING AMENDMENTS

Land Use and Zoning Amendments

Table of Contents

Amendment 1:	Fairwood A
Amendment 2:	Federal Way
Amendment 3:	Allison Docket Request
Amendment 4:	Taylor Mountain, Department of Natural Resources and Parks
Amendment 5:	Tall Chief, Department of Natural Resources and Parks
Amendment 6:	East Cougar Mountain Potential Annexation Area
Amendment 7:	Urban Growth Area Technical Corrections, Department of Transportation
Amendment 8:	Vashon #1
Amendment 9:	Rainier Ridge

Map Amendment # 1

134th Avenue SE and 140th Avenue SE, Near Petrovitsky Road

(Fairwood A Area Zoning and Land Use Study)

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP and KING COUNTY ZONING ATLAS

Amend Map Section 34 Township 23, Range 05 as follows:

LAND USE

Change land use designation on parcels 3423059035, 3423059061, 3423059031, and 3423059034 to “uh” (Urban High; Urban Residential >12 du/ac)

ZONING

1. Change zoning on parcels 3423059035, 3423059061, and 3423059031 to R-18-P.

2. Add P-suffix development condition SC-Pxx to parcels 3423059035, 3423059061, and 3423059031:

   “If proposing multifamily residential development, the use shall be subject to the following conditions:

   1. Some combination of the following uses are permitted as allowed in K.C.C. 21A.08 and subject to applicable development regulations : senior residential single family, senior citizen assisted housing, day care facilities and nursing and personal care facilities; or
   2. For multifamily development that is not for the uses noted in Condition 1, at least 20% of the residential units shall be affordable for moderate-income residents as defined in the King County Consolidated Housing and Community Development Plan (Ordinance 18070), or successor plans.”

3. Change zoning on parcel 3423059034 to R-18-P.

4. Add P-suffix development condition SC-Pxx to parcel 3423059034:

> "For multifamily development, at least 20% of the residential units shall be affordable for moderate-income residents as defined in the King County Consolidated Housing and Community Development Plan (Ordinance 18070), or successor plans."

<u>Effect:</u> Amends Land Use from "um" to "uh" and Zoning from R-6 to R-18-P in area to allow for the potential development of a continuing care retirement community, as noted in Motion 14276, and multifamily housing. Adds P-suffix development conditions.

Map Amendment #1 - Fairwood A

ATTACHMENT 6

2016 King County Comprehensive Plan

Land Use Map Amendment

- Study Area
- CPLU
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- P Park & Ride
- Waterbodies
- Streams
- Railroads
- Parcels

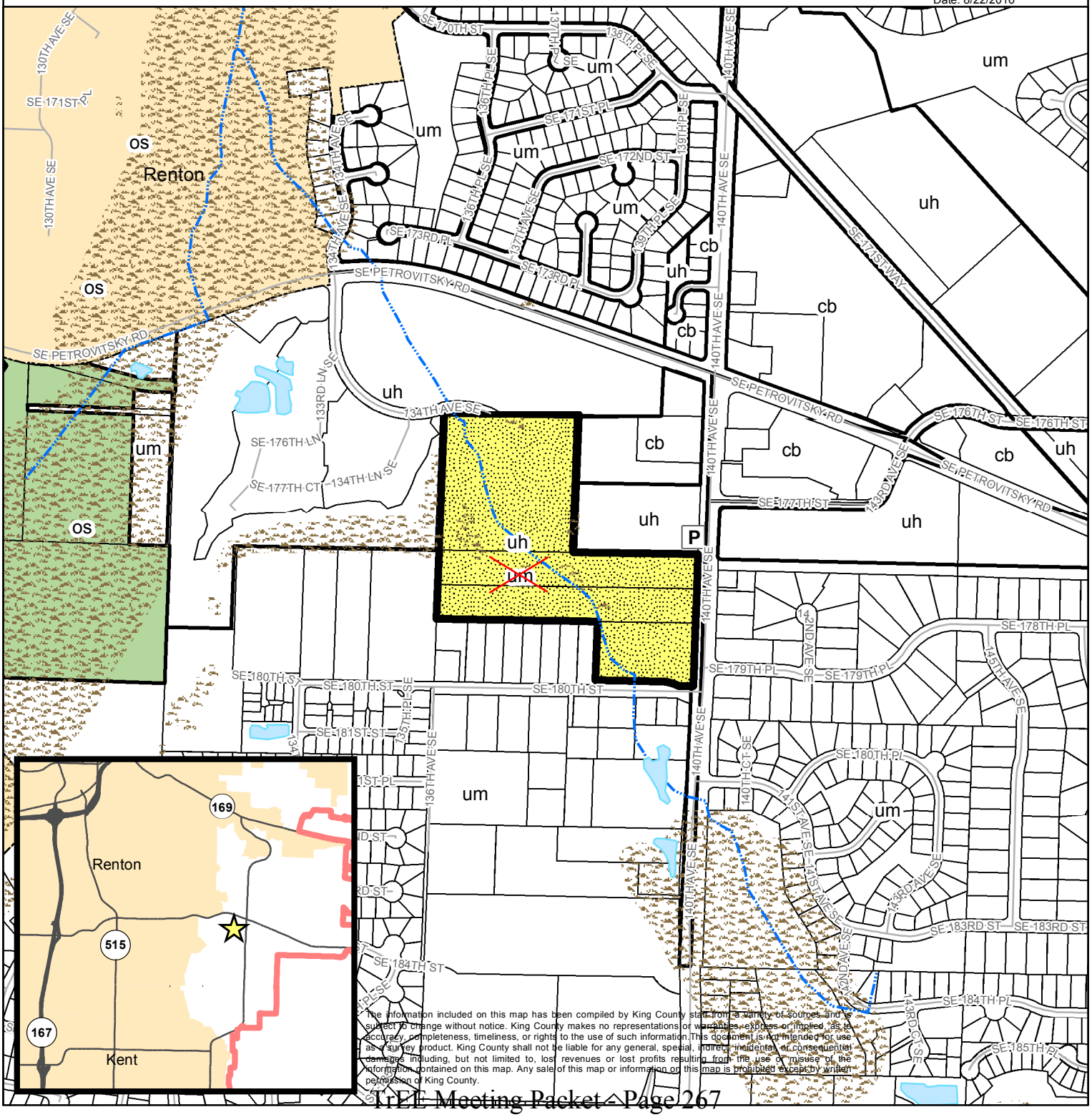
cb Community Business
os KC Open Space System
uh Urban Res., High (>12du/acre)
um Urban Res., Medium (4-12du/acre)
ul Urban Res., Low (1du/acre)

N

0 200 400 800 Feet

King County

Date: 8/22/2016



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Map Amendment #1 - Fairwood A

ATTACHMENT 6

2016 King County Comprehensive Plan

Zoning Map Amendment

- Study Area
- Zoning
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- P Park & Ride
- Streams
- Railroads
- Waterbodies
- Parcels

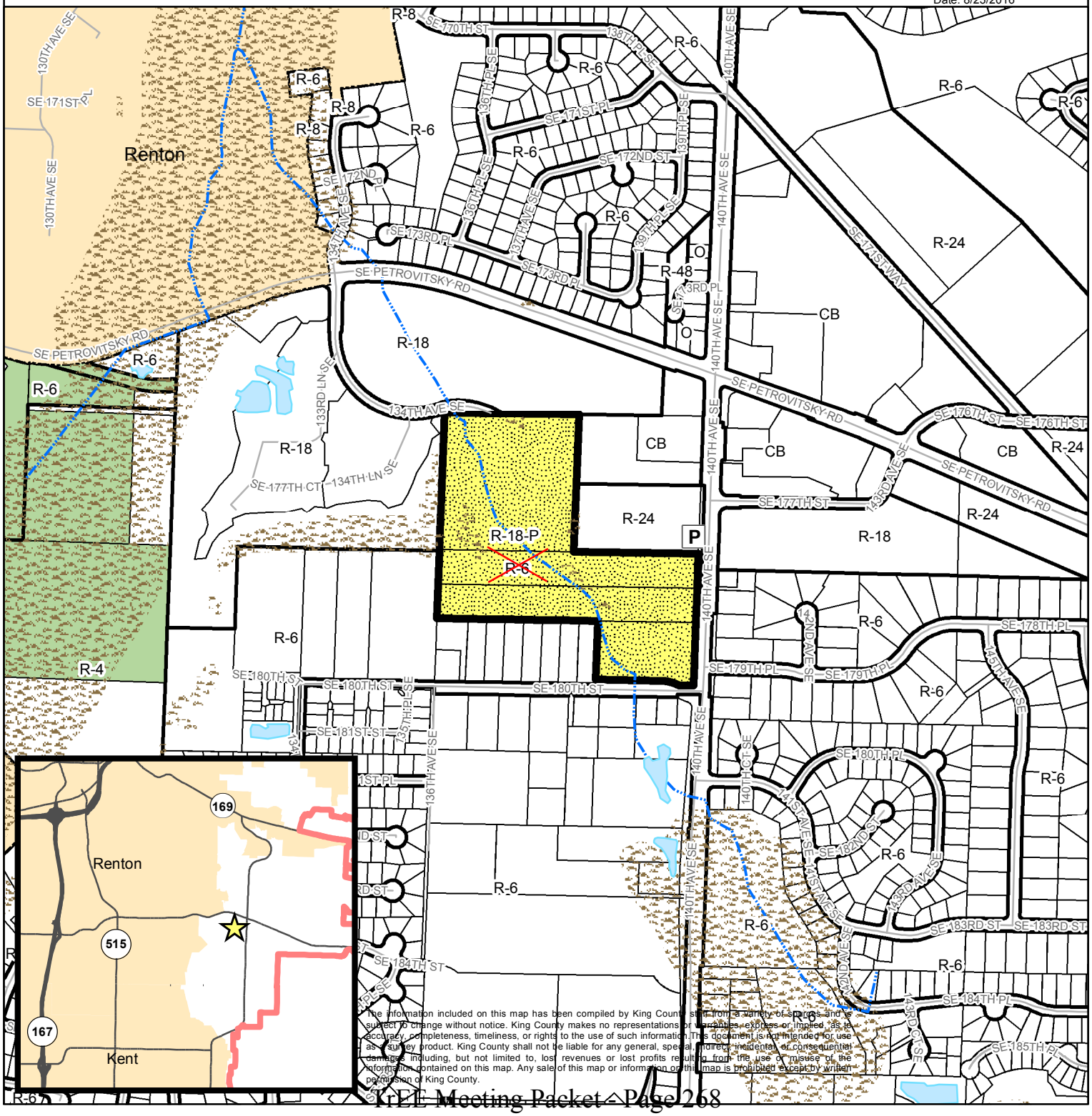
R-4 Residential, 4 DU per acre
R-6 Residential, 6 DU per acre
R-8 Residential, 8 DU per acre
R-18 Residential, 18 DU per acre
R-18-P Residential, 18 DU per acre
R-24 Residential, 24 DU per acre
R-48 Residential, 48 DU per acre
CB Community Business
O Office
P = parcel specific development condition

N

0 200 400 800 Feet

King County

Date: 8/23/2016



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Map Amendment # 2

South 360th Street @ State Route 161

(Federal Way Area Zoning and Land Use Study)

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP and KING COUNTY ZONING ATLAS

Amend Section 28, Township 21, Range 04 as follows:

LAND USE

Change land use designation on parcel 2821049171 to Neighborhood Business Center.

ZONING

Change zoning on parcel 2821049171 to Neighborhood Business.

<u>Effect:</u> Amends Land Use from "um" to "nb" and Zoning from R-4 to NB. Allows for a higher density land use category that would allow for commercial development, as noted in Motion 14276.

Map Amendment #2 - Federal Way

ATTACHMENT 6

2016 King County Comprehensive Plan

Land Use Map Amendment

- Study Area
- CPLU
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- P Park & Ride
- Streams
- Railroads
- Waterbodies
- Parcels

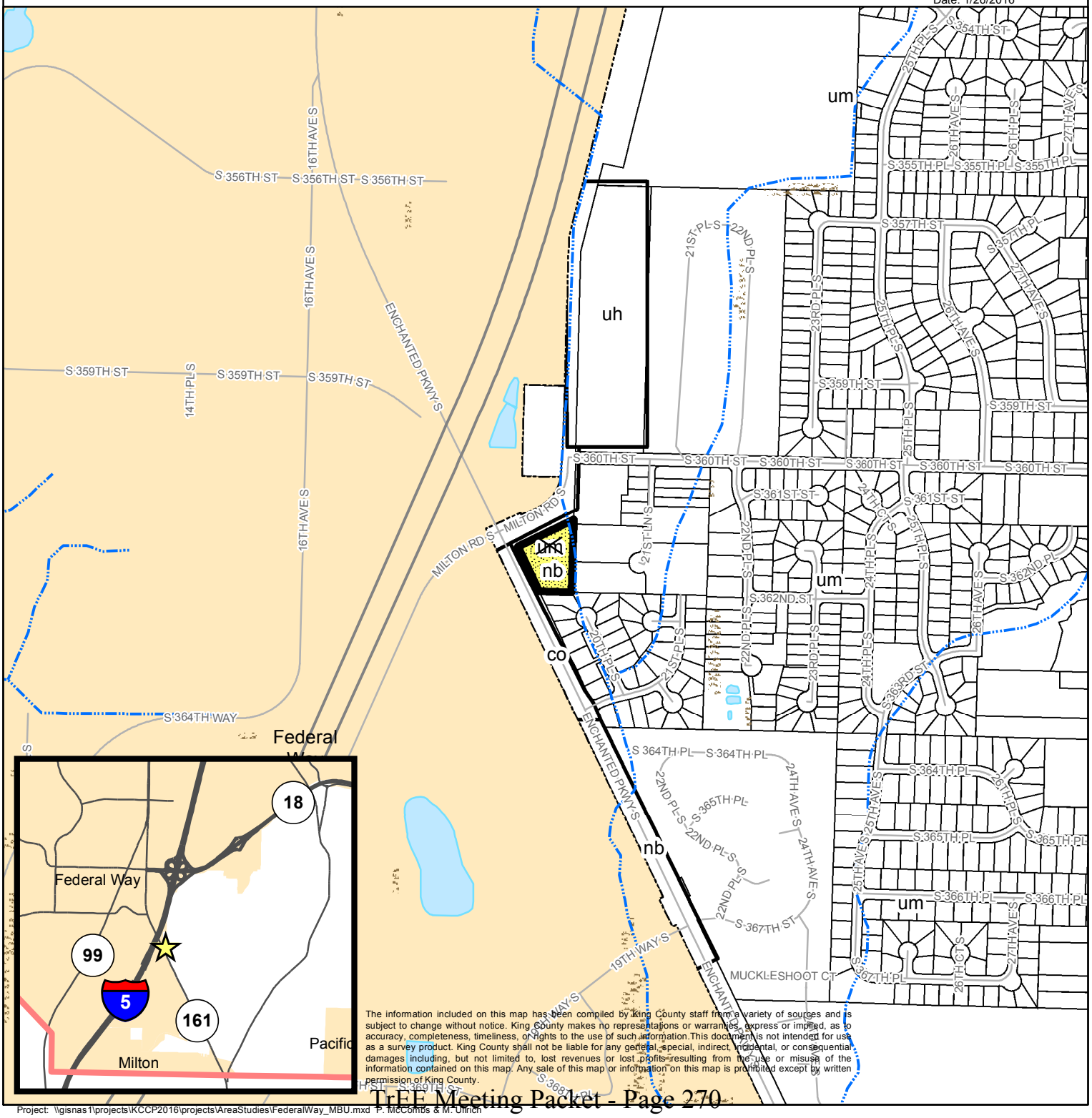
co Commercial Outside of Centers
nb Neighborhood Business Center
uh Urban Res., High (>12du/acre)
um Urban Res., Medium (4-12du/acre)

N

0 200 400 800 Feet

King County

Date: 1/26/2016



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Project: \\gisnas1\projects\KCCP2016\projects\AreaStudies\FederalWay_MBU.mxd P. McCombs & M. Ulrich

Map Amendment #2 - Federal Way

ATTACHMENT 6

2016 King County Comprhesnive Plan

Zoning Map Amendment

- Study Area
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- Zoning
- Park & Ride
- Streams
- Railroads
- Waterbodies
- Parcels

R-4 Residential, 4 DU per acre
R-4-P Residential, 4 DU per acre
R-6 Residential, 6 DU per acre
R-24 Residential, 24 DU per acre
NB Neighborhood Business

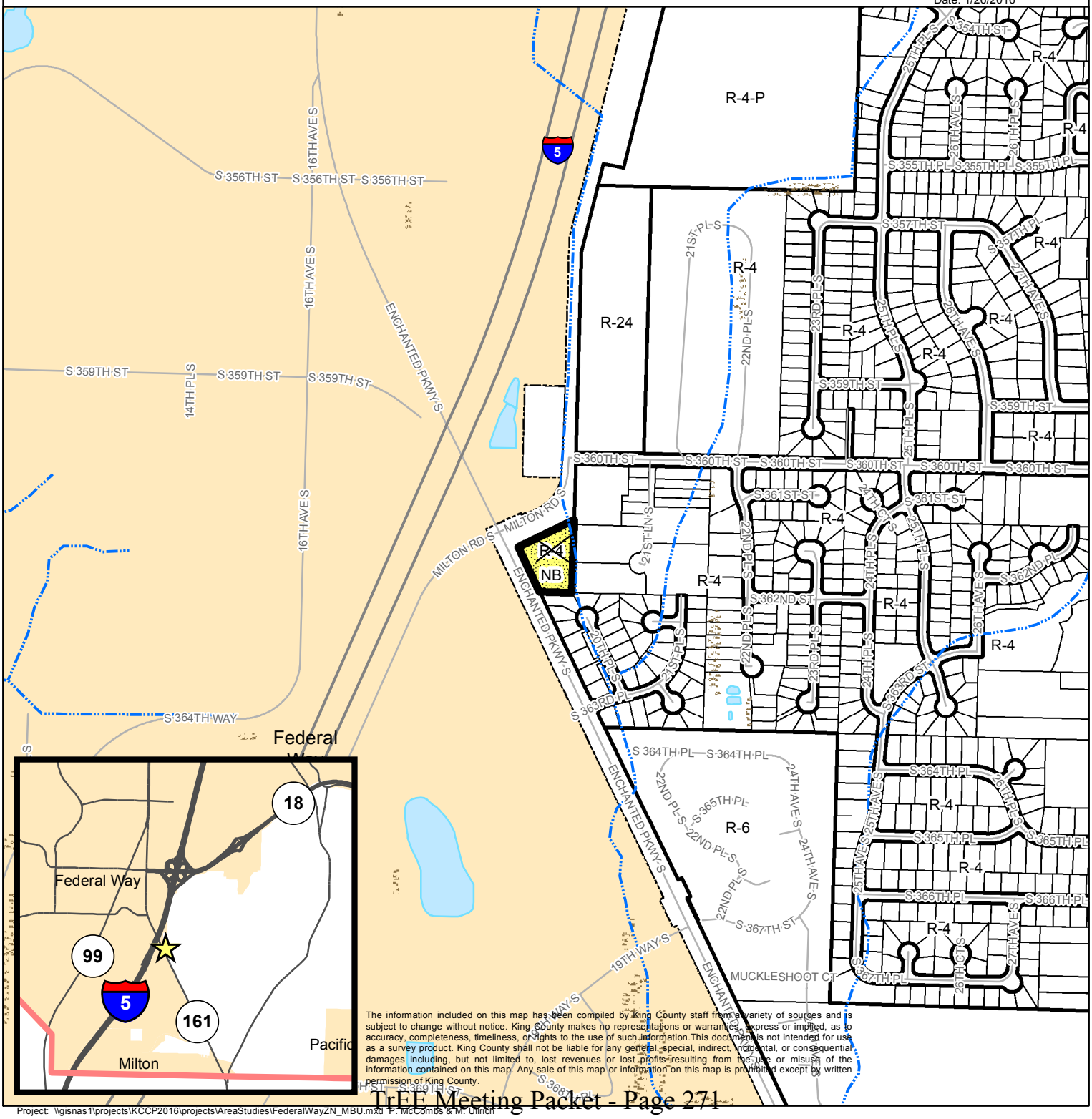
P = parcel specific development condition

N

0 200 400 800 Feet

King County

Date: 1/26/2016



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Project: \\gisnas1\projects\KCCP2016\projects\AreaStudies\FederalWayZN_MBU.mxd P. McCombs & M. Ulinich

Map Amendment # 3

302nd Avenue SE @ 303rd Place SE

(Allison Docket Request Area Zoning and Land Use Study)

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING COUNTY ZONING ATLAS

Amend Section 32, Township 24, Range 07 as follows:

ZONING

1. Remove the "SDO" from parcel 3224079134 and revise the existing split zoning from RA-5(SO) / RA-10 to RA-5.

2. Remove the "SDO" from three adjacent RA-5 (SO) zoned properties; parcels 3224079140, 3224079112, and 3224079021.

3. Remove the "SDO" from one adjacent RA-5 (SO) / RA-10 zoned property; parcel 3224079136.

<u>Effect:</u> Removes an "SDO" condition on the property which has been superseded by the County's Critical Areas Ordinance and is therefore no longer necessary. In practical terms, this will affect only the Allison property (parcel 3224079134) because it has additional development potential and the others are already developed. Also changes split zoning on parcel 3224079134 from RA-5 / RA-10 to RA-5, allowing for the potential development of one additional dwelling unit.

ATTACHMENT 6

Map Amendment #3 - Allison

2016 King County Comprehensive Plan

Land Use Map Amendment

- Study Area
- Affected Parcels
- CPLU
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- Park & Ride
- Waterbodies
- Streams
- Railroads
- Parcels

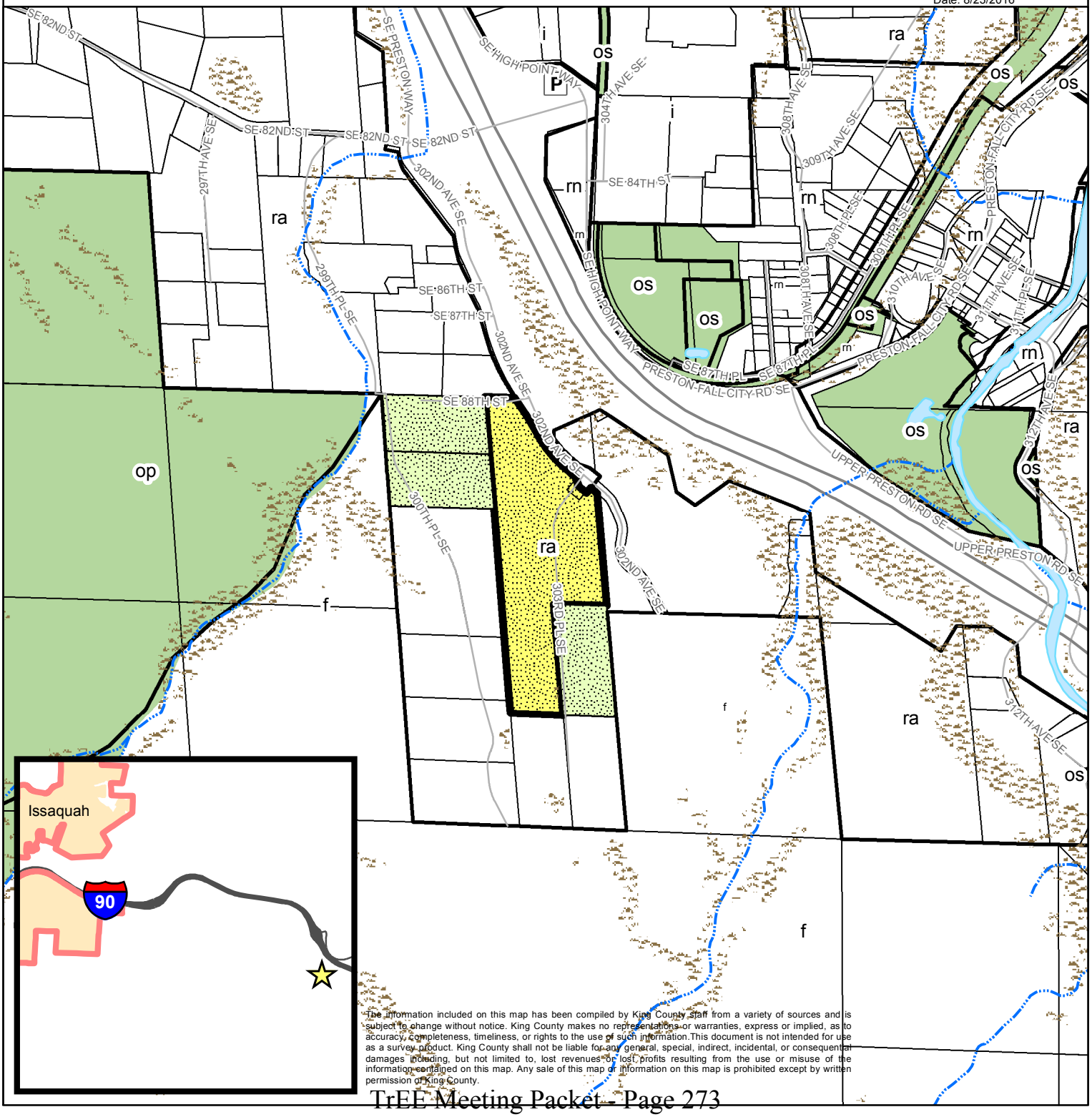
f	Forestry
i	Industrial
op	Other Parks/Wilderness
os	KC Open Space System
ra	Rural Area (1du/2.5-10acres)
rn	Rural Neighborhood

N

0 250 500 1,000 Feet

King County

Date: 8/23/2016



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Map Amendment #3 - Allison

ATTACHMENT 6

2016 King County Comprehensive Plan

Zoning Map Amendment

- Study Area
- Affected Parcels
- Zoning
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- Park & Ride
- Waterbodies
- Streams
- Railroads
- Parcels

F	Forest
F-P	Forest
I-P	Industrial
NB	Neighborhood Business
NB-P	Neighborhood Business
RA-2.5	Rural Area, 1 DU/5 acres
RA-5	Rural Area, 1 DU/5 acres
RA-5-SO	Rural Area, 1 DU/5 acres
RA-10	Rural Area, 1 DU/10 acres

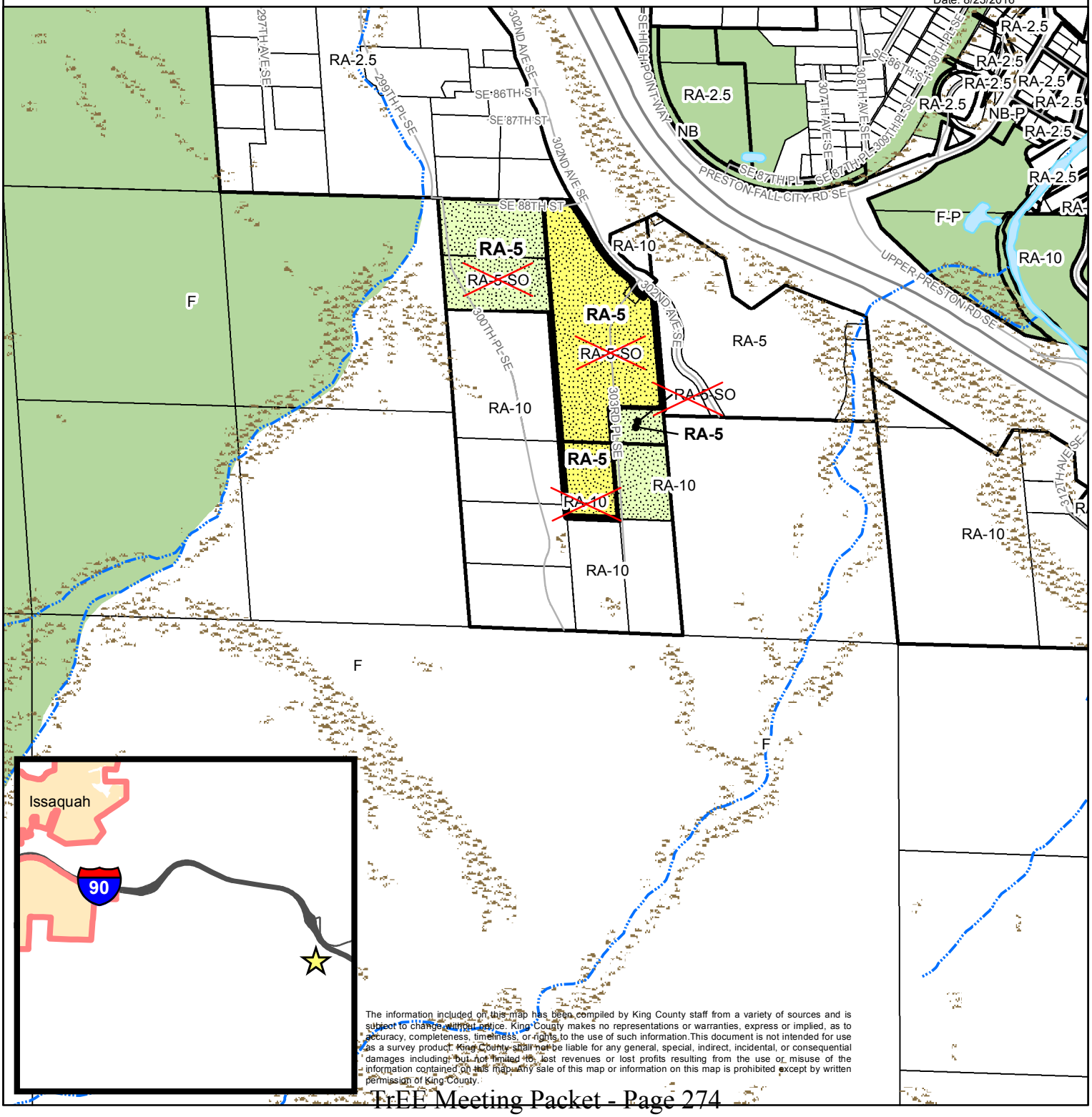
P = parcel specific development condition SO = special district overlay

N

0 250 500 1,000 Feet

King County

Date: 8/23/2016



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Map Amendment # 4

Parcels in Taylor Mountain Forest

(Taylor Mountain Forest Area Zoning and Land Use Study)

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP and KING COUNTY ZONING ATLAS

Amend Sections 30, 32 & 33, Township 23, Range 07 and Section 5, Township 22, Range 07 as follows:

LAND USE

1. Change the land use designation on parcel 3023079001 from Forestry to Open Space.

2. Change the land use designation on parcels 3223079015 and 3223079009 from Rural Area to Open Space.

ZONING

1. Change zoning on ten parcels from Rural Area 10 to Forest, and include them in the Forest Production District. The parcels are:

   0522079001, 3223079014, 3223079001, 3223079009, 3223079011, 3223079015, 3223079021, 3223079027, 3323079005, 3323079009

2. Change split zoning on parcel 3123079003 from Forest / RA-10 to Forest.

FOREST PRODUCTION DISTRICT

Include eleven parcels in the Forest Production District. Amend all KCCP and Technical Appendix maps that include the Forest Production District to be consistent with this change. The parcels are:

0522079001, 3223079014, 3223079001, 3223079009, 3223079011, 3223079015, 3223079021, 3223079027, 3323079005, 3323079009, 3123079003

<u>Effect:</u> This internal request makes the zoning and land use consistent on the parcels within the King County Taylor Mountain Forest.

ATTACHMENT 6

Map Amendment #3 - Taylor Mountain

2016 King County Comprehensive Plan
Land Use Map Amendment

- CPLU
- Study Area
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- Park & Ride
- Waterbodies
- Streams
- Railroads
- Parcels

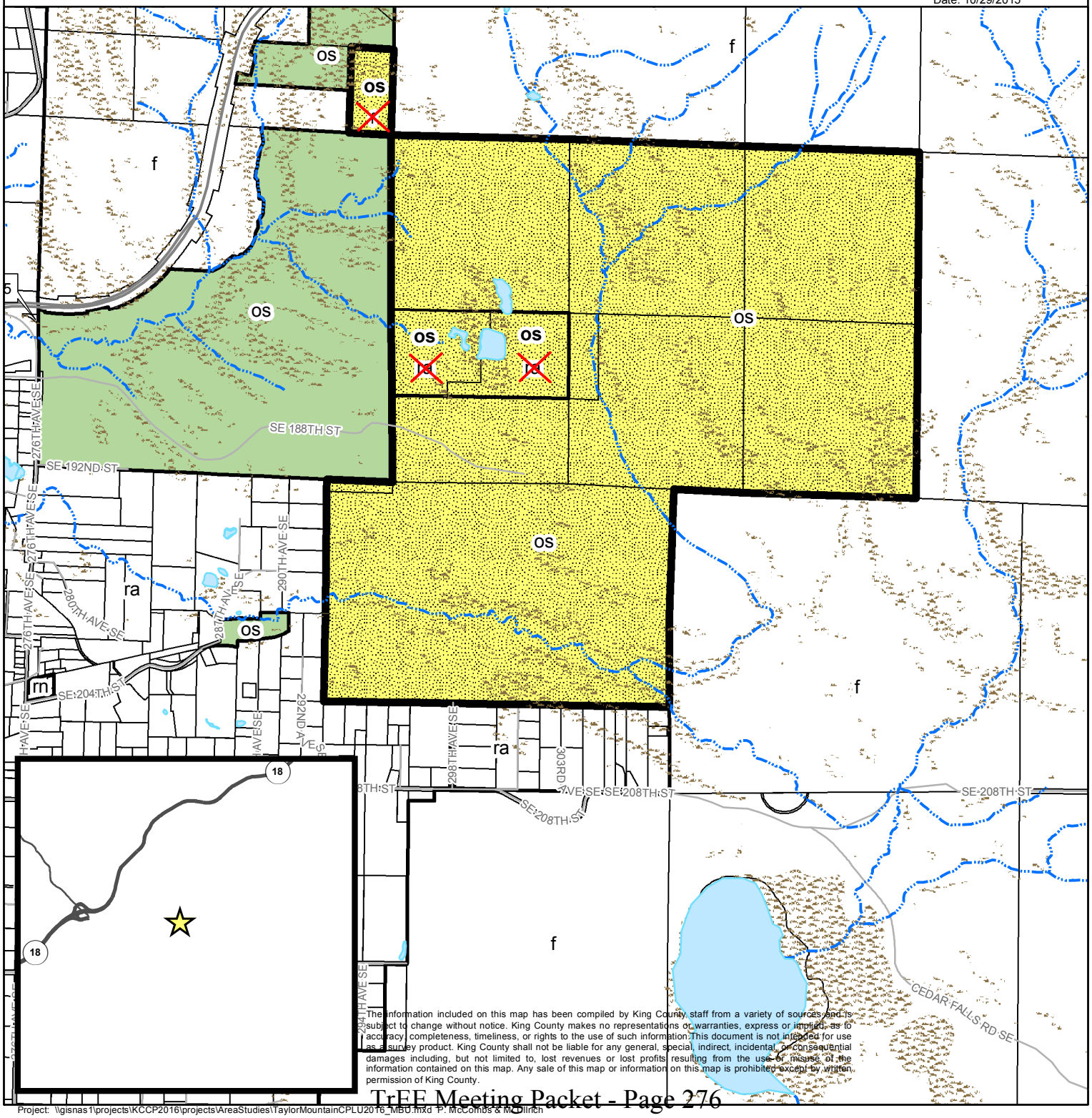
f Forestry
os KC Open Space System
ra Rural Area
rn Rual Neighborhood

N

0 500 1,000 2,000 Feet

King County

Date: 10/29/2015



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Project: \\gisnas1\projects\KCCP2016\projects\AreaStudies\TaylorMountainCPLU2016_MBU.mxd P. McCombs & M. Dillich

ATTACHMENT 6

Map Amendment #3 - Taylor Mountain

2016 King County Comprehensive Plan
Zoning Map Amendment

- Study Area
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- Zoning
- Park & Ride
- Streams
- Railroads
- Waterbodies
- Parcels

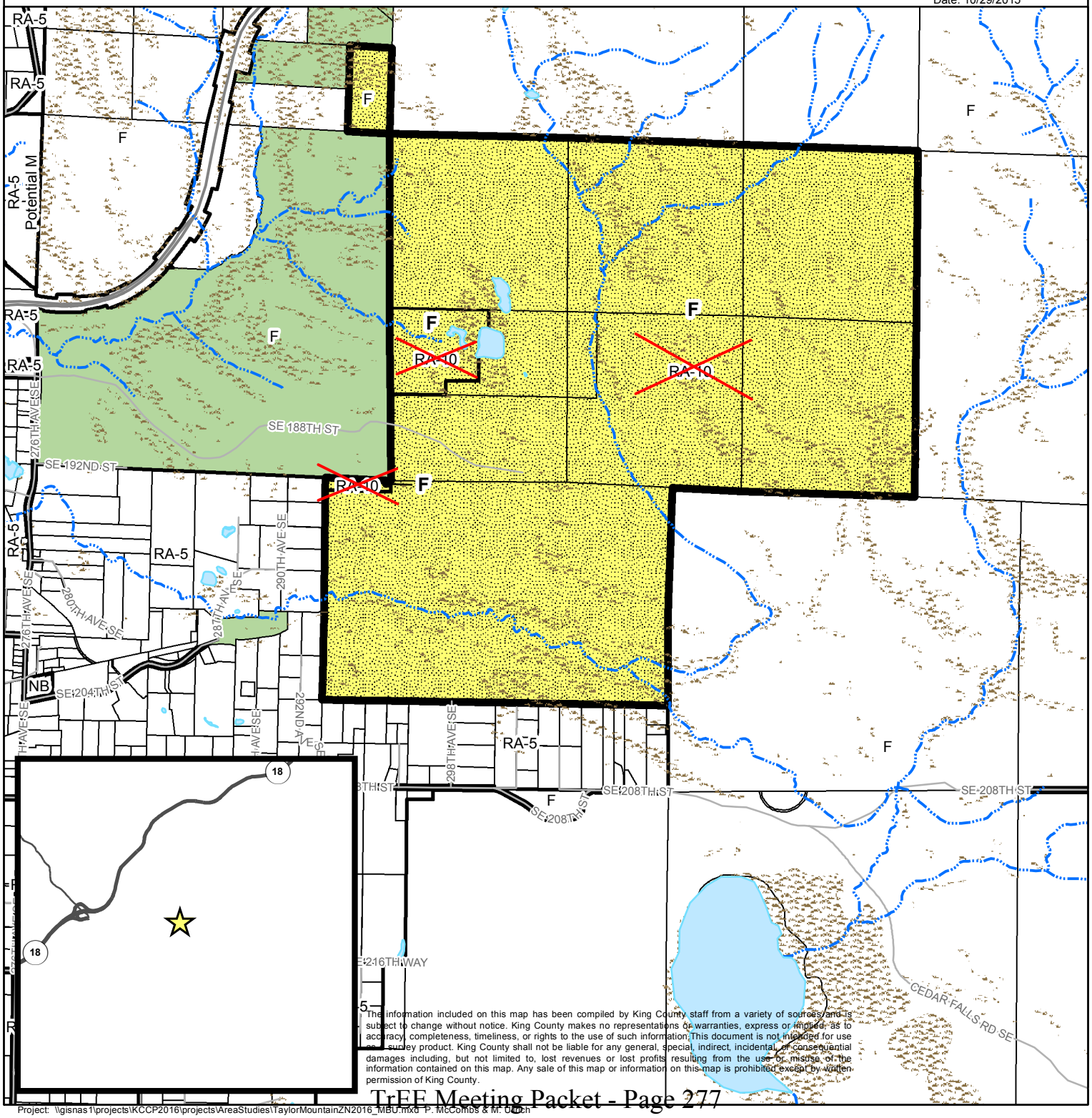
RA-5 Rural Area, 1 DU/5 acres
RA-10 Rural Area, 1 DU/10 acres
F Forest
M Mineral
NB Neighborhood Business

N

0 500 1,000 2,000 Feet

King County

Date: 10/29/2015



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Project: \\gisnas1\projects\KCCP2016\projects\AreaStudies\TaylorMountainZN2016_MBU.mxd P. McCombs & M. Ulrich

Map Amendment # 5

Tall Chief Golf Course

(Tall Chief Area Zoning and Land Use Study)

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP and KING COUNTY ZONING ATLAS

Amend Section 5, Township 24, Range 07 as follows:

LAND USE

1. Change the split land use designation on parcel 0524079002 from Rural Area/Agriculture to Agriculture.

2. Change the land use designation on parcels 0524079025 and 0524079026 from Rural Area to Agriculture.

ZONING

1. Change the split zoning on parcel 0524079002 from RA-10/A-35 to A-35.

2. Change the zoning on parcel 0524079025 from RA-10 to A-10.

3. Change the split zoning on parcel 0524079026 from RA-10/RA-5-SO to A-10, and remove SDO from parcel.

AGRICULTURAL PRODUCTION DISTRICT

Add parcels 0524079002, 0524079025, and 0524079026 to the Agricultural Production District. Amend all KCCP and Technical Appendix maps that include the Agricultural Production District to be consistent with this change.

<u>Effect:</u> This internal request rezones the former Tall Chief Golf Course from Rural Area to Agriculture and adds the parcels to the Agricultural Production District.

ATTACHMENT 6

Map Amendment #5 - Tall Chief

2016 King County Comprehensive Plan
Land Use Map Amendment

- Study Area
- CPLU
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- Park & Ride
- Streams
- Railroads
- Waterbodies
- Parcels

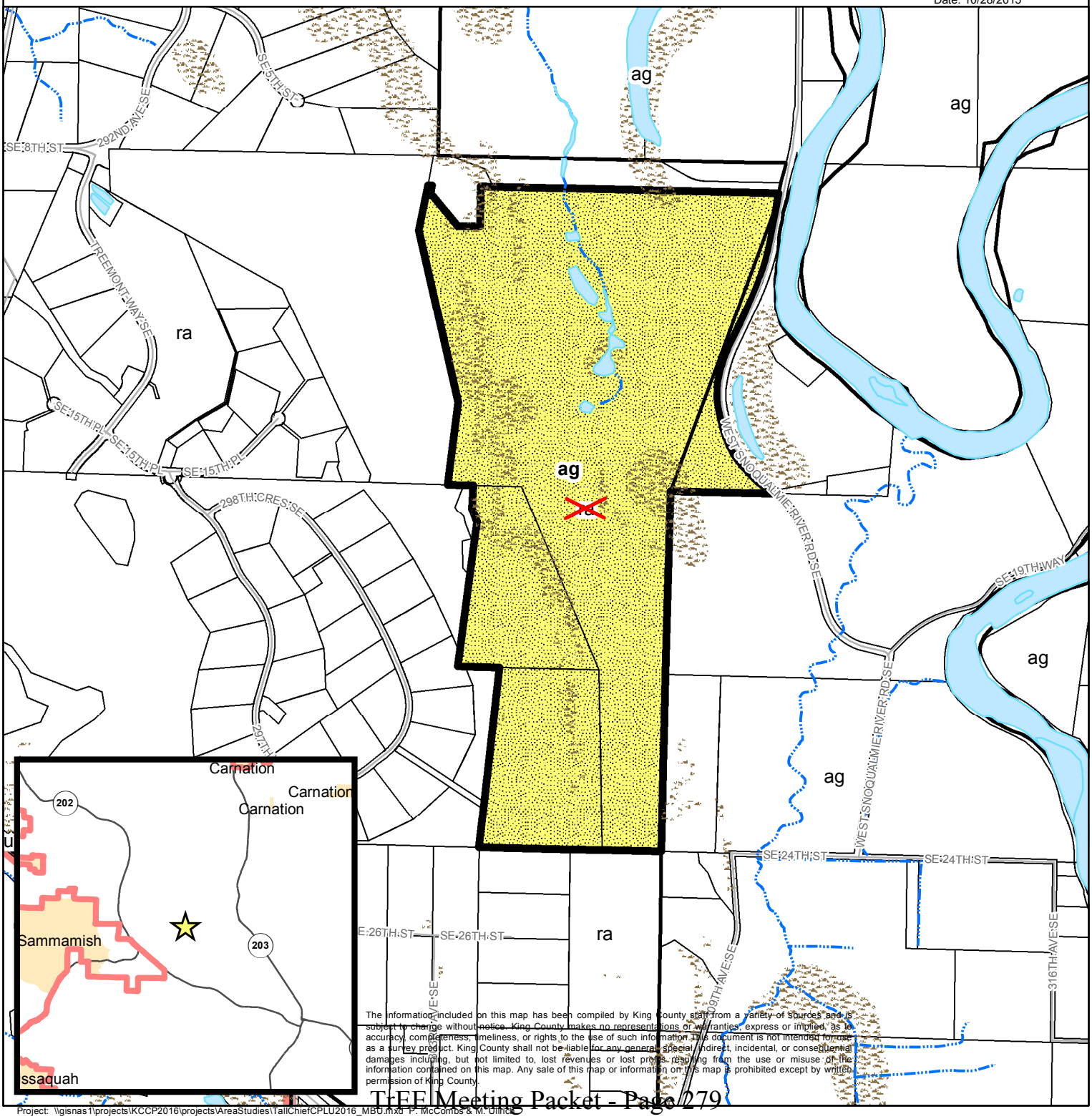
ag Agriculture
ra Rural Area

N

0 250 500 1,000 Feet

King County

Date: 10/28/2015



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Project: \\gisnas1\projects\KCCP2016\projects\AreaStudies\TallChiefCPLU2016_MBU.mxd P. McCombs & M. Ullrich

ATTACHMENT 6

Map Amendment #5 - Tall Chief

2016 King County Comprehensive Plan
Zoning Map Amendment

- Study Area
- Zoning
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- Park & Ride
- Waterbodies
- Streams
- Railroads
- Parcels

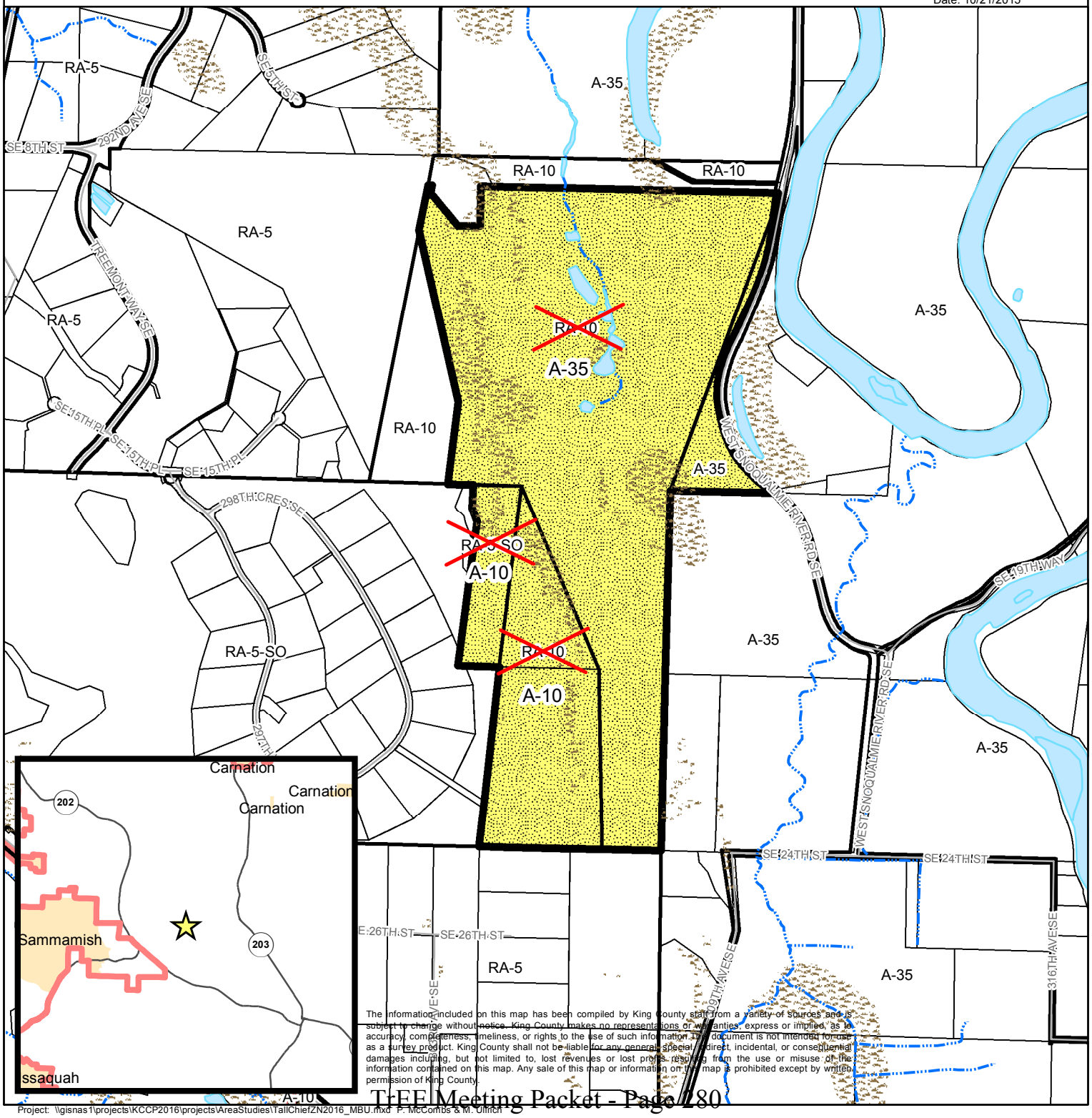
RA-5 Rural Area, 1 DU/5 acres
A-10 Agricultural, 1 DU/10 acres
A-35 Agricultural, 1 DU/35 acres

N

0 250 500 1,000 Feet

King County

Date: 10/21/2015



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Project: \\gisnas1\projects\KCCP2016\projects\AreaStudies\TallChiefZN2016_MBU.mxd P. McCombs & M. Ullrich

Map Amendment # 6

East Cougar Mountain Potential Annexation Area

(E. Cougar Mountain PAA Area Zoning and Land Use Study)

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP and KING COUNTY ZONING ATLAS

Amend Sections 19, 20, 29 & 30, Township 24, Range 06 as follows:

LAND USE

Remove the following twenty-four (24) parcels from the City of Issaquah Potential Annexation and from the Urban Growth Area, and change the land use designation on the following twenty-four (24) parcels from “upd” to “ra”:

1924069020, 2024069014, 3024069024, 3024069036, 3024069037, 3024069038, 3024069043, 2924069097, 2924069011, 2924069015, 2924069016, 2924069017, 2924069019, 2924069020, 2924069021, 2924069022, 2924069027, 2924069028, 2924069029, 2924069030, 2924069031, 3024069001, 3024069019, 3024069020

Update the Interim Potential Annexation Area Map to remove the subject parcels from the City of Issaquah Potential Annexation Area.

Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to be consistent with this change.

ZONING

Change the zoning on the following of the parcels from UR-P-SO to RA-5:

1924069020, 2024069014, 3024069024, 3024069036, 3024069037, 3024069038, 3024069043, 2924069097, 2924069011, 2924069015, 2924069016, 2924069017, 2924069019, 2924069020, 2924069021, 2924069022, 2924069027, 2924069028, 2924069029, 2924069030, 2924069031, 3024069001, 3024069019, 3024069020

<u>Effect:</u> Responds to a request by the City of Issaquah to remove from their Potential Annexation Area and change these parcels to rural land use and zoning designations. Combined, these parcels represent 188 acres (or excluding parcels currently owned by King County, represent 104.59 privately owned acres). This is 24.24% of the 776-Acre Potential Annexation Area request from the City of Issaquah.

The County will continue to discuss with the City of Issaquah, the City of Bellevue, and local residents whether other portions of the remaining area could or should be annexed into these two cities or whether the remaining 588-acres should be removed from the Urban Growth Area and the Potential Annexation Area in a future King County Comprehensive Plan cycle.

Map Amendment #6 - East Cougar Mountain Potential Annexation Area

2016 King County Comprehensive Plan
Land Use Map Amendment

- Study Area
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- CPLU
- Park & Ride
- Waterbodies
- Streams
- Railroads
- Parcels

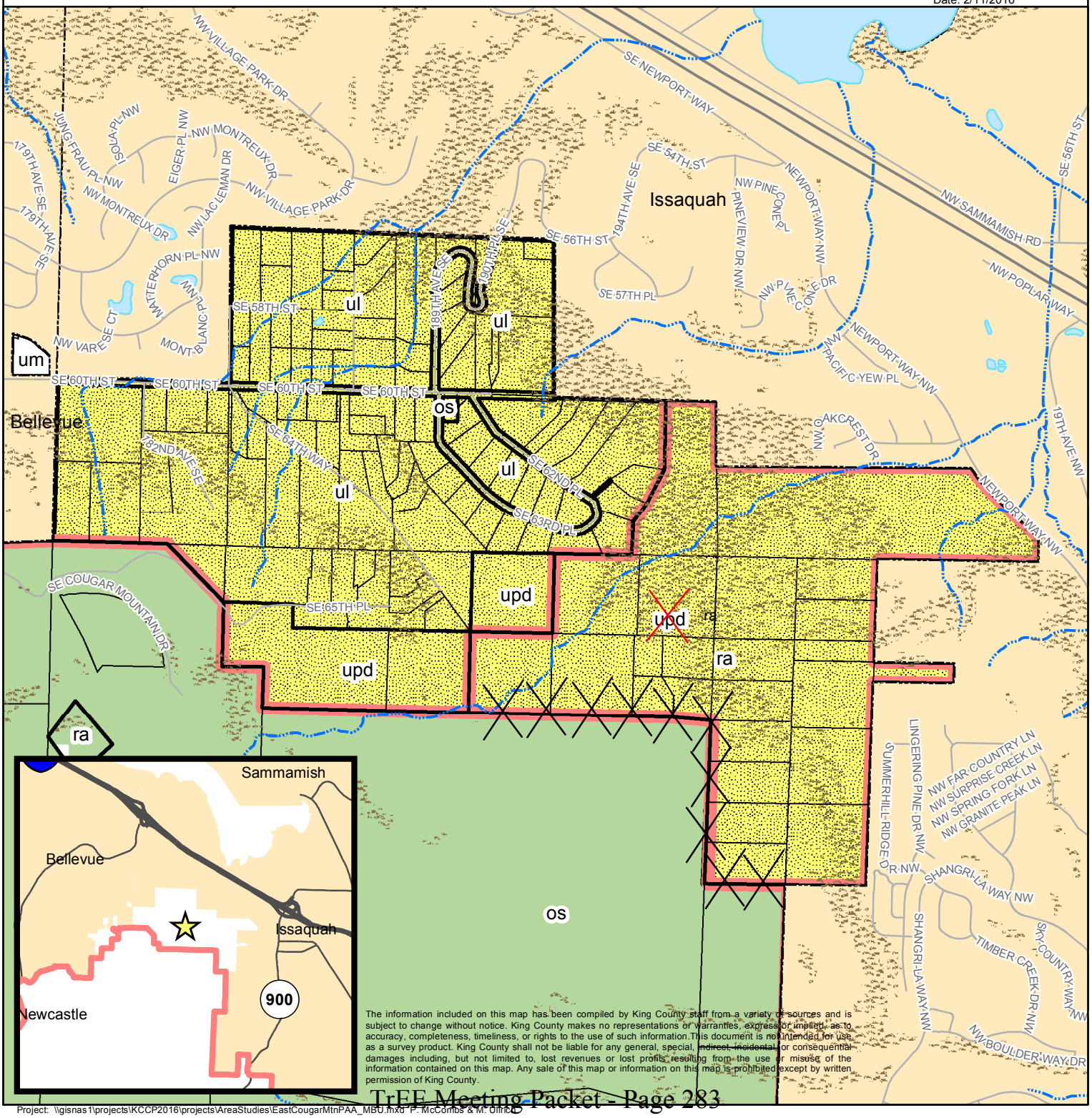
os King County Open Space System
ra Rural Area (1du/2.5-10acres)
upd Urban Planned Development
ul Urban Res., Low (1 du/acre)
um Urban Res., Medium (4-12du/acre)

N

0 200 400 800 1,200 Feet

King County

Date: 2/11/2016



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Project: \\gisnas1\projects\KCCP2016\projects\AreaStudies\EastCougarMtnPAA_MBU.mxd P. McCombs & M. Ulrich

Map Amendment #6 - East Cougar Mountain Potential Annexation Area

2016 King County Comprehensive Plan
Zoning Map Amendment

- Study Area
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- Zoning
- Park & Ride
- Waterbodies
- Streams
- Railroads
- Parcels

R-1	Residential, one DU per acre
R-4	Residential, 4 DU per acre
RA-5-P	Rural Area, one DU per 5 acres
UR-P-SO	Urban Reserve, one DU per 5 acres
R-1-P	Residential, one DU per acre
RA-5	Rural Area, one DU per 5 acres

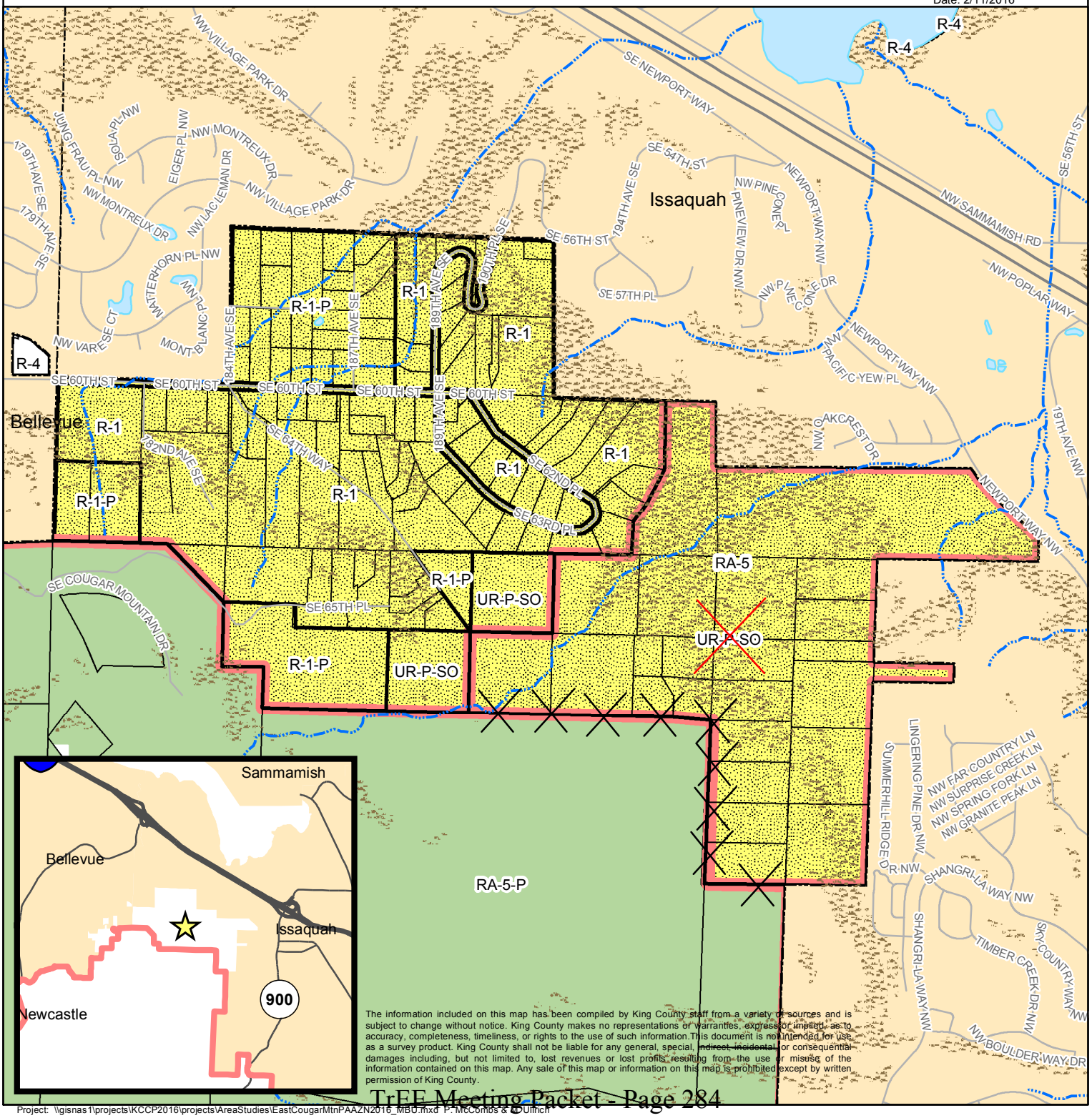
P = parcel specific development condition
SO = special district overlay

N

0 200 400 800 1,200 Feet

King County

Date: 2/11/2016



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Project: \\gisnas1\projects\KCCP2016\projects\AreaStudies\EastCougarMtnPAAZN2016_MB0.mxd P. McCombs & D. Ulrich

Map Amendment # 7

Three Urban Growth Area Amendments in locations noted below

(UGA Technical Corrections Area Zoning and Land Use Study)

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN –LAND USE MAP

Amend Sections 13 and 24, Township 22, Range 05, and Sections 20, 21 and 23, Township 20, Range 06 as follows:

1. Include the right-of-way of the following two segments within the Urban Growth Area.

   SE 240th Street from western city limits to 180th Avenue SE

   248th Avenue SE from north city limits to SE 433rd Street

2. Remove the right-of-way of the following segment from the Urban Growth Area for consistency with adjacent rural roadway segments.

   228th Avenue SE from the north boundary of the UGA to the south boundary of the UGA

Update the Interim Potential Annexation Area Map to remove 228th Avenue SE from the City of Enumclaw Potential Annexation Area, to add SE 240th Street to the City of Covington Potential Annexation Area, and to add 248th Avenue NE to the City of Enumclaw Potential Annexation Area.

Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to be consistent with this change.

<u>Effect:</u> This is a series of countywide technical amendments to the Urban Growth Area that only affects segments of county road rights of way; no private property is affected. The purpose of these proposed technical adjustments is to facilitate provision of services. In two cases, right-of- way adjacent to a city is proposed to be added to the UGA so that it may eventually be annexed and served by the city. In one case, the right-of-way is more appropriate to be in the Rural Area, where it will continue to be serviced by King County.

ATTACHMENT 6

Urban Growth Area Boundary Amendment
SE 240th Street

King County

PAA

178TH PL SE

Move UGA boundary to the north margin of SE 240th St. to include this section of the right-of-way in the urban area.

SE 240TH ST

Covington

SE 240TH ST

King County

Covington

Park

180TH AVE SE

SE WAX RD

Proposed UGA Boundary

Existing UGA Boundary

County Roads

Parcels

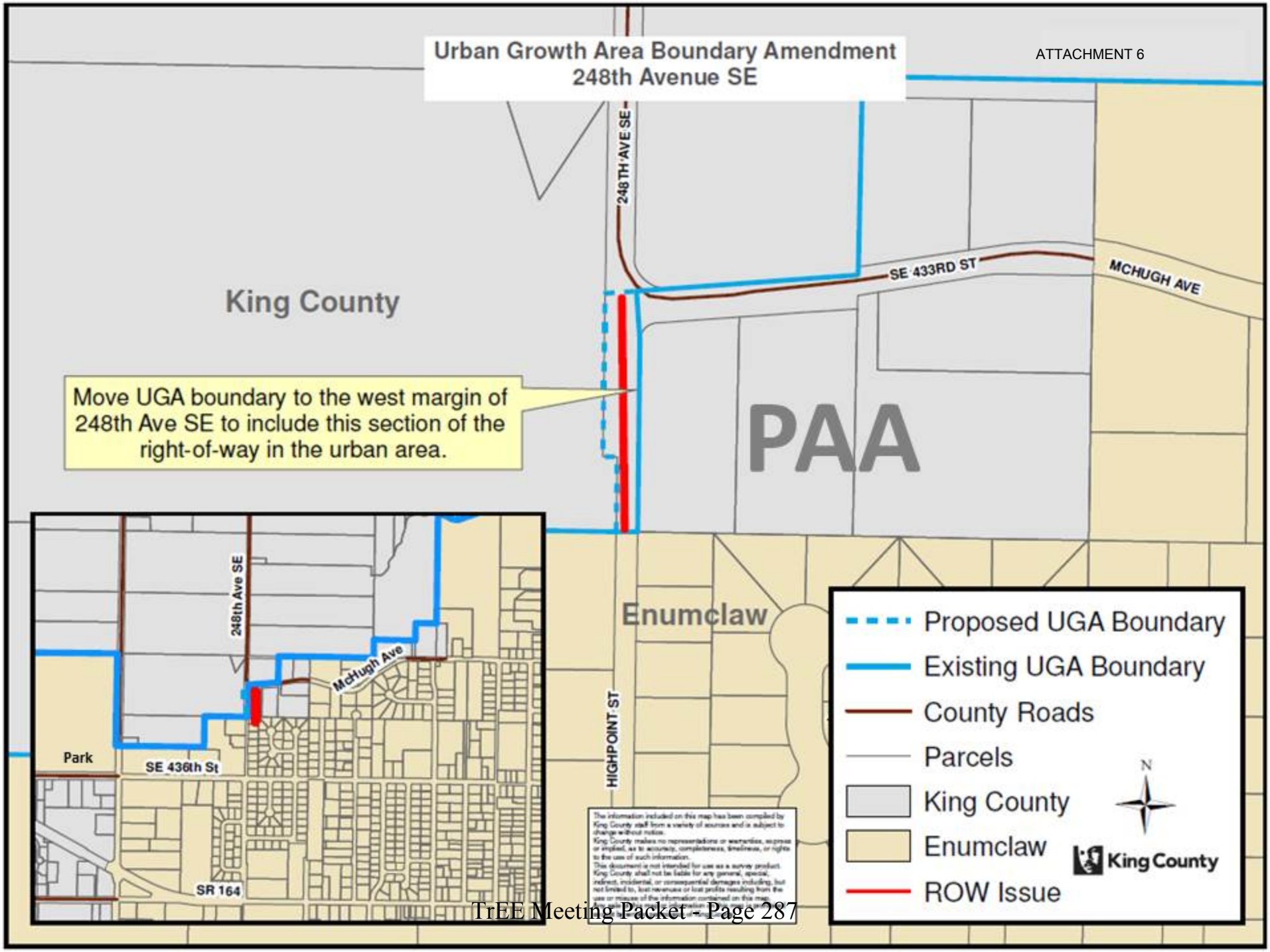
King County

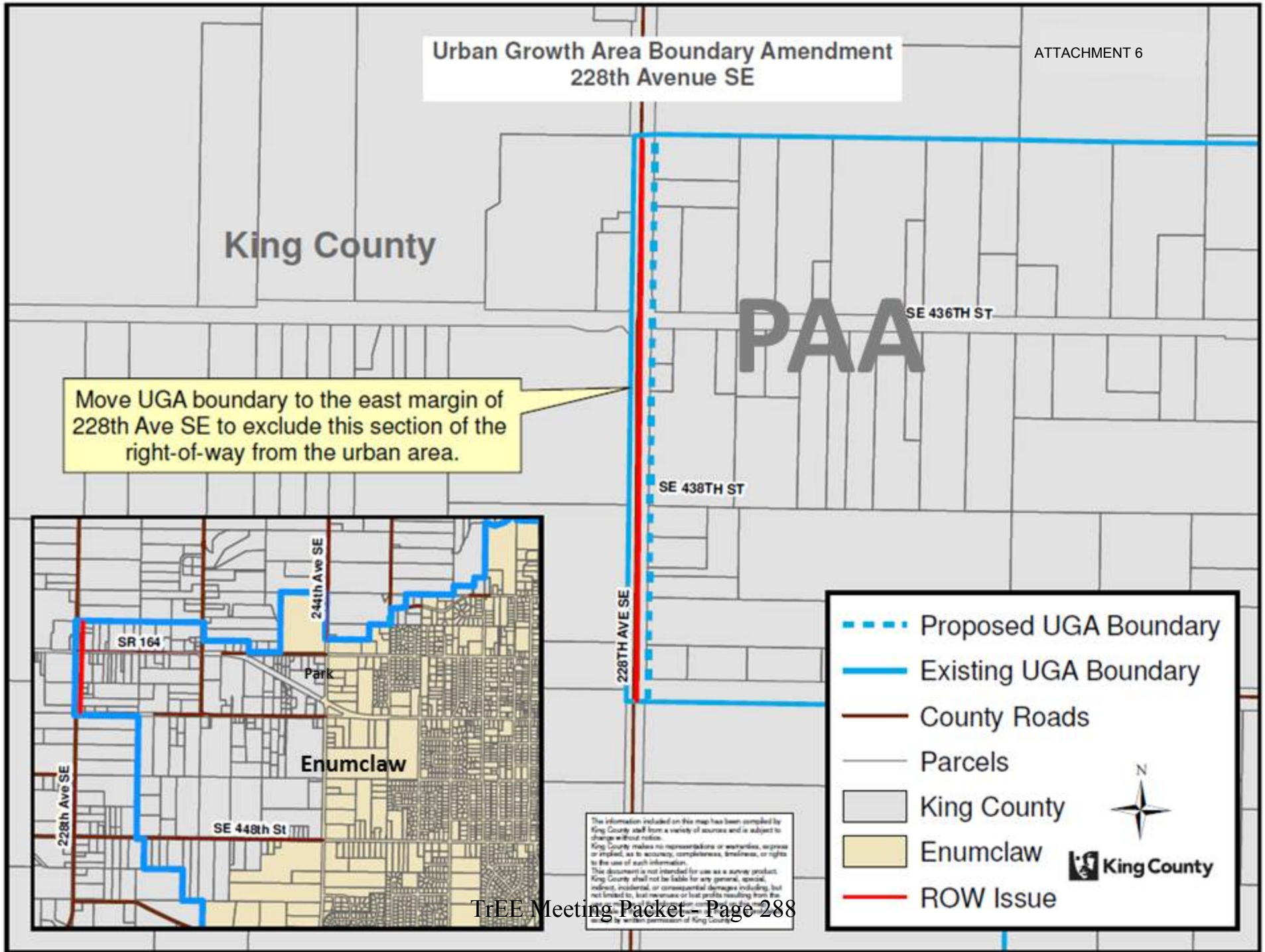
Covington

ROW Issue

N

King County


Urban Growth Area Boundary Amendment
248th Avenue SE
ATTACHMENT 6
248TH AVE SE
SE 433RD ST
MCHUGH AVE
King County
Move UGA boundary to the west margin of 248th Ave SE to include this section of the right-of-way in the urban area.
PAA
Enumclaw
HIGHPOINT ST
248th Ave SE
McHugh Ave
Park
SE 436th St
SR 164
Proposed UGA Boundary
Existing UGA Boundary
County Roads
Parcels
King County
Enumclaw
ROW Issue
N
King County


Urban Growth Area Boundary Amendment
228th Avenue SE
ATTACHMENT 6
King County
PAA
SE 436TH ST
Move UGA boundary to the east margin of 228th Ave SE to exclude this section of the right-of-way from the urban area.
SE 438TH ST
228TH AVE SE
244th Ave SE
SR 164
Park
Enumclaw
228th Ave SE
SE 448th St
Proposed UGA Boundary
Existing UGA Boundary
County Roads
Parcels
King County
Enumclaw
ROW Issue
N
King County

Map Amendment # 8

SW Gorsuch Road, Near Vashon Highway SW

(Vashon #1 Area Zoning and Land Use Study)

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING COUNTY ZONING ATLAS

Amend Section 29, Township 23, Range 03 as follows:

ZONING

1. Remove P-suffix condition VS-P24 from parcel 2923039148.

2. Add P-suffix condition VS-Pxx to parcel 2923039148 as follows:

   "Development restricted to housing designated for low income."

<u>Effect:</u> Would remove P-suffix condition VS-P24, which currently restricts development "to mobile homes, manufactured housing units and accessory support structures" and replace it with a P-suffix condition limiting development to a broader range of affordable housing development options.

ATTACHMENT 6

Map Amendment #8 - Vashon #1

2016 King County Comprehensive Plan
Land Use Map

- Study Area
- CPLU
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- P Park & Ride
- Streams
- Railroads
- Waterbodies
- Parcels

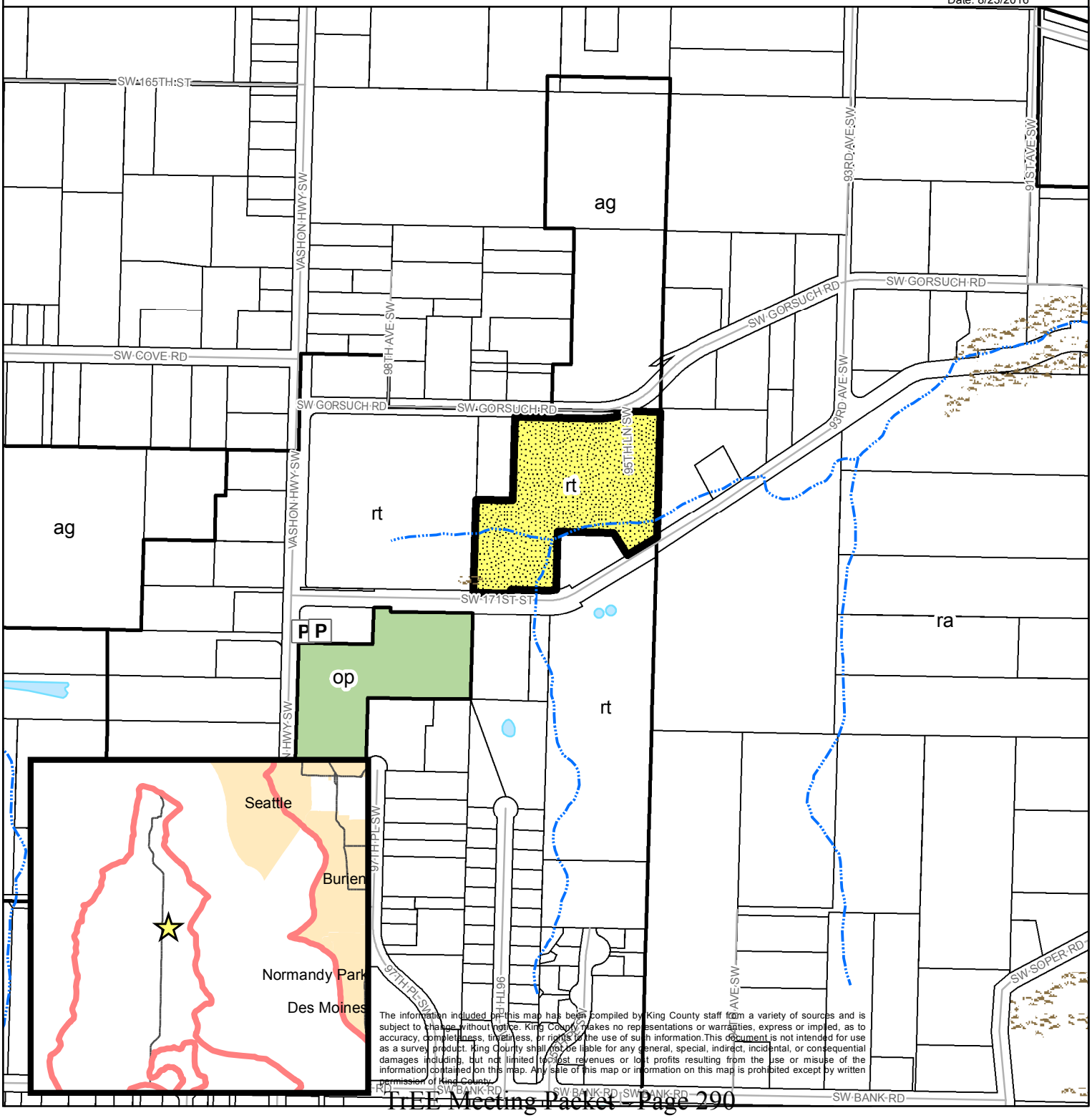
ra Rural Area (1du/2.5-10acres)
op Other Parks/Wilderness
ag Agriculture
rt Rural Town

N

0 200 400 Feet

King County

Date: 8/23/2016



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ATTACHMENT 6

Map Amendment #8 - Vashon #1

2016 King County Comprehensive Plan Zoning Map

- Study Area
- Zoning
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- P Park & Ride
- Streams
- Railroads
- Waterbodies
- Parcels

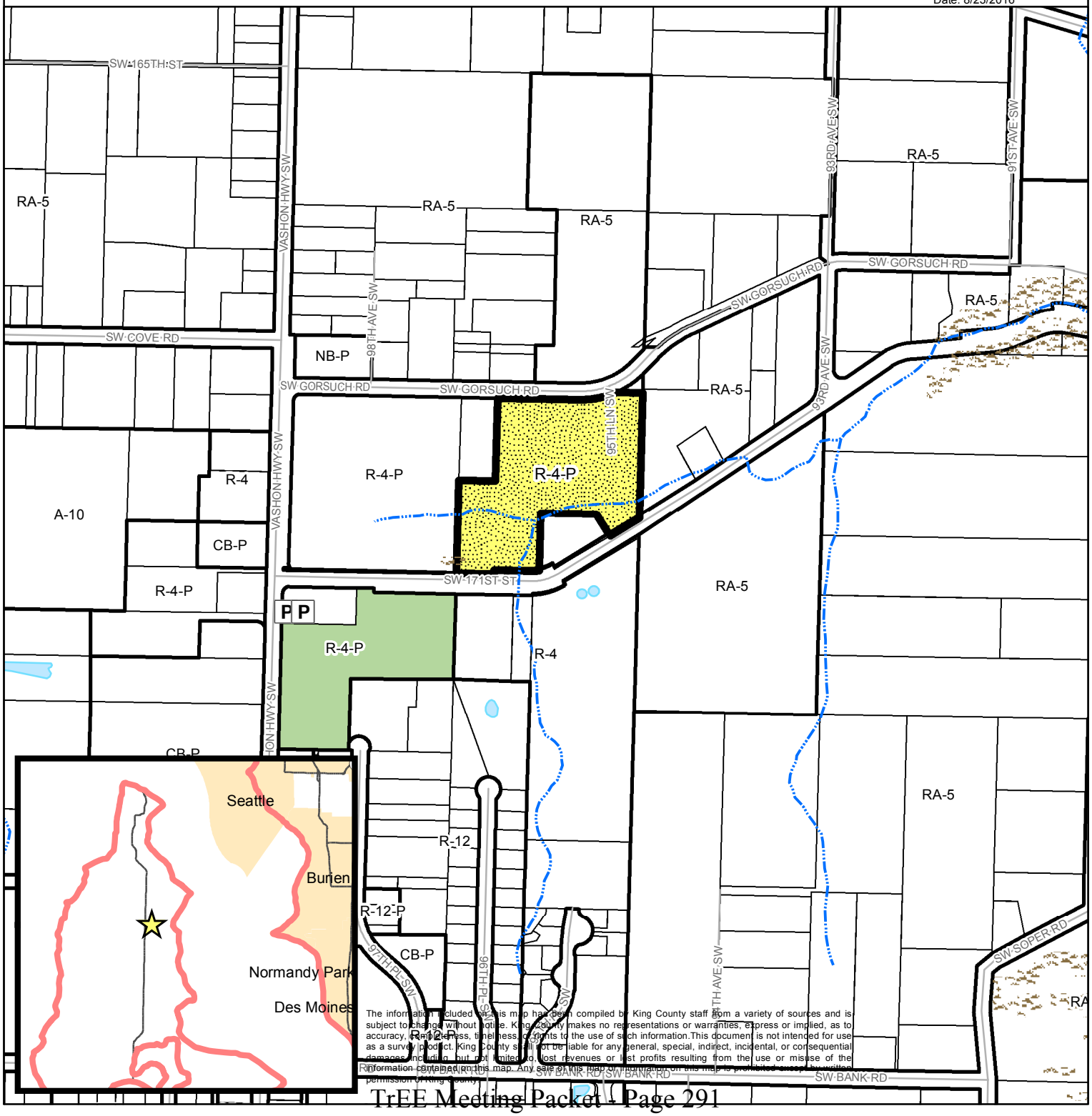
R-12-P Residential, 12 DU per acre
R-12 Residential, 12 DU per acre
R-4 Residential, 4 DU per acre
R-4-P Residential, 4 DU per acre
RA-5 Rural Area, one DU per 5 acres
A-10 Agricultural, one DU per 10 acres
NB-P Neighborhood Business
CB-P Community Business
P = parcel specific development condition

N

0 200 400 Feet

King County

Date: 8/23/2016



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Map Amendment # 9

237th Place SE and SE 288th Street

(Rainier Ridge)

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING COUNTY ZONING ATLAS

Amend Section 03, Township 21, Range 06 as follows:

ZONING

Amend P-suffix condition TR-Pxx on parcel 1531000010 as follows:

"1. A term conservation easement agreement satisfactory to King County shall be recorded within 21 days of approval of this ordinance. The conservation easement shall apply to the remaining 56 acres of the site and shall prohibit all use and development other than passive recreation until such time as the parcel is officially subdivided, whereby the rural portion will be deeded fee simple to King County for the purpose of permanent public passive open space.

2. ((~~Within one year~~))By December 31, 2017, the City of Maple Valley shall ((~~commence~~)) complete annexation proceedings ((~~and the County and the City shall enter into an interlocal agreement addressing: a) annexation of the urban portion of the property; b) zoning for the urban portion of the property that will achieve a minimum density of 4 dwelling units per acre; and c) subdivision procedures that will enable the City of Maple Valley to process a plat application including land within the City and County~~)).

3. SEPA mitigation measures per the MDNS Threshold Determination for project
MAMD13-0001 dated November 26, 2013 shall be implemented and completed upon the approval date of this ordinance.

4. In the event Condition 2 is not satisfied ((~~within one year after Council approval of this ordinance~~)), the site shall ((~~be redesignated in the next King County Comprehensive Plan update~~)) revert to its pre-application land use (Rural Area) and zoning (RA-5-P) designations."

<u>Effect:</u> Would amend P-suffix condition TR-Pxx to no longer require adoption of an Interlocal Agreement, and would require completion of annexation proceedings by December 31, 2017 in order for the Rainier Ridge Four-to-One UGA amendment to become effective.

ATTACHMENT 6

Map Amendment #9 Rainier Ridge

2016 King County Comprehensive Plan
Land Use Map

- Study Area
- CPLU
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- Park & Ride
- Streams
- Railroads
- Waterbodies
- Parcels

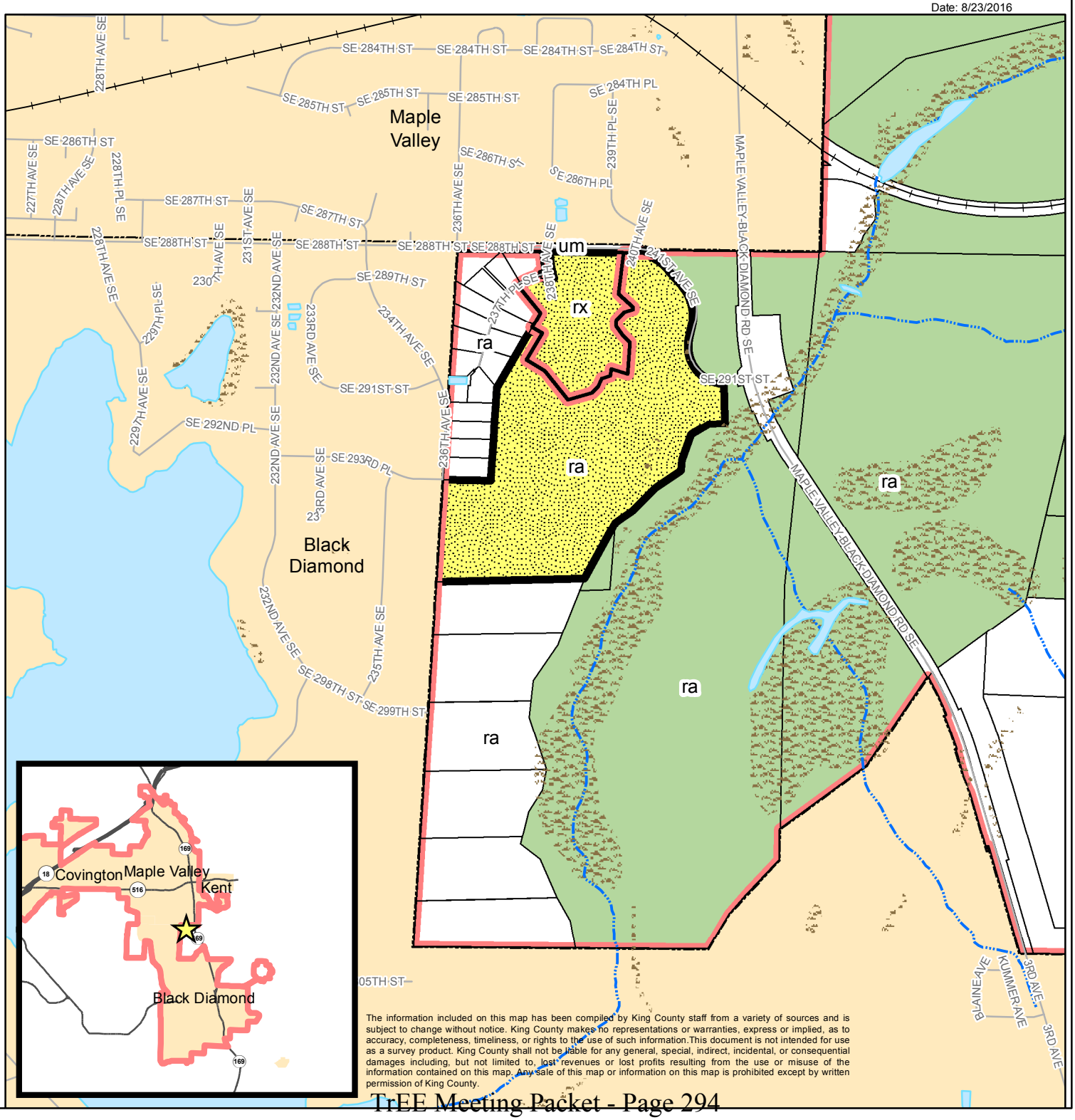
rx Rural City Urban Growth Area
ra Rural Area (1du/2.5-10acres)
um Urban Res., Medium (4-12du/acre)

N

0 200 400 800 1,200 Feet

King County

Date: 8/23/2016



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Map Amendment #9 - Rainier Ridge

ATTACHMENT 6

2016 King County Comprehensive Plan
Zoning Map

- Study Area
- Zoning
- Wetland & Steep Slope
- Incorporated Area
- Urban Growth Boundary
- Parks & OS
- P Park & Ride
- Streams
- Railroads
- Waterbodies
- Parcels

RA-10	Rural Area, one DU per 10 acres
RA-5	Rural Area, one DU per 5 acres
RA-5-P	Rural Area, one DU per 5 acres
UR-P	Urban Reserve, one DU per 5 acres

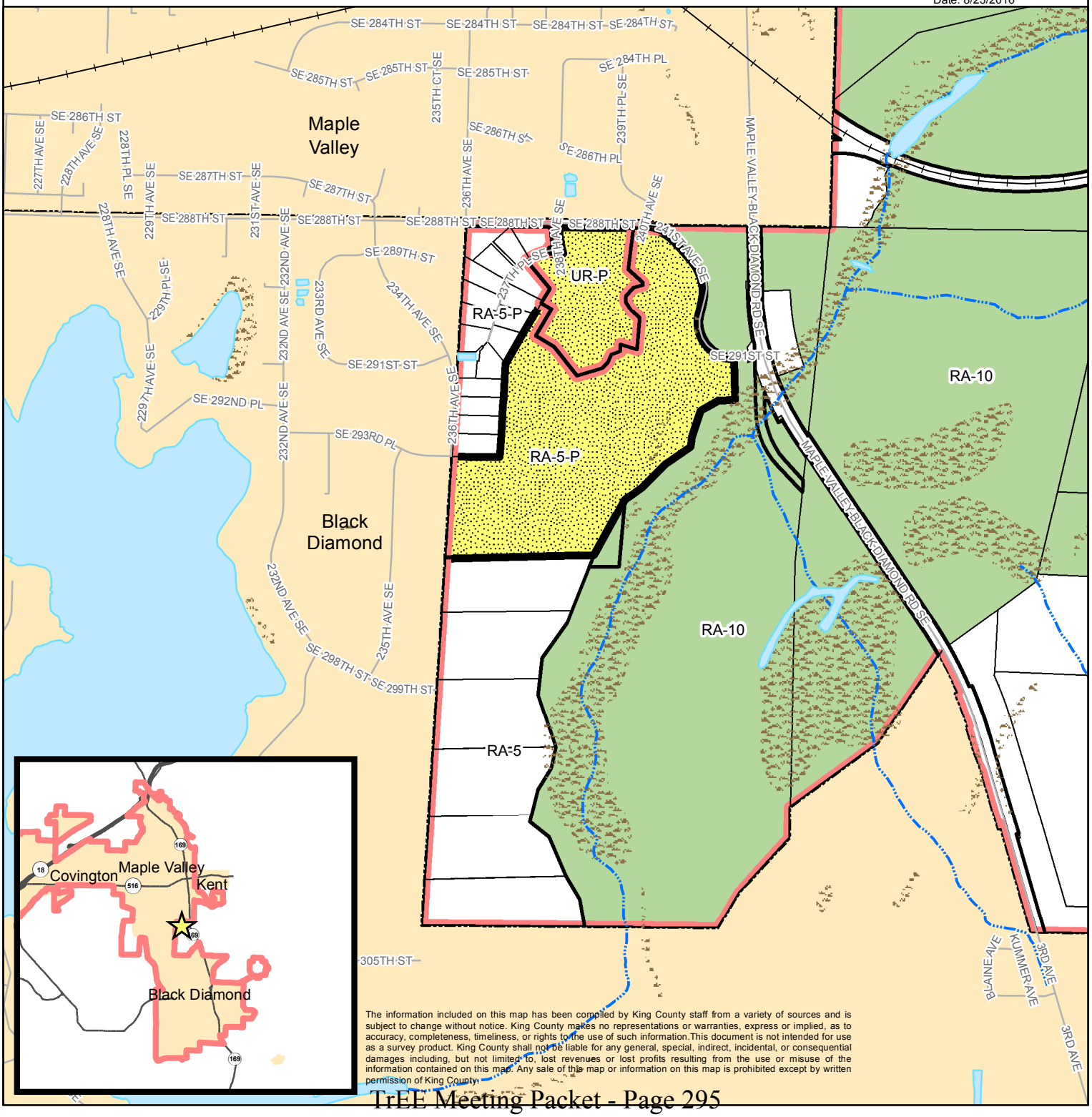
P = parcel specific development condition

N

0 200 400 800 1,200 Feet

King County

Date: 8/23/2016



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Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP) with Striking Amendment S1

Map Amend #	Name of Proposal	Council District	Executive Transmitted Recommendation	Striking Amendment Version	Effect of Striking Amendment Change
1	Fairwood A	9	1. Change land use designation on parcel 3423059035 to "uh" (Urban High; Urban Residential >12 du/ac) 2. Change zoning on parcel 3423059035 to R-18	1. Change land use designation on parcels 3423059035, 3423059061, 3423059031, and 3423059034 to "uh" 2. Change zoning on parcels 3423059035, 3423059061, and 3423059031 to R-18-P, and add p-suffix condition that requires any multifamily development to either be 1) a continuing care senior housing facility or 2) include an affordable housing element. 3. Change zoning on parcel 3423059034 to R-18-P, and add p-suffix condition that requires an	Redesignates and rezones four parcels from R-6 to R-18, instead of just one parcel as in the Exec's transmittal. Adds p-suffix conditions.

Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP) with Striking Amendment S1

Map Amend #	Name of Proposal	Council District	Executive Transmitted Recommendation	Striking Amendment Version	Effect of Striking Amendment Change
				affordable housing element. 4. Technical/formatting clean-up, and clarified effect statement	
2	Federal Way	7	1. Change land use on parcel 2821049171 to Neighborhood Business Center 2. Change zoning on parcel 2821049171 to Neighborhood Business.	Technical/formatting clean-up, and clarified effect statement	Technical

Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP) with Striking Amendment S1

Map Amend #	Name of Proposal	Council District	Executive Transmitted Recommendation	Striking Amendment Version	Effect of Striking Amendment Change
3	Allison Docket[1] Request	3	1. Remove the "SDO" from parcel 3224079134 and revise the existing split zoning from RA-5(SO) / RA-10 to RA-5 / RA-10 2. Remove the "SDO" from three adjacent RA-5 (SO) zoned properties; parcels 3224079140, 3224079112, 3224079021 3. Remove the "SDO" from one adjacent RA-5 (SO)/RA-10 zoned property; parcel 3224079136	1. Remove the "SDO" from parcel 3224079134 and revise the existing split zoning from RA-5(SO) / RA-10 to RA-5. 2. Remove the "SDO" from three adjacent RA-5 (SO) zoned properties; parcels 3224079140, 3224079112, and 3224079021. 3. Remove the "SDO" from one adjacent RA-5 (SO) / RA-10 zoned property; parcel 3224079136. 4. Technical/formatting clean-up, and clarified effect statement	Removes SDO, as in Exec's transmittal. In addition, rezones one parcel from RA-5/RA-10 to RA-5.

[1] The Docket is a formal means for interested parties to submit comments on or to propose consideration of changes to the KCCP and development regulations, as required by RCW 36.70A.470 and K.C.C. 20.18.140.

Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP) with Striking Amendment S1

Map Amend #	Name of Proposal	Council District	Executive Transmitted Recommendation	Striking Amendment Version	Effect of Striking Amendment Change
4	Taylor Mountain	9	1. Change the land use category on parcel 3023079001 from Forestry to Open Space 2. Change the land use category on parcels 3223079015 and 3223079009 from Rural Area to Open Space 3. Change zoning on ten parcels from Rural Area 10 to Forest, and include them in the Forest Production District. The parcels are: 0522079001, 3223079014, 3223079001, 3223079009, 3223079011, 3223079015, 3223079021, 3223079027, 3323079005, 3323079009	Technical/formatting clean-up, and clarified effect statement	Technical

Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP) with Striking Amendment S1

Map Amend #	Name of Proposal	Council District	Executive Transmitted Recommendation	Striking Amendment Version	Effect of Striking Amendment Change
			4. Change split zoning on parcel 3123079003 from Rural Area 10 to Forest, and include it in the Forest Production District (a small portion of the parcel at the southeast edge is RA).		
5	Tall Chief	3	1. Change the split land use designation on parcel 0524079002 from Rural Area/Agriculture to Agriculture, and add it to the Agriculture Production District. 2. Change the land use designation on parcels 0524079025 and 0524079026 from Rural Area to Agriculture and add them to the Agriculture Production District. 3. Change the split zoning on parcel 0524079002 from RA-10/Agriculture to A-35.	Technical/formatting clean-up, and clarified effect statement	Technical

Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP) with Striking Amendment S1

Map Amend #	Name of Proposal	Council District	Executive Transmitted Recommendation	Striking Amendment Version	Effect of Striking Amendment Change
			4. Change the zoning on parcel 0524079025 from RA-10 to A-10. 5. Change the split zoning on parcel 0524079026 from RA-10/RA-5-SO to A-10, remove SDO from parcel.		
6	East Cougar Mountain Potential Annexation Area (PAA)	3	1. Redraw the Urban Growth Area boundary near the East Cougar Mountain Potential Annexation Area. The following parcels will be removed from the UGA and their land use will be changed to "ra" and zoning changed to RA-5. 2. Remove the following twenty-four (24) parcels from the City of Issaquah's Potential Annexation and from the Urban Growth Area. 3. Change the Zoning on all of the parcels from UR-P-SO to RA-5.	Technical/formatting clean-up, and clarified effect statement	Technical

Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP) with Striking Amendment S1

Map Amend #	Name of Proposal	Council District	Executive Transmitted Recommendation	Striking Amendment Version	Effect of Striking Amendment Change
			4. Change the Land Use on all of the parcels from UPD to RA.		
7	UGA Technical Corrections	7, 9	1. Include the right-of-way of the following two segments within the Urban Growth Area so that the adjacent city, not King County, can annex and have long term service responsibility: • SE 240th Street from western city limits to 180th Avenue SE • 248th Avenue SE from north city limits to SE 433rd Street 2. Remove the right-of-way of the following segment from the Urban Growth Area for consistency with adjacent rural roadway segments: • 228th Avenue SE from the north boundary of the UGA to the south boundary of the UGA	Technical/formatting clean-up, and clarified effect statement	Technical

Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP) with Striking Amendment S1

Map Amend #	Name of Proposal	Council District	Executive Transmitted Recommendation	Striking Amendment Version	Effect of Striking Amendment Change
8	Vashon #1	8	N/A. Proposal was submitted after transmittal.	1. Remove P-suffix condition VS-P24 from parcel 2923039148. 2. Add P-suffix condition for low-income housing to parcel 2923039148.	Replaces current mobile/manufactured home p-suffix limitation with low-income housing p-suffix limitation.
9	Rainier Ridge	9	N/A. Proposal was submitted after transmittal.	Amend P-suffix condition on parcel 1531000010 to no longer require adoption of an Interlocal Agreement, and would require completion of annexation proceedings by December 31, 2017 in order for the Rainier Ridge Four-to-One UGA amendment to become effective.	Refines current p-suffix condition with an updated deadline and no requirement for an Interlocal Agreement.

Attachment I to Proposed Ordinance 2016-0155
Technical Appendix R to 2016 Comprehensive Plan

King County

2016
King County Comprehensive Plan Update

((~~Executive Recommended Plan~~))

TECHNICAL APPENDIX R:

PUBLIC OUTREACH FOR THE DEVELOPMENT OF THE 2016 COMPREHENSIVE PLAN

((~~March 1~~))September 1, 2016

Overview

The ***2016 Comprehensive Plan Update*** included a strong and on-going public engagement process; the process is summarized below by phases.

Phase 1: Scoping and Development of Public Review Draft. This process included the following components:

- Meetings with community groups, interested parties, County Commissions, the Planning Directors groups, and others in multiple stages of the update process in 2015.

• King County Planning Directors (2/26) – 30 attendees	• Four Creeks/Tiger Mountain CSA Open House (5/12) – 40 attendees
• Greater Maple Valley UAC (3/1) – 10 attendees	• Maple Valley CSA Open House (5/19) – 70 attendees
• Skyway-West Hill Technical Advisory Committee (3/13) – 15 attendees	• West Hill/Skyway CSA Open House (5/21) – 35 attendees
• Four Creeks/Tiger Mountain CSA (3/18) – 10 attendees	• SE King County/Green Valley CSA Open House (6/2) – 85 attendees
• Bear Creek / Sammamish CSA Open House (4/13) – 16 attendees	• Rural Forest Commission (7/9) – 15 attendees
• Snoqualmie Valley/NE King County CSA Open House (4/21) – 52 attendees	• Greater Maple Valley UAC (8/24) – 8 attendees
• North Highline/White Center CSA Open House (April 23) – 25 attendees	• Agricultural Commission (9/17) – 20 attendees
• Vashon-Maury Island CSA Open House (4/28) – 32 attendees	• King County Planning Directors (10/22) – 30 attendees
• Fairwood/Renton CSA Open House (5/5) – 55 attendees	• Rural Forest Commission (11/12) – 15 attendees

  Approximately 560 residents and stakeholders attended these meetings.

- Stakeholders were informed that comments would be accepted throughout the process, rather than solely during public comment period. ((~~That~~)) This led to a significant amount of early public comments which allowed some issues to be resolved and included in the Public Review Draft.
- Attended and presented at all of the Community Service Area Open Houses; these meetings allowed the Comprehensive Plan to be presented at high-level to a much wider audience. At these meetings, names were added to the email list.

- Updates to the Comprehensive Plan website to make commenting and joining an e-mail list easier; the email list grew to over 500 contacts.
- Distributed a series of "eNewsletters" that helped those on the e-mail list remained informed of milestones in the update process. This included every group listed in the Adopt((~~ing~~))ed Scope of Work through Motion 14351, all the email contacts from the 2012 Comprehensive Plan update list, contacts for community weekly newspapers, contacts provided by the Office of Equity and Social Justice in the Executive's Office, and others.

Phase 2: Development of Executive Recommended Plan. This process included the following components:

- Placed advertisements in community papers advertising Community Meetings; six community meetings were held and were attended by almost 300 participants in late 2015 and early 2016. Meetings were held as follows:

Vashon-Maury Island (Nov. 9) – ((~~Ten~~))10 attendees	Snoqualmie Valley – Bear Creek – Sammamish Area (Dec. 2) – ((~~One-hundred ten~~))110 attendees
Four Creeks – Maple Valley (Nov. 17) – ((~~Fifteen~~))15 attendees	Vashon-Maury Island (follow-up Meeting on Dec. 14) – ((~~Forty~~))40 attendees
West Hill / North Highline/ Urban Annexation Areas (Nov. 19) – ((~~Thirty-five~~))35 attendees	East Cougar Mountain Potential Annexation Area (Jan. 28) – ((~~Seventy~~))70 attendees

- Provided a ((~~2-month~~))2 month public comment period between November 6, 2015 and January 6, 2016. This comment period was extended to solicit public comment on an Area Zoning and Land Study that began late in the process, and this comment period went from January 27 to February 3, 2016.
- During these periods, nearly 90 comment letters/emails/comment cards were submitted, containing hundreds of individual comments that were used in the development of the draft Plan.

Combined, over 850 stakeholders participated in the ((~~Comprehensive Plan Updated Process~~)) development of the Public Review Draft and Executive Recommended Plan for the 2016 King County Comprehensive Plan Update.

Phase 3: Council review of and updates to Executive Recommended Plan, and adoption of 2016 Comprehensive Plan. This process has included and/or is anticipated to include the following components:

- Distribution of newsletters to dedicated Comprehensive Plan email list (644 subscribers as of August 29, 2016) to inform the public of Comprehensive Plan committee briefings, schedule updates, news, and public comment opportunities.
- Utilization of the Council's Comprehensive Plan website to provide:
  - Opportunity to sign-up for the Comprehensive Plan email list,
  - Ability to submit written online public testimony, and
  - Up-to-date information on the schedule, committee agendas and staff reports, news, proposed Comprehensive Plan and land use amendments, and public hearing notices.

- Issuance of press releases to media outlets to provide updates on public comment opportunities.

- Inclusion of Comprehensive Plan committee briefing dates and public comment opportunities in "Coming Up At Council" media email list (print, broadcast, and social media).

- Written communication with Docket proponents regarding public comment opportunities.

- Briefings with County Commissions and community groups, as requested.

- A public comment period from time of transmittal (March 1, 2016) through adoption (scheduled for December, 2016), including:
    - Receipt of written comments via letters, emails, or online testimony.
    - Verbal testimony in committee and before the full Council, as follows:

March 15 at Transportation, Economy and Environment Committee	June 28 at special Transportation, Economy and Environment Committee
April 5 at Transportation, Economy and Environment Committee	July 5 at Transportation, Economy and Environment Committee
April 6 at special Committee of the Whole evening Town Hall in Ravensdale	August 16 at Transportation, Economy and Environment Committee
May 3 at Transportation, Economy and Environment Committee	August 24 at special Transportation, Economy and Environment Committee
May 17 at Transportation, Economy and Environment Committee	September 6 *(anticipated)* at Transportation, Economy and Environment Committee
May 31 at Transportation, Economy and Environment Committee	September 20 *(anticipated)* at Transportation, Economy and Environment Committee
June 7 at Transportation, Economy and Environment Committee	November 28 *(anticipated)* publicly advertised formal public hearing at full Council
June 21 at Transportation, Economy and Environment Committee	

- Inclusion of received written comments in the published committee packets as part of the Comprehensive Plan staff reports.

- State Environmental Policy Act (SEPA) review and public comment period prior to final adoption at the full Council. *(anticipated)*

- Published advertisement in newspapers for formal public hearing prior to final adoption at full Council. *(anticipated)*

- Mailed notice of public hearing to property owners adjacent to parcels proposed for land use designation and zoning changes prior to final adoption at full Council. *(anticipated)*

Addendum to Vashon Town Plan

The previous adopted zoning on page 92 of the Vashon Town Plan for parcel 2923039148 is amended with the following:

ZONING

1. Remove P-suffix condition VS-P24 from parcel 2923039148.

2. Add P-suffix condition VS-Pxx to parcel 2923039148 as follows:

   "Development restricted to housing designated for low income."

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Proposed Ordinance 2016-0155
2016 Comprehensive Plan

Individual Amendments to Striking Amendment S1

September 16, 2016

RP-1

9/7/16
RP-1 - technical

Sponsor: Dembowski

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 1-6, beginning on line 175, strike lines 175 through 188, and insert:

"RP-109 **King County ((~~shall~~))should establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan, such as:**

a. The King County Cities Climate Collaboration (the "K4C") to confront climate change,

b. The Puget Sound Regional Council's Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs,((~~ and~~))

c. The Eastside Rail Corridor Regional Advisory Council, or successor groups, ((~~to support a multi-use vision for the corridor~~))to support a vision that includes dual (recreation trail and public transportation) and multiple objectives, consistent with its federal railbanked status, and

d. The Regional Code Collaboration to collaborate on development of and updates to green building codes."

EFFECT: ***corrects strikethrough in subsection b. and a typo in subsection c.***

This amendment would change the policy from striking amendment S1 as follows:

RP-109 King County should establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan, such as:

a. The King County Cities Climate Collaboration (the "K4C") to confront climate change,

b. The Puget Sound Regional Council's Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs,**((** ~~and~~**))**

c. The Eastside Rail Corridor Regional Advisory Council, or successor groups, to support a vision that includes dual (recreation trail and public transportation) an**d** multiple objectives, consistent with its federal railbanked status, and

d. The Regional Code Collaboration to collaborate on development of and updates to green building codes.

U-1

9/7/16
U-1 - technical

Sponsor: Dembowski

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, beginning on page 2-13, line 412, strike lines 412 through 418, and insert:

"U-126 **King County, when evaluating rezone requests((~~ for increases in density~~)), shall ((~~notify~~))consult with the city whose PAA includes the property under review; if a pre-annexation agreement exists, King County shall work with the city to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal."**

EFFECT: ***Corrects typo for "exists"***

The amendment would change the policy from striking amendment S1 as follows:

U-126 King County, when evaluating rezone requests, shall consult with the city whose PAA includes the property under review; if a pre-annexation agreement exists, King County shall work with the city to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.

U-2

9/15/16
U-2 – energy conservation

Sponsor: Lambert

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 2-14, beginning on line 441, strike lines 441 through 445, and insert:

"U-128 **Density incentives should encourage private developers to: provide affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program, Low Impact Development and Green Building; locate development close to transit; participate in historic preservation; and include energy conservation measures((~~ exceeding state requirements~~))."**

EFFECT: ***Would no longer encourage density incentives for energy conservation measures to exceed state requirements.***

The amendment would change the policy from striking amendment S1 as follows:

U-128 Density incentives should encourage private developers to: provide affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program, Low Impact Development and Green Building; locate development close to transit; participate in historic preservation; and include energy conservation measures**((~~ exceeding state requirements~~))**.

U-3

9/15/16
U-3 – higher ed in the UGA

Sponsor: Lambert

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 2-20, beginning on line 675, strike lines 675 through 677, and insert:

"U-149 New facilities and businesses that draw from throughout the region, such as large retail uses((,)) and large public assembly facilities ((~~ and institutions of higher education~~)), should locate in the Urban Growth Area."

EFFECT: ***Would no longer encourage institutions of higher education to be located in the UGA.***

The amendment would change the policy from striking amendment S1 as follows:

U-149 New facilities and businesses that draw from throughout the region, such as large retail uses((,)) and large public assembly facilities((~~ and institutions of higher education~~)), should locate in the Urban Growth Area.

U-4

9/15/16
U-4 – Fully Contained Communities

Sponsor: Lambert

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 2-32, beginning on line 1140, strike lines 1140 through 1141, and insert:

"((~~U-181 Except for existing Fully Contained Community designations, no new Fully Contained Communities shall be approved in King County.~~))"

EFFECT: ***Removes current prohibition on new Fully Contained Communities in King County.***

The amendment would change the policy from striking amendment S1 as follows:

((~~U-181 Except for existing Fully Contained Community designations, no new Fully Contained Communities shall be approved in King County.~~))

R-1

9/7/16
R-1 – nonresidential uses

Sponsor: Lambert

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 3-26, beginning on line 940, strike lines 940 through 951, and insert:

"R-324 Nonresidential uses in the Rural Area shall be limited to those that:

a. Provide convenient local products and services ((~~for nearby Rural Area residents~~));

b. Require location in a Rural Area;

c. Support natural resource-based industries;

d. Provide adaptive reuse of significant historic resources; or

e. Provide recreational and tourism opportunities that are compatible with the surrounding Rural Area."

EFFECT: ***Removes "for nearby residents" in subsection a.***

The amendment would change the policy from striking amendment S1 as follows:

R-324 Nonresidential uses in the Rural Area shall be limited to those that:

a. Provide convenient local products and services**((~~ for nearby residents~~))**;

b. Require location in a Rural Area;

c. Support natural resource-based industries;

d. Provide adaptive reuse of significant historic resources; or

e. Provide recreational and tourism opportunities that are compatible with the surrounding Rural Area.

R-2

9/15/16
R-2 – fire protection

Sponsor: Lambert

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 3-28, beginning on line 1041, strike lines 1041 through 1056, and insert:

"R-334 **To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:**

a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources or archaeological sites;

b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses;

c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and

d. The development can be served by rural ((~~facility~~))facilities and service levels (such as on-site sewage disposal((~~, private well(s) for on-site water supply,~~)) and ((~~rural~~)) fire protection)."

EFFECT: ***Removes "rural" qualifier when referencing fire protection as an example of the types of facilities and services that are required for lot clustering.***

The amendment would change the policy from striking amendment S1 as follows:

R-334 To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:

a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources or archaeological sites;

b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses;

c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and

d. The development can be served by rural facilities and service levels (such as on-site sewage disposal and **((~~rural~~))**fire protection).

H-1

9/15/16
H-1 – gun safety

Sponsor: McDermott

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 4-3, beginning on line 54, strike lines 54 through 78, and insert:

" H-102 King County shall work with jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, intermediary housing organizations, and the non-profit sector, to encourage a wide range of housing and to reduce barriers to the development and preservation of a wide range of housing((~~within the Urban Growth Area~~)), at an appropriate size and scale, that:

a. Provides housing choices for people of all income levels, particularly in areas with existing or planned high-capacity and frequent public transportation access where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations such as educational facilities, shopping and health care;

b. Meets the needs of a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people of color, children and vulnerable adults (including victims and survivors of domestic violence, human trafficking, and commercial sexual exploitation), people with developmental disabilities, ((~~and~~))people with behavioral, physical, cognitive and/or functional disabilities, and people who are experiencing homelessness;

c. Supports economic growth; ((~~and~~))

d. Supports King County's E((~~e~~))quity and S((~~s~~))ocial J((~~j~~))ustice Initiative((~~,~~)) and Health and Human Services T((~~t~~))ransformation P((~~p~~))lan goals, for an equitable and rational distribution of

low-income and high-quality affordable housing, including mixed-income housing, throughout the county; and

e. Fosters safety from gun injury and violence, including through expanding access to and availability of gun storage safes and identifying and utilizing design standards that are shown to increase connectivity and reduce violence. King County shall identify opportunities to encourage permanent firearm and safe medicine storage locations in every new construction private and public residential buildings."

EFFECT: ***Adds a new subsection e requiring King County to work to address the issue of gun violence.***

The amendment would change the policy from striking amendment S1 as follows:

H-102 King County shall work with jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, intermediary housing organizations, and the non-profit sector, to encourage a wide range of housing and to reduce barriers to the development and preservation of a wide range of housing, at an appropriate size and scale, that:

a. Provides housing choices for people of all income levels, particularly in areas with existing or planned high-capacity and frequent public transportation access where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations such as educational facilities, shopping and health care;

b. Meets the needs of a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people of color, children and vulnerable adults (including victims and survivors of domestic violence, human trafficking, and commercial sexual exploitation), people with developmental disabilities, people with behavioral, physical, cognitive and/or functional disabilities, and people who are experiencing homelessness;

c. Supports economic growth; **((~~and~~))**

d. Supports King County's Equity and Social Justice Initiative and Health and Human Services Transformation Plan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county**; and**

e. Fosters safety from gun injury and violence, including through expanding access to and availability of gun storage safes and identifying and utilizing design standards that are shown to increase connectivity and reduce violence. King County shall identify opportunities to encourage permanent

firearm and safe medicine storage locations in every new construction private and public residential buildings.

H-2

9/14/16
H-2 – affordable housing coordination

Sponsor: Balducci

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 4-3, after line 79, insert:

"As the Countywide Planning Policies note, residents in King County are facing an unmet need for housing that is affordable to households earning less than 80 percent of area median income. Recent data indicate that 295,000 households in King County spend more than 30 percent of their income on housing.[1] The lack of affordable housing is felt in every community in the county. A regional problem requires a regional approach. As such, King County and the jurisdictions within the county have a shared responsibility to increase the supply of housing affordable to these households.

Based on the identified need for affordable housing for households who are spending more than 30 percent of their income on housing, Countywide Planning Policy H-1 has established estimates of the countywide need for housing affordable to households with moderate, low and very-low incomes. The Countywide Planning Policies require King County and the jurisdictions located within King County to identify barriers to housing affordability and implement strategies to overcome them. The Countywide Planning Policies also require regional collaboration in meeting countywide housing growth targets and affordable housing needs, as well as in developing resources and programs to provide affordable housing."

In Attachment A, at the bottom of page 4-3, insert:

"[1] Briefing 2015-B0143, based on data from 2015-2019 Consolidated Housing and Community Development Plan (Ordinance 18070)"

In Attachment A, on page 4-4, beginning on line 90, insert:

"**H-103a** **King County will work cooperatively with jurisdictions and partners to identify and meet affordable housing needs, including eliminating barriers to housing. This effort should take the form of a regional affordable housing plan that summarizes existing efforts and identifies the roles and strategies of the county, jurisdictions and partners to meet affordable housing needs.**

"

EFFECT: ***Adds new lead-in text regarding affordable housing needs and Countywide Planning Policy requirements. Adds a new policy, H-103a that requires the county to work with jurisdictions and partners to identify and meet affordable housing needs, and encourages development of a regional affordable housing plan.***

All of the language proposed in this amendment would be new and is not found in the striking amendment.

H-3

9/7/16
H-3 – lead poisoning in affordable housing

Sponsor: Kohl-Welles & Dembowski

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 4-6, beginning on line 184, strike lines 184 through 192, and insert:

"H-113 **King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments, including ((~~environmental tobacco smoke~~)) lead poisoning, reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. King County should work on a regional level with jurisdictions to ((~~enact a comprehensive healthy housing code system in the county that provides for regular inspection of rental housing units for violations of healthy housing standards, including in unincorporated King County~~)) explore tools to ensure healthy housing is provided throughout the region."**

EFFECT: ***Calls out lead poisoning as part of the harmful substances and environments that affordable housing should protect residents from exposure to. The amendment would change the policy from striking amendment S1 as follows:***

H-113 King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments, **including lead poisoning,** reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. King County should work on a regional level with jurisdictions to explore tools to ensure healthy housing is provided throughout the region.

H-4

9/15/16
H-4 – gun safety

Sponsor: McDermott

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 4-16, beginning on line 569, strike lines 569 through 572, and insert:

"H-154 King County shall work with partners and stakeholders to encourage the improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce problems such as asthma, falls and unintentional poisoning. King County shall work with housing stakeholders and residents to make available information and resources that will reduce gun-related injury and violence, including increasing availability of safer firearm storage locations and devices and choosing housing designs that increase connectivity and reduce violence."

EFFECT: ***Adds a new sentence on gun safety.***

The amendment would change the policy from striking amendment S1 as follows:

H-154 King County shall work with partners and stakeholders to encourage the improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce problems such as asthma, falls and unintentional poisoning**. King County shall work with housing stakeholders and residents to make available information and resources that will reduce gun-related injury and violence, including increasing availability of safer firearm storage locations and devices and choosing housing designs that increase connectivity and reduce violence**.

H-5

9/14/16
H-5 – healthy communities

Sponsor: Kohl-Welles & Dembowski

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, beginning on page 4-23, line 847, strike lines 847 through 868, and insert:

"H-204 King County shall strive to apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments that help all residents to live in thriving communities where they have the opportunity to make healthy choices. King County shall support:

a. Access to safe and convenient opportunities to be physically active, including access to walking, bicycling, recreation and transit infrastructure;

b. Access to healthy((~~ and~~)), affordable foods and the elimination of food deserts;

c. Protection from exposure to harmful environmental agents and infectious disease ((~~ is reduced and minimized~~)), including regional efforts to test children (at 12 months and 24 months) for exposure to lead poisoning;

d. Access to transportation ((~~systems~~)) infrastructure ((~~that are~~)) designed to prevent pedestrian, bicyclist and ((~~driver~~))motor vehicle-related injuries;

e. Residential neighborhoods free from violence and fear of violence;

f. Protection from involuntary exposure to second hand tobacco smoke and under-age access to tobacco products;

g. Community amenities and design that maximizes opportunities for social connectivity and stress reduction; and

h. A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community."

EFFECT: ***Adds to subsection b that the County will support the elimination of food deserts. In subsection c, removes "is reduced and minimized" in regards to infections disease, and adds a requirement that the county will support regional efforts to test children for exposure to lead poisoning.***

The amendment would change the policy from striking amendment S1 as follows:

H-204 King County shall strive to apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments that help all residents to live in thriving communities where they have the opportunity to make healthy choices. King County shall support:

a. Access to safe and convenient opportunities to be physically active, including access to walking, bicycling, recreation and transit infrastructure;

b. Access to healthy, affordable foods **and the elimination of food deserts**;

c. Protection from exposure to harmful environmental agents and infectious disease **((~~is reduced and minimized~~)), including regional efforts to test children (at 12 months and 24 months) for exposure to lead poisoning**;

d. Access to transportation infrastructure designed to prevent pedestrian, bicyclist and motor vehicle-related injuries;

e. Residential neighborhoods free from violence and fear of violence;

f. Protection from involuntary exposure to second hand tobacco smoke and under-age access to tobacco products;

g. Community amenities and design that maximizes opportunities for social connectivity and stress reduction; and

h. A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community.

H-6

9/15/16
H-6 – gun safety

Sponsor: McDermott

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 4-25, beginning after line 899, insert:

"**H-209** **King County shall work to address the public health crisis of gun violence. King County shall collect epidemiological and other data on gun-related injury and death in King County, and engage with cities, local neighborhoods, non-profit, and retailer partners in order to create policy and other solutions that can keep our families and communities safe. King County shall make available resources that foster safety from gun injury and violence, such as LOK-IT-UP, which promotes safe storage of firearms.**"

EFFECT: ***Adds a new policy requiring King County to work to address gun violence.***

The amendment would change the policy from striking amendment S1 as follows:

H-209 **King County shall work to address the public health crisis of gun violence. King County shall collect epidemiological and other data on gun-related injury and death in King County, and engage with cities, local neighborhoods, non-profit, and retailer partners in order to create policy and other solutions that can keep our families and communities safe. King County shall make available resources that foster safety from gun injury and violence, such as LOK-IT-UP, which promotes safe storage of firearms.**

E-1

9/15/16
E-1 – environmental incentives

Sponsor: Kohl-Welles

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 5-5, beginning on line 157, strike lines 157 through 160, and insert:

"E-101 **In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives ((~~should~~)) shall be monitored and periodically reviewed to determine their effectiveness in terms of protecting natural resources."**

EFFECT: ***Would require, rather than encourage, environmental incentives to be monitored for effectiveness. Would also add that the incentives will be periodically reviewed, in addition to monitored.***

The amendment would change the policy from striking amendment S1 as follows:

E-101 In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives **((~~should~~))shall** be monitored **and periodically reviewed** to determine their effectiveness in terms of protecting natural resources.

E-2

9/15/16
E-2 – habitat considerations

Sponsor: Kohl-Welles

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 5-42, beginning on line 1541, strike lines 1541 through 1544, and insert:

"E-424 **King County ((~~should~~)) shall steward public lands well and ((~~should~~)) shall integrate fish and wildlife habitat considerations into capital improvement projects whenever feasible. Fish and Wildlife Habitat Conservation Areas should be protected and, where possible, enhanced as part of capital improvement projects."**

EFFECT: ***Would require, rather than encourage, the County to steward public lands well. Would also require, rather than encourage, the county to integrate habitat considerations in to capital improvement projects whenever feasible.***

The amendment would change the policy from striking amendment S1 as follows:

E-424 King County **((~~should~~))shall** steward public lands well and **((~~should~~))shall** integrate fish and wildlife habitat considerations into capital improvement projects whenever feasible. Fish and Wildlife Habitat Conservation Areas should be protected and, where possible, enhanced as part of capital improvement projects.

E-3

9/15/16
E-3 – fish/wildlife surveys

Sponsor: Kohl-Welles

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, beginning on page 5-48, line 1806, strike lines 1806 through 1810, and insert:

"E-439 **King County ((~~should~~)) shall review fish and wildlife surveys and assessments with local application to King County and consider additional habitat protections where warranted. Habitat protection should be accomplished through incentives, cooperative planning, education, habitat acquisition, habitat restoration, or other appropriate actions based on best available science."**

EFFECT: ***Would require, rather than encourage, fish and wildlife surveys and assessments to be reviewed with local application to King County.***

The amendment would change the policy from striking amendment S1 as follows:

E-439 King County **((~~should~~))shall** review fish and wildlife surveys and assessments with local application to King County and consider additional habitat protections where warranted. Habitat protection should be accomplished through incentives, cooperative planning, education, habitat acquisition, habitat restoration, or other appropriate actions based on best available science.

F-1

9/15/16
F-1 – public spending in the UGA

Sponsor: Lambert

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 9-5, beginning on line 139, strike lines 139 through 141, and insert:

"((~~F-208 Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act.~~))"

EFFECT: ***Would remove policy F-208, which encouraged public spending to be directed to the UGA and coordinated to comply with concurrency requirements. The amendment would change the policy from striking amendment S1 as follows:***

((~~F-208 Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act.~~))

F-2

9/15/16
F-2 – rural services

Sponsor: Lambert

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 9-5, beginning on line 143, strike lines 143 through 144, and insert:

"F-209 In the Rural Area and Natural Resource Lands, services provided by agencies should support a rural level of ((~~development and not facilitate urbanization~~)) service that meets the needs of the community."

EFFECT: ***Would encourage that rural services support a rural level of service that meets the needs of the community, rather than supporting a rural level of development that does not facilitate urbanization.***

The amendment would change the policy from striking amendment S1 as follows:

F-209 In the Rural Area and Natural Resource Lands, services provided by agencies should support a rural level of **((~~development and not facilitate urbanization~~))service that meets the needs of the community**.

I-1

9/14/16
I-1 - LULUs

Sponsor: Dembowski

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 12-3, beginning on line 59, strike lines 59 through 62, and insert:

"Siting public and private uses in communities can at times lead to concerns and objections from neighbors resulting from the real or perceived impacts of proposed uses. There is also a risk that objections to these "locally unwanted land uses" (LULUs) can lead to some uses becoming overly-concentrated in some communities, particularly in historically disadvantaged areas. In response, governments should evaluate the potential equity and social justice implications, including the beneficial and/or adverse impacts, of policies and regulations involving such uses.

I-101a Equity and social justice principles will be used by King County as an important consideration in developing zoning and development regulations governing public and private uses, in siting public facilities, and in evaluating land use decisions. Results from the Equity Impact Review Tool will be used where appropriate."

EFFECT: ***Replaces I-101a with a new version, which includes: new lead-in text regarding LULUs and replaces the policy with language that utilizes the Equity Impact Review Tool, consistent with other policies in the plan. Relates to Amendment G-1. The amendment would change the policy from striking amendment S1 as follows:***

I-101a **((~~King County should evaluate the potential equity and social justice implications of policies and regulations involving locally unwanted land uses (LULUs). Locally unwanted land uses should be sited with equity considerations in mind in order to avoid concentrations in disadvantaged communities.~~))Equity and social justice principles will be used by King County**

as an important consideration in developing zoning and development regulations governing public and private uses, in siting public facilities, and in evaluating land use decisions. Results from the Equity Impact Review Tool will be used where appropriate.

I-2

9/15/16
I-2 – removal of mining demo project

Sponsor: Kohl-Welles

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 12-4, beginning on line 112, strike lines 112 through 155, and insert:

"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 ((c))Comprehensive ((p))Plan policies and development regulations or that alter the Urban Growth Area Boundary. Substantive amendments and changes to the Urban Growth Area Boundary may be considered in the annual amendment cycle only if the proposed amendments are necessary for the protection and recovery of threatened and endangered species, or to implement:**

a. A proposal for a Four-to-One project; or

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."

EFFECT: ***Removes subsection c, which allowed for consideration of a mining site conversion demonstration project during the annual Comprehensive Plan update cycle. Relates to Amendment 1 to the code.***

The amendment would change the policy from striking amendment S1 as follows:

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 and changes to the Urban Growth Area Boundary may be considered in the annual amendment cycle only if the proposed amendments are necessary for the protection and recovery of threatened and endangered species, or to implement:

a. A proposal for a Four-to-One project; or

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**.((**~~**; or**~~

~~**c. Changes related to a mining site conversion demonstration project. The authority for consideration of such a demonstration project shall expire with adoption of the 2019 annual comprehensive plan update or December 31, 2019, whichever is later. To be considered during an annual update cycle, no later than December 31 of the year proceeding the update, the project proponent shall submit to the county council its proposal for alternative development standards and processes to be tested an evaluated through the demonstration project. The demonstration project shall evaluate and address:**~~

~~**1. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site;**~~

~~**2. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights;**~~

~~**3. the need for a site design that compatibly integrates any proposed residential development on the demonstration project site with uses occurring on the adjacent rural or forest production district lands, especially if the proposed residential development utilizes modified standards for lot clustering and/or transfer of development rights;**~~

~~**4. the levels and standards for reclamation of mining sites that are appropriate to their use either for long-term forestry and/or for residential development; and**~~

~~**5. the need to ensure that the demonstration project provides an overall public benefit by providing permanent protection, as designated park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands.**~~**))**

I-3

9/15/16
I-3 – winery changes in annual cycle

Sponsor: Dembowski

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 12-4, line 120, after "project;" delete "or" and insert "((~~or~~))"

In Attachment A, on page 12-4, at the beginning of line 125, delete "or"

In Attachment A, on page 12-5, beginning on line 155, after "provide linkages with other forest production district lands" insert "; or

d. Changes related to the 2016 Sammamish Valley Area Wine and Beverage Industry Study."

EFFECT: ***Amends policy I-203 to add ability to address changes related to the 2016 winery study during the annual Comprehensive Plan update cycle. Relates to Amendment 2 to the code.***

The language proposed in this amendment would be new and is not found in the striking amendment.

I-4

9/15/16
I-4 – benchmark program

Sponsor: Lambert

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 12-7, on line 209, after "~~*King County Benchmark Program*~~*))*" insert "will work together to"

EFFECT: ***Amends lead-in text to direct that the County and its cities will work together to employ review and evaluation through the King County Benchmark Program.***

The amendment would change the text from striking amendment S1 as follows:

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.

I-5

9/14/16
I-5 – Bicycle network plan

Sponsor: Lambert & Dembowski

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 12-19, on line 627, after "bicycle racks and parking;" insert "air filling stations;"

In Attachment A, on page 12-19, on line 630, after "roadway designs and standards" insert "**,** including lighting standards"

EFFECT: ***Amends Workplan Action 11: Bicycle Network Planning Report. Adds air filling stations to the list of examples of potential bicycle infrastructure needs. Calls out lighting standards as an area that the report will evaluate as part of the review of roadway designs and standards.***

The amended text as compared with the text in the striking amendment S1 would read as follows:

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:
   - roadway designs and standards **,including lighting standards**,
   - plat approvals,

- commercial developments,
- parks & trails planning, and
- transit planning and access to transit.

I-6

9/15/16
I-6 – ingress/egress workplan item

Sponsor: Lambert

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page 12-20, after line 644, insert:

"**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 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 rational 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."

Renumber the remaining Workplan action items.

EFFECT: ***Adds a new Workplan action item that directs the Executive to update the County's development and roadway standards to address ingress/egress issues for plats and subdivisions.***

This Workplan action item is new and is not found in striking amendment S1.

G-1

9/14/16
G-1 - LULUs

Sponsor: Dembowski

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

In Attachment A, on page G-14, beginning on line 510, strike lines 510 through 514.

EFFECT: ***Deletes "Locally Unwanted Land Use (LULU)" definition. Relates to Amendment I-1.***

The amendment would change the Glossary text from striking amendment S1 as follows:

((~~**Locally Unwanted Land Use (LULU)**~~
~~A locally unwanted land use is a use that has real or perceived externalities that leads individuals to object to the use locating in their community. Externalities such as environmental or health hazards, impacts to local property values, loss of views or other aesthetic impacts, or security risks are often cited as reason for objection to the use.~~))

1

9/15/16
1 – removal of mining demo project

Sponsor: Kohl-Welles

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

Beginning on page 13, line 280, strike lines 280 through 305, and insert:

"5. ((~~A mining site conversion demonstration project. The demonstration project shall evaluate and address:~~

~~a. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site;~~

~~b. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights;~~

~~c. the need for a site design that compatibly integrates any proposed residential development on the demonstration project site with uses occurring on the adjacent rural or forest production district lands, especially if the proposed residential development utilizes modified standards for lot clustering and/or transfer of development rights;~~

~~d. the levels and standards for reclamation of mining sites that are appropriate to their use either for long-term forestry and/or for residential development; and~~

~~e. the need to ensure that the demonstration project provides an overall public benefit by providing permanent protection, as designated park or open space, of lands in~~

~~the vicinity of the demonstration project site that form the headwaters of critical, high-valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands;~~

~~6.~~)) Changes required by existing Comprehensive Plan policies;"

On page 14, at the beginning of line 306, delete "7." and insert "((~~7.~~)) 6."

On page 14, at the beginning of line 307, delete "8." and insert "((~~8.~~)) 7."

On page 14, at the beginning of line 308, delete "9." and insert "((~~9.~~)) 8."

On page 15, at the beginning of line 310, delete "10." and insert "((~~10.~~)) 9."

On page 15, at the beginning of line 312, delete "11." and insert "((~~11.~~)) 10."

On page 15, at the beginning of line 314, delete "12." and insert "((~~12.~~)) 11."

On page 15, at the beginning of line 317, delete "13." and insert "12."

On page 15, at the beginning of line 320, delete "14." and insert "13."

EFFECT: ***Removes allowance for consideration of a mining site conversion demonstration project during the annual Comprehensive Plan update cycle. Relates to Amendment I-2 to policy I-203.***

2

9/15/16
2 – winery changes in annual cycle

Sponsor: Dembowski

cmj

Proposed No.: 2016-0155

AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2016-0155, VERSION 1

On page 15, on line 316, after "13." Insert "Changes related to the 2016 Sammamish Valley Area Wine and Beverage Industry Study;

14."

On page 15, at the beginning of line 320, delete "14." and insert "15."

EFFECT: ***Adds ability to address changes related to the 2016 winery study during the annual Comprehensive Plan update cycle. Relates to Amendment I-3 to policy I-203. The language proposed in this amendment would be new and is not found in the striking amendment.***

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Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

Executive Transmittal Proposed Policy	Location in Transmittal	Striking Amendment S1 Proposed Policy	Location in Striking Amendment	Amendment to S1 Proposed Policy (Compared to S1)	Effect of Amendment to S1	#
ATTACHMENT A: 2016 KING COUNTY COMPREHENSIVE PLAN						
CHAPTER 1 REGIONAL GROWTH MANAGEMENT PLANNING						
RP-109 King County shall establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan such as: a. The King County Cities Climate Collaboration (the "K4C") to confront climate change, b. The Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs, and c. The Eastside Rail Corridor to support a multi-use vision for the corridor.	1-6, 1-7	**RP-109** King County ((~~shall~~))should establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan, such as: a. The King County Cities Climate Collaboration (the "K4C") to confront climate change, b. The Puget Sound Regional Council's Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs,((and)) c. The Eastside Rail Corridor Regional Advisory Council, or successor groups, ((~~to support a multi-use vision for the corridor~~))to support a vision that includes dual (recreation trail and public transportation) an multiple objectives, consistent with its federal railbanked status, and d. The Regional Code Collaboration to collaborate on development of and updates to green building codes.	1-6	**RP-109** King County should establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan, such as: a. The King County Cities Climate Collaboration (the "K4C") to confront climate change, b. The Puget Sound Regional Council's Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs,**((~~ and~~))** c. The Eastside Rail Corridor Regional Advisory Council, or successor groups, to support a vision that includes dual (recreation trail and public transportation) an**d** multiple objectives, consistent with its federal railbanked status, and d. The Regional Code Collaboration to collaborate on development of and updates to green building codes.	Technical fix to correct strikethrough in subsection b and typo in subsection c.	**RP-1** *Dembowski*

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

Executive Transmittal Proposed Policy	Location in Transmittal	Striking Amendment S1 Proposed Policy	Location in Striking Amendment	Amendment to S1 Proposed Policy (Compared to S1)	Effect of Amendment to S1	#
CHAPTER 2 URBAN COMMUNITIES						
U-126 King County, when evaluating rezone requests for increases in density, shall ((~~work with~~)) notify the city whose PAA includes the property under review; if a pre-annexation agreement exist, King County shall work with the city to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.	2-14	**U-126** King County, when evaluating rezone requests((~~ for increases in density~~)), shall ((~~notify~~))consult with the city whose PAA includes the property under review; if a pre-annexation agreement exist, King County shall work with the city to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.	2-13, 2-14	**U-126** King County, when evaluating rezone requests, shall consult with the city whose PAA includes the property under review; if a pre-annexation agreement exist**s**, King County shall work with the city to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.	Technical fix to correct a typo.	**U-1** *Dembowski*
U-128 Density incentives should encourage private developers to: provide ((~~innovative~~)) affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program; locate development close to transit; participate in historic preservation; and include energy conservation measures exceeding state requirements.	2-15	**U-128** Density incentives should encourage private developers to: provide affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program, Low Impact Development and Green Building; locate development close to transit; participate in historic preservation; and include energy conservation measures exceeding state requirements.	2-14	**U-128** Density incentives should encourage private developers to: provide affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program, Low Impact Development and Green Building; locate development close to transit; participate in historic preservation; and include energy conservation measures**((~~ exceeding state requirements~~))**.	Would no longer encourage density incentives for energy conservation measures to exceed state requirements.	**U-2** *Lambert*
U-149 New facilities and businesses that draw from throughout the region, such as large retail uses, large public assembly facilities and institutions of higher education should locate in the Urban Growth Area.	2-21	**U-149** New facilities and businesses that draw from throughout the region, such as large retail uses, large public assembly facilities and institutions of higher education should locate in the Urban Growth Area.	2-20	**U-149** New facilities and businesses that draw from throughout the region, such as large retail uses**((~~,~~)) and** large public assembly facilities**((~~ and institutions of higher education~~)),** should locate in the Urban Growth Area.	Would no longer encourage institutions of higher education to be located in the UGA.	**U-3** *Lambert*

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

Executive Transmittal Proposed Policy	Location in Transmittal	Striking Amendment S1 Proposed Policy	Location in Striking Amendment	Amendment to S1 Proposed Policy (Compared to S1)	Effect of Amendment to S1	#
U-181 Except for existing Fully Contained Community designations, no new Fully Contained Communities shall be approved in King County.	2-33	**U-181** Except for existing Fully Contained Community designations, no new Fully Contained Communities shall be approved in King County.	2-32	**((~~U-181 Except for existing Fully Contained Community designations, no new Fully Contained Communities shall be approved in King County.~~))**	Removes current prohibition on new Fully Contained Communities in King County.	**U-4** *Lambert*
CHAPTER 3 **RURAL AREAS AND NATURAL RESOURCE LANDS**						
R-324 Nonresidential uses in the Rural Area shall be limited to those that: a. Provide convenient local products and services for nearby Rural Area residents; b. Require location in a Rural Area; c. Support natural resource-based industries; d. Provide adaptive reuse of significant historic resources; or e. Provide recreational opportunities that are compatible with the surrounding Rural Area. These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101 and R-201, prevent impacts to the environment and function with rural services including on-site wastewater disposal.	3-25	**R-324** Nonresidential uses in the Rural Area shall be limited to those that: a. Provide convenient local products and services for nearby((~~ Rural Area~~)) residents; b. Require location in a Rural Area; c. Support natural resource-based industries; d. Provide adaptive reuse of significant historic resources; or e. Provide recreational and tourism opportunities that are compatible with the surrounding Rural Area. These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101 and R-201, prevent impacts to the environment and function with rural services including on-site wastewater disposal.	3-26	**R-324** Nonresidential uses in the Rural Area shall be limited to those that: a. Provide convenient local products and services**((~~ for nearby residents~~))**; b. Require location in a Rural Area; c. Support natural resource-based industries; d. Provide adaptive reuse of significant historic resources; or e. Provide recreational and tourism opportunities that are compatible with the surrounding Rural Area. These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101 and R-201, prevent impacts to the environment and function with rural services including on-site wastewater disposal.	Removes "for nearby residents" in subsection a.	**R-1** *Lambert*

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

Executive Transmittal Proposed Policy	Location in Transmittal	Striking Amendment S1 Proposed Policy	Location in Striking Amendment	Amendment to S1 Proposed Policy (Compared to S1)	Effect of Amendment to S1	#
R-334 To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when: a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources or archaeological sites; b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses; c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and d. The development can be served by rural facility and service levels (such as on-site sewage disposal, private well(s) for on-site water ((~~and~~)) supply, and rural fire protection).	3-28	**R-334** To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when: a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources or archaeological sites; b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses; c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and d. The development can be served by rural ((~~facility~~))facilities and service levels (such as on-site sewage disposal((~~, private well(s) for on-site water supply,~~)) and rural fire protection).	3-28	**R-334** To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when: a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources or archaeological sites; b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses; c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and d. The development can be served by rural facilities and service levels (such as on-site sewage disposal and **((~~rural~~))**fire protection).	Removes "rural" qualifier when referencing fire protection as an example of the types of facilities and services that are required for lot clustering.	**R-2** *Lambert*

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

Executive Transmittal Proposed Policy	Location in Transmittal	Striking Amendment S1 Proposed Policy	Location in Striking Amendment	Amendment to S1 Proposed Policy (Compared to S1)	Effect of Amendment to S1	#
CHAPTER 4 HOUSING AND HUMAN SERVICES						
((~~U-301~~)) H-102 King County shall work with ((~~cities~~)) jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, intermediary housing organizations, and the non-profit sector, to encourage a wide range of housing and to reduce barriers to the development and preservation of a wide range of housing within the Urban Growth Area that: a. Provides housing choices for people of all income levels, particularly ((~~located~~)) in areas with existing or planned high-capacity and frequent public transportation access ((~~networks including those that make it~~)) where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations such as shopping and health care; b. Meets the needs of ((~~our~~)) a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people with developmental disabilities and people with behavioral, physical, cognitive and/or functional disabilities, and	4-4, 4-5	**H-102** King County shall work with jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, intermediary housing organizations, and the non-profit sector, to encourage a wide range of housing and to reduce barriers to the development and preservation of a wide range of housing((~~ within the Urban Growth Area~~)), at an appropriate size and scale, that: a. Provides housing choices for people of all income levels, particularly in areas with existing or planned high-capacity and frequent public transportation access where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations such as educational facilities, shopping and health care; b. Meets the needs of a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people of color, children and vulnerable adults (including victims and survivors of domestic violence, human trafficking, and commercial sexual exploitation), people with developmental disabilities, ((~~and~~	4-3	**H-102** King County shall work with jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, intermediary housing organizations, and the non-profit sector, to encourage a wide range of housing and to reduce barriers to the development and preservation of a wide range of housing, at an appropriate size and scale, that: a. Provides housing choices for people of all income levels, particularly in areas with existing or planned high-capacity and frequent public transportation access where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations such as educational facilities, shopping and health care; b. Meets the needs of a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people of color, children and vulnerable adults (including victims and survivors of domestic violence, human trafficking, and commercial sexual exploitation), people with developmental disabilities, people with behavioral, physical, cognitive	Adds a new subsection e requiring King County to work to address the issue of gun violence.	**H-1** *McDermott*

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people who are homeless; c. Supports economic growth; and d. ((~~Ensures~~)) Supports King County's equity and social justice, and transformation plan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county.		))people with behavioral, physical, cognitive and/or functional disabilities, and people who are experiencing homelessness; c. Supports economic growth; and d. Supports King County's E((~~e~~))quity and S((~~s~~))ocial J((~~j~~))ustice Initiative((~~,~~)) and Health and Human Services T((~~t~~))ransformation P((~~p~~))lan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county.		and/or functional disabilities, and people who are experiencing homelessness; c. Supports economic growth; **((~~and~~))** d. Supports King County's Equity and Social Justice Initiative and Health and Human Services Transformation Plan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county**; and** **e. Fosters safety from gun injury and violence, including through expanding access to and availability of gun storage safes and identifying and utilizing design standards that are shown to increase connectivity and reduce violence. King County shall identify opportunities to encourage permanent firearm and safe medicine storage locations in every new construction private and public residential buildings**.		
--	--	--	--	**NEW TEXT:** As the Countywide Planning Policies note, residents in King County are facing an unmet need for housing that is affordable to households earning less than 80 percent of area median income. Recent data indicate that 295,000 households in King County spend more than 30 percent of their income on housing.[1] The lack of affordable housing is felt in every community in the county. A regional problem requires a regional approach. As such, King County and the	• Adds new lead-in text regarding affordable housing needs and Countywide Planning Policy requirements. • Adds a new policy, H-103a, that requires the county to work with jurisdictions and partners to identify and meet affordable	**H-2** *Balducci*

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				jurisdictions within the county have a shared responsibility to increase the supply of housing affordable to these households. Based on the identified need for affordable housing for households who are spending more than 30 percent of their income on housing, Countywide Planning Policy H-1 has established estimates of the countywide need for housing affordable to households with moderate, low and very-low incomes. The Countywide Planning Policies require King County and the jurisdictions located within King County to identify barriers to housing affordability and implement strategies to overcome them. The Countywide Planning Policies also require regional collaboration in meeting countywide housing growth targets and affordable housing needs, as well as in developing resources and programs to provide affordable housing. **NEW FOOTNOTE:** 1 Briefing 2015-B0143, based on data from 2015-2019 Consolidated Housing and Community Development Plan (Ordinance 18070) **NEW POLICY** **H-103a King County will work cooperatively with jurisdictions and partners to identify and meet affordable housing needs, including eliminating barriers to housing. This effort should take the form of a regional affordable housing plan that summarizes existing efforts and**	housing needs, and encourages development of a regional affordable housing plan.	

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				identifies the roles and strategies of the county, jurisdictions and partners to meet affordable housing needs.		
((~~U-327~~)) H-113 King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments, including environmental tobacco smoke, reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. King County should work on a regional level with jurisdictions to enact a comprehensive healthy housing code system in the county that provides for regular inspection of rental housing units for violations of healthy housing standards, including in unincorporated King County.	4-8	**H-113** King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments,((~~ including environmental tobacco smoke,~~)) reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. King County should work on a regional level with jurisdictions to ((~~enact a comprehensive healthy housing code system in the county that provides for regular inspection of rental housing units for violations of healthy housing standards, including in unincorporated King County~~))explore tools to ensure healthy housing is provided throughout the region.	4-6	**H-113** King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments, **including lead poisoning,** reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. King County should work on a regional level with jurisdictions to explore tools to ensure healthy housing is provided throughout the region.	Calls out lead poisoning as part of the harmful substances and environments that affordable housing should protect residents from exposure to.	**H-3** *Kohl-Welles Dembowski*

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H-154 King County shall work with partners and stakeholders to encourage the improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce asthma.	4-20	**H-154** King County shall work with partners and stakeholders to encourage the improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce problems such as asthma, falls and unintentional poisoning.	4-16	**H-154** King County shall work with partners and stakeholders to encourage the improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce problems such as asthma, falls and unintentional poisoning**. King County shall work with housing stakeholders and residents to make available information and resources that will reduce gun-related injury and violence, including increasing availability of safer firearm storage locations and devices and choosing housing designs that increase connectivity and reduce violence**.	Adds new sentence on gun safety.	**H-4** *McDermott*
H-204 King County shall apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments that help all residents to live in thriving communities where they have the opportunity to make healthy choices. King County shall support: a. Access to safe and convenient opportunities to be physically active, including access to walking, bicycling, recreation and transit infrastructure; b. Access to healthy and affordable foods; c. Protection from exposure to harmful environmental agents and infectious disease is reduced and minimized;	4-31	**H-204** King County shall strive to apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments ((~~to~~))that help all residents to live in thriving communities where they have the opportunity to make healthy choices. King County shall support: a. Access to safe and convenient opportunities to be physically active, including access to walking, bicycling, recreation and transit infrastructure; b. Access to healthy((~~ and~~)), affordable foods; c. Protection from exposure to harmful environmental agents and infectious disease is reduced and minimized;	4-23, 4-24	**H-204** King County shall strive to apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments that help all residents to live in thriving communities where they have the opportunity to make healthy choices. King County shall support: a. Access to safe and convenient opportunities to be physically active, including access to walking, bicycling, recreation and transit infrastructure; b. Access to healthy, affordable foods **and the elimination of food deserts**; c. Protection from exposure to harmful environmental agents and infectious disease **((~~is reduced and~~**	• Adds to subsection b that the County will support the elimination of food deserts. • In subsection c, removes "is reduced and minimized" in regards to infections disease, and adds a requirement that the county will support regional efforts to test children for exposure to lead poisoning.	**H-5** *Kohl-Welles* *Dembowski*

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d. Access to transportation systems that are designed to prevent pedestrian, bicyclist and driver injuries; e. Residential neighborhoods free from violence and fear of violence; f. Protection from involuntary exposure to second hand tobacco smoke and under-age access to tobacco products; g. Community amenities and design that maximizes opportunities for social connectivity and stress reduction; h. A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community.		d. Access to transportation ((~~systems~~))infrastructure ((~~that are~~))designed to prevent pedestrian, bicyclist and ((~~driver~~))motor vehicle-related injuries; e. Residential neighborhoods free from violence and fear of violence; f. Protection from involuntary exposure to second hand tobacco smoke and under-age access to tobacco products; g. Community amenities and design that maximizes opportunities for social connectivity and stress reduction; and h. A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community.		**~~minimized~~)), including regional efforts to test children (at 12 months and 24 months) for exposure to lead poisoning**; d. Access to transportation infrastructure designed to prevent pedestrian, bicyclist and motor vehicle-related injuries; e. Residential neighborhoods free from violence and fear of violence; f. Protection from involuntary exposure to second hand tobacco smoke and under-age access to tobacco products; g. Community amenities and design that maximizes opportunities for social connectivity and stress reduction; and h. A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community.		

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--	--	--	--	**H-209 King County shall work to address the public health crisis of gun violence. King County shall collect epidemiological and other data on gun-related injury and death in King County, and engage with cities, local neighborhoods, non-profit, and retailer partners in order to create policy and other solutions that can keep our families and communities safe. King County shall make available resources that foster safety from gun injury and violence, such as LOK-IT-UP, which promotes safe storage of firearms.**	Adds a new policy requiring King County to work to address gun violence.	**H-6** *McDermott*
CHAPTER 5 ENVIRONMENT						
E-101 In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives should be monitored to determine their effectiveness in terms of protecting natural resources.	5-6	**E-101** In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives should be monitored to determine their effectiveness in terms of protecting natural resources.	5-5	**E-101** In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives **((~~should~~))** **shall** be monitored **and periodically reviewed** to determine their effectiveness in terms of protecting natural resources.	• Would require, rather than encourage, environmental incentives to be monitored for effectiveness. • Would also add that the incentives will be periodically reviewed, in addition to monitored.	**E-1** *Kohl-Welles*

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E-424 ((~~The county~~)) King County should steward public lands well and should integrate fish and wildlife habitat considerations into capital improvement projects whenever feasible. Fish and Wildlife Habitat Conservation Areas should be protected and, where possible, enhanced as part of capital improvement projects.	5-44	**E-424** King County should steward public lands well and should integrate fish and wildlife habitat considerations into capital improvement projects whenever feasible. Fish and Wildlife Habitat Conservation Areas should be protected and, where possible, enhanced as part of capital improvement projects.	5-42	**E-424** King County **((~~should~~)) shall** steward public lands well and **((~~should~~)) shall** integrate fish and wildlife habitat considerations into capital improvement projects whenever feasible. Fish and Wildlife Habitat Conservation Areas should be protected and, where possible, enhanced as part of capital improvement projects.	• Would require, rather than encourage, the County to steward public lands well. • Would also require, rather than encourage, the county to integrate habitat considerations in to capital improvement projects whenever feasible.	**E-2** *Kohl-Welles*
E-439 King County should review fish and wildlife surveys and assessments with local application to King County and consider additional habitat protections where warranted. Habitat protection should be accomplished through incentives, cooperative planning, education, habitat acquisition, habitat restoration, or other appropriate actions based on best available science.	5-51	**E-439** King County should review fish and wildlife surveys and assessments with local application to King County and consider additional habitat protections where warranted. Habitat protection should be accomplished through incentives, cooperative planning, education, habitat acquisition, habitat restoration, or other appropriate actions based on best available science.	5-48, 5-49	**E-439** King County **((~~should~~)) shall** review fish and wildlife surveys and assessments with local application to King County and consider additional habitat protections where warranted. Habitat protection should be accomplished through incentives, cooperative planning, education, habitat acquisition, habitat restoration, or other appropriate actions based on best available science.	Would require, rather than encourage, fish and wildlife surveys and assessments to be reviewed with local application to King County.	**E-3** *Kohl-Welles*
CHAPTER 9 SERVICES, FACILITIES AND UTILITIES						
F-208 Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act.	9-5	**F-208** Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act.	9-5	**((~~F-208 Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act.~~))**	Would remove policy F-208, which encouraged public spending to be directed to the UGA and coordinated to comply with concurrency requirements.	**F-1** *Lambert*

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F-209 In the Rural Area and Natural Resource Lands, services provided by agencies should support a rural level of development and not facilitate urbanization.	9-5	**F-209** In the Rural Area and Natural Resource Lands, services provided by agencies should support a rural level of development and not facilitate urbanization.	9-5	**F-209** In the Rural Area and Natural Resource Lands, services provided by agencies should support a rural level of **((~~development and not facilitate urbanization~~))** **service that meets the needs of the community**.	Would encourage that rural services support a rural level of service that meets the needs of the community, rather than supporting a rural level of development that does not facilitate urbanization.	**F-2** *Lambert*
CHAPTER 12 IMPLEMENTATION, AMENDMENTS AND EVALUATION						
--	--	**I-101a** King County should evaluate the potential equity and social justice implications of policies and regulations involving locally unwanted land uses (LULUs). Locally unwanted land uses should be sited with equity considerations in mind in order to avoid concentrations in disadvantaged communities.	12-3	**NEW TEXT:** Siting public and private uses in communities can at times lead to concerns and objections from neighbors resulting from the real or perceived impacts of proposed uses. There is also a risk that objections to these "locally unwanted land uses" (LULUs) can lead to some uses becoming overly-concentrated in some communities, particularly in historically disadvantaged areas. In response, governments should evaluate the potential equity and social justice implications, including the beneficial and/or adverse impacts, of policies and regulations involving such uses. **I-101a ((~~King County should evaluate the potential equity and social justice implications of policies and regulations involving locally unwanted land uses (LULUs). Locally unwanted land uses should be sited with equity considerations in mind in order to avoid concentrations in disadvantaged~~**	Replaces I-101a with a new version, which includes: new lead-in text regarding LULUs and replaces the policy with language that utilizes the Equity Impact Review Tool, consistent with other policies in the plan. Relates to Amendment G-1.	**I-1** *Dembowski*

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				~~communities.~~)) **Equity and social justice principles will be used by King County as an important consideration in developing zoning and development regulations governing public and private uses, in siting public facilities, and in evaluating land use decisions. Results from the Equity Impact Review Tool will be used where appropriate.**		
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 ((~~(UGA)~~)) Boundary. Substantive amendments and changes to the ((~~UGA~~)) Urban Growth Area Boundary may be considered in the annual amendment cycle only if the proposed amendments are necessary for the protection and recovery of threatened and endangered species, or to implement: a. A proposal for a Four-to-One project; or 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	12-4, 12-5	**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 ((~~c~~))Comprehensive ((~~p~~))Plan policies and development regulations or that alter the Urban Growth Area Boundary. Substantive amendments and changes to the Urban Growth Area Boundary may be considered in the annual amendment cycle only if the proposed amendments are necessary for the protection and recovery of threatened and endangered species, or to implement: a. A proposal for a Four-to-One project; or 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	12-4, 12-5	**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 and changes to the Urban Growth Area Boundary may be considered in the annual amendment cycle only if the proposed amendments are necessary for the protection and recovery of threatened and endangered species, or to implement: a. A proposal for a Four-to-One project; or 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**.((**~~;~~	Removes subsection c, which allowed for consideration of a mining site conversion demonstration project during the annual Comprehensive Plan update cycle. Relates to Amendment 1 to the code.	**I-2** *Kohl-Welles*

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wastewater treatment study.((~~Changes related to a mining site conversion demonstration project. The demonstration project shall evaluate and address:~~ ~~1. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site;~~ ~~2. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights;~~ ~~3. the need for a site design that compatibly integrates any proposed residential development on the demonstration project site with uses occurring on the adjacent rural or forest production district lands, especially if the proposed residential development utilizes modified standards for lot clustering and/or transfer of development rights;~~ ~~4. the levels and standards for reclamation of mining sites that are appropriate to their use either for long-term forestry and/or for residential development; and~~ ~~5. the need to ensure that the demonstration project provides an overall public benefit by providing~~		wastewater treatment study((~~.~~)); or c. Changes related to a mining site conversion demonstration project. The authority for consideration of such a demonstration project shall expire with adoption of the 2019 annual comprehensive plan update or December 31, 2019, whichever is later. To be considered during an annual update cycle, no later than December 31 of the year proceeding the update, the project proponent shall submit to the county council its proposal for alternative development standards and processes to be tested an evaluated through the demonstration project. The demonstration project shall evaluate and address: 1. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site; 2. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights; 3. the need for a site design that compatibly integrates any proposed residential development on the demonstration project site with uses occurring on the		~~**or**~~ ~~**c. Changes related to a mining site conversion demonstration project. The authority for consideration of such a demonstration project shall expire with adoption of the 2019 annual comprehensive plan update or December 31, 2019, whichever is later. To be considered during an annual update cycle, no later than December 31 of the year proceeding the update, the project proponent shall submit to the county council its proposal for alternative development standards and processes to be tested an evaluated through the demonstration project. The demonstration project shall evaluate and address:**~~ ~~**1. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site;**~~ ~~**2. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights;**~~ ~~**3. the need for a site design that compatibly integrates any proposed residential development on the**~~		

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~~permanent protection, as designated park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands.~~))		adjacent rural or forest production district lands, especially if the proposed residential development utilizes modified standards for lot clustering and/or transfer of development rights; 4. the levels and standards for reclamation of mining sites that are appropriate to their use either for long-term forestry and/or for residential development; and 5. the need to ensure that the demonstration project provides an overall public benefit by providing permanent protection, as designated park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands.		~~**demonstration project site with uses occurring on the adjacent rural or forest production district lands, especially if the proposed residential development utilizes modified standards for lot clustering and/or transfer of development rights;**~~ ~~**4. the levels and standards for reclamation of mining sites that are appropriate to their use either for long-term forestry and/or for residential development; and**~~ ~~**5. the need to ensure that the demonstration project provides an overall public benefit by providing permanent protection, as designated park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands.**~~**))**		

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--	--	**--**	--	**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 and changes to the Urban Growth Area Boundary may be considered in the annual amendment cycle only if the proposed amendments are necessary for the protection and recovery of threatened and endangered species, or to implement: … **; or** **d. Changes related to the 2016 Sammamish Valley Area Wine and Beverage Industry Study.**	Amends policy I-203 to add ability to address changes related to the 2016 winery study during the annual Comprehensive Plan update cycle. Relates to Amendment 2 to the code.	**I-3** *Dembowski*

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TEXT CHANGE: In accordance with the Growth Management Act (((~~GMA~~))) , King County and its cities work together to monitor the Countywide Planning Policies and their respective comprehensive plans. Past programs have included the *Annual Growth Report* and the *King County Benchmark Program*. ((~~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.~~	12-6	**TEXT CHANGE:** In accordance with the Growth Management Act, King County and its cities ((~~work together to monitor the Countywide Planning Policies and their respective comprehensive plans. Past programs have included the *Annual Growth Report* and the *King County Benchmark Program.*~~))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.	12-7	**TEXT CHANGE:** 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.	Amends lead-in text to direct that the County and its cities will work together to employ review and evaluation through the King County Benchmark Program.	**I-4** *Lambert*

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--	--	**WORKPLAN ACTION 11 CHANGE:** 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; 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, o plat approvals, o commercial developments, o parks & trails planning, and o transit planning and access to transit.	12-19	**WORKPLAN ACTION 11 CHANGE:** 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.	Amends Workplan Action 11: Bicycle Network Planning Report: • Adds air filling stations to the list of examples of potential bicycle infrastructure needs. • Calls out lighting standards as an area that the report will evaluate as part of the review of roadway designs and standards.	**I-5** *Lambert Dembowski*

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

Executive Transmittal Proposed Policy	Location in Transmittal	Striking Amendment S1 Proposed Policy	Location in Striking Amendment	Amendment to S1 Proposed Policy (Compared to S1)	Effect of Amendment to S1	#
--	--	--	--	**NEW WORKPLAN ITEM:** **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 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	Adds a new Workplan action item that directs the Executive to update the County's development and roadway standards to address ingress/egress issues for plats and subdivisions.	**I-6** *Lambert*

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

Executive Transmittal Proposed Policy	Location in Transmittal	Striking Amendment S1 Proposed Policy	Location in Striking Amendment	Amendment to S1 Proposed Policy (Compared to S1)	Effect of Amendment to S1	#
				subdivisions over a certain size and increasing the distance between adjacent intersecting streets. The transmittal letter for the ordinance(s) shall indicate the rational 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.		

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GLOSSARY						
--	--	**Locally Unwanted Land Use (LULU)** A locally unwanted land use is a use that has real or perceived externalities that leads individuals to object to the use locating in their community. Externalities such as environmental or health hazards, impacts to local property values, loss of views or other aesthetic impacts, or security risks are often cited as reason for objection to the use.	G-14	**((~~Locally Unwanted Land Use (LULU)~~** **~~A locally unwanted land use is a use that has real or perceived externalities that leads individuals to object to the use locating in their community. Externalities such as environmental or health hazards, impacts to local property values, loss of views or other aesthetic impacts, or security risks are often cited as reason for objection to the use.~~))**	Removes definition for LULUs. Relates to Amendment I-1.	**G-1** *Dembowski*
KING COUNTY CODE						
ORDINANCE 2016-0155, Section 6: B. Every year the Comprehensive Plan may be amended to address technical updates and corrections, and to consider amendments that do not require substantive changes to policy language, changes to the priority areas map, or changes to the urban growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section. This review may be referred to as the annual cycle. The Comprehensive Plan, including subarea plans, may be amended in the annual cycle only to consider the following: … 5. ((~~A mining site conversion demonstration project. The~~	Lines 153-171	**ORDINANCE 2016-0155 (S1), Section 7:** B. Every year the Comprehensive Plan may be amended to address technical updates and corrections, and to consider amendments that do not require substantive changes to policy language, changes to the priority areas map, or changes to the urban growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section. This review may be referred to as the annual cycle. The Comprehensive Plan, including subarea plans, may be amended in the annual cycle only to consider the following: … 5. A mining site conversion demonstration project. The authority	Lines 280-304	**AMDT TO ORDINANCE 2016-0155 S1, Section 7:** B. Every year the Comprehensive Plan may be amended to address technical updates and corrections, and to consider amendments that do not require substantive changes to policy language, changes to the priority areas map, or changes to the urban growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section. This review may be referred to as the annual cycle. The Comprehensive Plan, including subarea plans, may be amended in the annual cycle only to consider the following: … **5. ((~~A mining site conversion demonstration project. The~~**	Removes allowance for consideration of a mining site conversion demonstration project during the annual Comprehensive Plan update cycle. Relates to Amendment I-2 to policy I-203.	**1** *Kohl-Welles*

Executive Transmittal Proposed Policy	Location in Transmittal	Striking Amendment S1 Proposed Policy	Location in Striking Amendment	Amendment to S1 Proposed Policy (Compared to S1)	Effect of Amendment to S1	#
~~demonstration project shall evaluate and address:~~ ~~a. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site;~~ ~~b. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights;~~ ~~c. the need for a site design that compatibly integrates any proposed residential development on the demonstration project site with uses occurring on the adjacent rural or forest production district lands, especially if the proposed residential development utilizes modified standards for lot clustering and/or transfer of development rights;~~ ~~d. the levels and standards for reclamation of mining sites that are appropriate to their use either for long-term forestry and/or for residential development; and~~ ~~e. the need to ensure that the demonstration project provides an overall public benefit by providing permanent protection, as designated~~		for consideration of such a demonstration project shall expire with adoption of the 2019 annual comprehensive plan update or December 31, 2019, whichever is later. To be considered during an annual update cycle, no later than December 31 of the year proceeding the update, the project proponent shall submit to the county council its proposal for alternative development standards and processes to be tested an evaluated through the demonstration project. The demonstration project shall evaluate and address: a. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site; b. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights; c. the need for a site design that compatibly integrates any proposed residential development on the demonstration project site with uses occurring on the adjacent rural or forest production district lands, especially if the proposed residential		**~~demonstration project shall evaluate and address:~~** **~~a. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site;~~** **~~b. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights;~~** **~~c. the need for a site design that compatibly integrates any proposed residential development on the demonstration project site with uses occurring on the adjacent rural or forest production district lands, especially if the proposed residential development utilizes modified standards for lot clustering and/or transfer of development rights;~~** **~~d. the levels and standards for reclamation of mining sites that are appropriate to their use either for long-term forestry and/or for residential development; and~~** **~~e. the need to ensure that the demonstration project provides an overall public benefit by providing permanent protection, as designated~~**		

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Executive Transmittal Proposed Policy	Location in Transmittal	Striking Amendment S1 Proposed Policy	Location in Striking Amendment	Amendment to S1 Proposed Policy (Compared to S1)	Effect of Amendment to S1	#
~~park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high-valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands;~~))		development utilizes modified standards for lot clustering and/or transfer of development rights; d. the levels and standards for reclamation of mining sites that are appropriate to their use either for long-term forestry and/or for residential development; and e. the need to ensure that the demonstration project provides an overall public benefit by providing permanent protection, as designated park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high-valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands;		**~~park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high-valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands;~~))**		
--	--	--	--	**AMDT TO ORDINANCE 2016-0155 S1, Section 7:** B. Every year the Comprehensive Plan may be amended to address technical updates and corrections, and to consider amendments that do not require substantive changes to policy language, changes to the priority areas map, or changes to the urban growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section. This review may	Amends policy I-203 to add ability to address changes related to the 2016 winery study during the annual Comprehensive Plan update cycle. Relates to Amendment I-4 to policy I-203.	**2** *Dembowski*

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

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				be referred to as the annual cycle. The Comprehensive Plan, including subarea plans, may be amended in the annual cycle only to consider the following: … **13. Changes related to the 2016 Sammamish Valley Area Wine and Beverage Industry Study;**		

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King County Council
Schedule for 2016 King County Comprehensive Plan
(As of 8/10/16, Subject to change)

March 1	Transmittal of King County Executive's proposed 2016 King County Comprehensive Plan.
March 15 9:30 a.m.	**Briefing in Transportation, Economy and Environment Committee.** Anticipated topics (subject to change): • *Committee review process overview* • *Land use proposals/Area Zoning Studies* • *Chapter 11 Community Service Area Planning* • *Chapter 12 Implementation, Appendix D Growth Targets* **Opportunity for public comment**
April 6 **6:30 p.m.**	**Committee of the Whole Town Hall - Special Evening Meeting** ***Location: Gracie Hansen Community Center at Ravensdale Park (Rock Creek Sports) - 27132 SE Ravensdale Way, Ravensdale WA*** **Opportunity for public comment on proposed 2016 Comprehensive Plan**
May 3 9:30 a.m.	**Briefing in Transportation, Economy and Environment Committee.** Anticipated topics (subject to change): • *Chapter 1 Regional Planning* • *Chapter 3 Rural Area and Natural Resource Lands* • *Chapter 8 Transportation, Appendix C Transportation, C1 Transportation Needs Report* • *Chapter 10 Economic Development* • *Development code updates (Proposed Ordinance 2016-0155)* **Opportunity for public comment**
May 17 9:30 a.m.	**Briefing in Transportation, Economy and Environment Committee.** Anticipated topics (subject to change): • *Chapter 2 Urban Communities* **Opportunity for public comment**
May 31 9:30 a.m.	**Briefing in Transportation, Economy and Environment Committee.** Anticipated topics (subject to change): • *Chapter 4 Housing and Human Services, Appendix B Housing* **Opportunity for public comment**
June 7 9:30 a.m.	**Briefing in Transportation, Economy and Environment Committee.** Anticipated topics (subject to change): • *Chapter 7 Parks, Open Space and Cultural Resources, Appendix C2 – Regional Trail Needs Report* **Opportunity for public comment**
June 21 9:30 a.m.	**Briefing in Transportation, Economy and Environment Committee.** Anticipated topics (subject to change): • *Chapter 5 Environment* • *Chapter 6 Shorelines* **Opportunity for public comment**

June 28 9:30 a.m.	**Briefing in Transportation, Economy and Environment Committee.** Anticipated topics (subject to change): • *Climate Change (all chapters)* • *Equity and Social Justice (all chapters)* **Opportunity for public comment**
July 5 10:30 a.m.	**Briefing in Transportation, Economy and Environment Committee.** Anticipated topics (subject to change): • *Chapter 9 Services, Facilities and Utilities, Appendix A – Capital Facilities* • *Real Property Asset Management Plan (Proposed Ordinance 2016-0159)* **Opportunity for public comment**

August 16
9:30 a.m.
	Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):
	• *Follow up on identified issues in:*
	  o *All Chapters in the 2016 Comprehensive Plan*
	  o *Development code updates (Proposed Ordinance 2016-0155)*
	  o *Real Property Asset Management Plan (Proposed Ordinance 2016-0159)*
	Opportunity for public comment

August 24 1:30 p.m.	**Briefing in Special Transportation, Economy and Environment Committee.** Anticipated topics (subject to change): • *Follow up on land use proposals* **Opportunity for public comment**
September 6 9:30 a.m.	**Briefing in Transportation, Economy and Environment Committee.** Anticipated topics (subject to change): • *Chair's Striking Amendment* **Opportunity for public comment**
September 20 9:30 a.m.	**Possible vote in Transportation, Economy and Environment Committee** • *Includes consideration of possible amendments* **Opportunity for public comment**
November 28 Time TBD	**Anticipated public hearing at full Council** **Opportunity for public comment**
December 5 Time TBD	**Possible vote at full Council** • *Includes consideration of possible amendments*

Unless otherwise noted, all meetings will take place in the Council Chambers on the 10th Floor of the King County Courthouse, at 516 3rd Ave, Seattle WA.

2016 King County Comprehensive Plan
Frequently Used Acronyms

APD	Agricultural Production District
CIP	Capital Improvement Program
CPP	Countywide Planning Policy
ESA	Endangered Species Act
FCC	Fully Contained Community
FPD	Forest Production District
GMA	Growth Management Act
GMPC	Growth Management Planning Council
HOT	High Occupancy Toll
HOV	High Occupancy Vehicle
ITS	Intelligent Transportation Systems
KCCP	King County Comprehensive Plan
KCSP	King County Strategic Plan
LID	Low Impact Development
LOS	Level of Service
LSRA	Locally Significant Resource Area
MPP	Multi-county Planning Policies
MPS	Mitigation Payment System
PAA	Potential Annexation Area
PBRS	Public Benefit Rating System
PSRC	Puget Sound Regional Council
RSRA	Regionally Significant Resource Area
RWSP	Regional Wastewater Services Plan
SCAP	Strategic Climate Action Plan
SPPT	Strategic Plan for Public Transportation
SPRS	Strategic Plan for Road Services
SEPA	State Environmental Policy Act
TAM	Transportation Adequacy Measure
TDR	Transfer of Development Rights
TDM	Transportation Demand Management
TNR	Transportation Needs Report
TOD	Transit Oriented Development
UGA	Urban Growth Area
UGB	Urban Growth Boundary
UPD	Urban Planned Development
UTRC	Utilities Technical Review Committee

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New Comments on the Comprehensive Plan from the Council Web Site
Updated September 16, 2016

Name		Dist	COMMENT
Todd	Reedy	9	I feel very strongly that it would be inappropriate to rezone parcel #3423059034 from it's current R-6 to a proposed R-18 due to the inadequacy of the intersection of SE 180th St and 140th Ave SE to provide for the safe ingress and egress of the additional residents. When exiting SE 180th St and turning left onto 140th Ave SE there is insufficient sight distance to the north. I would like the County to tell me what the entering sight distance is for this intersection and how it meets road standards. There is insufficient intersection spacing both to the intersection to the north of SE 180th St and to the south of SE 180th St on 140th Ave SE. 140th Ave SE is classified as a principal arterial requiring spacing between adjacent intersecting streets of 1000 feet. The distance to the intersecting street to the north (SE 177th St) is 475 feet and the distance to the intersecting street to the south (SE 179th Pl) is 340 feet. In addition to the inadequacy of the road system to handle the additional residents, all of the land immediately adjacent to Parcel #3423059034 is zoned R-6. Rezoning to R-18 would be creating an island of R-18 surrounded by R-6 zoned land. This certainly appears to be an attempt to benefit a single property owner while negatively impacting the quality of life for other area property owners. We were first notified by King County about the proposal to rezone this parcel and the desire of the property owner to build a 68 unit apartment building on it on September 12th. I am unable to attend the meeting on September 20th to voice my opposition to this proposal and do not think area residents were given sufficient time to weigh in on the proposal.
Robert	Lowenstein	9	I am writing my comment about the 2016 Comprehensive plan including Fairwood A Purposals and rezoning deliberation. First let me say I would like to see the properties being considered for rezoning from R6 to R18 to stay as they are now as this is a nice area to be able to walk your dog. However I am realistic and know building is going to take place sooner than later. I would be in favor of the County Executive recommendation of rezoning the northern-most pracel of Wesley Homes property (3423059035) from R-6 to R18 and leaving the remaining 3 parcels (3423059031) (3423059061) and (3423059034) of the Wesley Homes and Wayne's Place sites R-6. My opinion is based on traffic considerations as well as police and fire safety. Thank you for your consideration. Robert Lowenstein lowensro@hotmail.com
Kristin	Hoag	9	Please note that I am MOST opposed to the proposal from Gerald Schneider to build an apartment complex at the corner of 140th Ave SE and SE 180th St parcel 3423059034. Main reasons are: * too much congestion already and a 68 unit apartment building would bring at LEAST 68 - 136 more cars daily into our already very congested roads * we do not have enough grocery stores (currently down to just 1 - Safeway; where we used to have 3- including QFC and Albertsons) * not enough gas stations (only have the 1 Arco) I strongly oppose this 68 unit apartment building going in and want to see the zoning kept to R-6.

New Comments on the Comprehensive Plan from the Council Web Site

Updated September 16, 2016

Name		Dist	COMMENT
Marcia	Whitcomb	9	We have so much traffic in this area especially with Carriage Crest School nearby. My husband, James Whitcomb, and I feel the Senior Community would be an asset but not more apartments. There are already huge apartment complex's on the East & West side of Petrovitsky & 140th Ave. A very good addition would be condo's and/or single family homes that would help the renter's become homeowners. Please, consider our opinion in this matter. Marcia & James Whitcomb
David	Henrich	9	Hello, I received a letter in the mail regarding 1. a proposal from Wesley Homes to build a Continuing Care Retirement Community 2. a proposal from Gerald Schneider to build a multifamily apartment complex at the corner of 140th Ave SE and SE 180th ST, which is close to my house in Fairwood Firs. I am STRONGLY AGAINST both of these, and even more so against the apartment complex. Both of these will significantly increase the amount of traffic and visitors in the area due to habitants, visitors and working staff. Regarding the apartment complex. there are already too many apartment complexes in the immediate neighborhood. Being a homeowner, I DO NOT want to see another one added. We have already had issues with occupants from the existing apartment complexes using our private parks, vandalism and crime. The addition of an other apartment complex, puts MY community at risk for EVEN MORE crime, traffic and overpopulation of the schools my children will go to. This will add ZERO value to MY community and if anything could devalue the value of my property. The only one that has anything to gain is the developer. Everyone I have spoke to is STRONGLY against this happening. Please represent us properly and DO NOT let this change take place. Thank you for your time! -David

New Comments on the Comprehensive Plan from the Council Web Site
Updated September 16, 2016

Name		Dist	COMMENT
Steve	Schuh	9	In reference to potential rezone of Wesley Homes parcels 3423059031, 3423059061,3423059035 and Gerald Schneider parcel 3423059034: I am opposed to changing the current zoning from R-6 on any of the parcels. the current roads will not handle the increased traffic. Too many 1-2 acre lots in this area are being plowed under with high density housing going in. It is apparent. that once the zoning is changed any current plans for the properties can also change, ref the Schneider parcel. It is very likely that once the zoning changes on these parcels, any surrounding parcels would eventually also be rezoned, and high density housing would be built up (apartments or mushroom houses) I live in the Forest Estates Sub Division, which is served by 134th Ave SE, off of SE192nd St. It is currently blocked at the North end of our neighborhood, with access for emergency vehicles only. My concern is that the county will open 134th to thru traffic due to development on the northern parcels. The increased traffic would be unacceptable; it would become a short cut for traffic wishing to access 192nd. What is now a quiet residential street would become a thoroughfare We have a grade school near by, and many children use 134th, and cross it daily. There is already a new sub division going in to East of our neighborhood that will be connecting to our roads. The County seem fine with allowing adverse impact to our long existing neighborhood. I am not. Thank You, Steve Schuh
Amber	Henrich	9	I want to first say thank you to Reagan Dunn for sending out the informative letters to notify us of the two proposals that will direct affect me regarding Fairwood A proposal. I also appreciate the opportunity to give my input on the matter. I was born and raised in Fairwood and now live here raising my own children. I appreciate the unique community that we have here and feel protective over keeping it a great family area. This is why I feel strongly opposed to the two proposed actions, specifically the apartment complex. I've already witnessed a lot of criminal activity and suspicious activity around the apartments we currently have in Fairwood. I believe that its certain people from those apartments that has caused property damage to my neighborhood as well. Apartment complexes traditionally increase crime activity, decrease home values, and negatively impact education/schools in their area. As a parent and home ownder, I want to protect my children from both of these things. I also worry about the amount of traffic it will bring to the area as well. I worry about how the community can support it and to the safety of my family with increased traffic load. As an unincorporated area, I worry we have the resources in terms of police and first responders to support the added traffic and population. Honestly, I feel that adding apartment complex would change the whole feel of this amazing community and I am deeply saddened that this could happen. I see more value in adding more homes or other business that would help bring economic growth to the area such as shopping and restaurants. Thank you again for consider the input of the community. Amber Henrich

New Comments on the Comprehensive Plan from the Council Web Site
Updated September 16, 2016

Name		Dist	COMMENT
Sue	Holbink	3	I am commenting on 21A.38.260 Special District Overlay – Fall City business district. There is language (on page 5 of that section) that says: 'However, a Special District Overlay (SDO) was created to allow all property within the commercial district to be zoned for commercial development but not allow chain stores or other incompatible uses. I don't believe that the term "chain stores" is specifically addressed pursuant to a response I received from Christine Jensen, Principal Legislative Analyst / King County Council that said: "The Special District Overlay (SDO) for the Fall City Business District does not specifically address the term "chain stores." The exact text of the SDO is included below, none of which addresses this term or the intent of the term. In fact, the King County zoning code as a whole (not just specific to the uses allowed in Fall City) does not address this term at all. So, I am not sure what exactly prompted the staff that wrote that study to make that statement about "chain stores" … I believe the SDO is more about guiding the uses to those that are compatible with the size and scale of the local community – and maybe that was the intent of what that staff was trying to get at when saying chain store. So, long answer short, "chain stores" (a series of stores owned by one company and selling the same merchandise in different locations) are allowed. I hope that helps to clarify. " I would appreciate that you take into consideration the following: What constitutes a chain store (national chains like Starbucks and McDonalds, regional chains like Bartells, or more local chains like Mercury Coffee) and does the term need to be defined? Also, are there square footage limitations, parking requirements, or design guidelines specified to insure that any permit requests take into account the rural character of the existing Fall City Business District? What exists in the zoning code to enforce these definitions? From my experience, the only way Department of Permitting and Environmental Review can restrict any type of proposed development is if there are legally defined and enforceable rules. Thank you, Sue Holbink, Fall City Resident

Tom Carpenter comment, TrEE Committee

Parcel 1457500005

12811 164th Ave SE, Renton, WA 98059

REQUEST OF THE COUNCIL

LAND USE & ZONING

- Legislatively rezone the entire parcel to R1 (aligned to Renton's 2006 pre-zoning)
- Adjust the shape of the RB portion of the property to only include the grandfathered in mobile office and parking lot.

BEHAVIOR

- Councilmembers Lambert and Dunn, who advocated for the owners and sponsored the 2012 legislative rezone that was specifically intended to benefit one party, contact the property owners to make sure they know the council does not support the behaviors.
- The county contact WA DOL requesting the business license for the used car dealership be suspended pending 1) compliance with the settlement, current rezone requirements, and codes, and 2) demonstrated behavior that such compliance will continue when the license is re-activated.

DPER

- Formally request that DPER and the lawyer involved provide justification for the enforcement and settlement actions.
- Engage the Ombudsman deputy who's been involved for the last few months.

ENFORCEMENT

- Why has DPER, been unable or unwilling to enforce the code and rezone requirements? Is it lack of enforcement capabilities (e.g. Mt Anderson), systemic practices, etc.?
- Councilmembers Dunn and Lambert contact DPER requesting they enforce the conditions and codes for this parcel.

SETTLEMENT

- Why did DPER settle the code violation? The property owners had little or no leverage, and, given their history, had plenty of time to comply with requirements.
- Why did DPER allow the owners to use the 10-foot strip of land on the north side of the property? It extends the used car dealership footprint beyond the grandfathered prior use, onto pervious surface into the sensitive area.
- Why did DPER add any reference to the owners' desire to build a garage outside the grandfathered prior use?

CODE

- Advocate that the changes in code, motivated by Mt Anderson (i.e. longer-term and/or recurring actions), will also apply to the scale of this situation.

POTENTIAL ANNEXATION AREAS

- The county continues to take the position of merely informing PAA cities of actions (e.g. rezone) within a city's PAA. It's highly probable this is a legal issue regarding jurisdictional authority.
- The only joint planning the county authorizes is an annexation ILA.

Renton made multiple requests that the county NOT rezone the property for regional business, a request ignored by the Council. Although not directly related to the specific issues with the property, it begs the question regarding the county's commitment to work with cities regarding PAAs even without an annexation planning ILA.

The current comp plan package includes a letter from Renton expressing frustration with the county's lack of response to their multiple requests for a planning ILA for the PAAs.

- Modify policy to state the county "shall" align any land use actions in a PAA to a city's pre-zoning.
- Create a planning ILA for Renton's PAAs that addresses the list of issues residents have described to both the county and the city, including land use, community planning, and density bonuses.

COMMUNITY PLANNING PRIORITIES

Proposed KCCP changes include community planning. Areas like Vashon are highest priority and areas like that which includes the Renton PAA (the property location) are lowest priority. The Council has an emphasis on PAAs in the current update.

- Adjust the priority for communtiy plannig to emphasize PAA areas
- Modify the approach to allow for a planning ILA that does not necessarily include an annexation commitment.

Background

PARCEL

- Parcel 1457500005, on the plateau east of Renton, is mostly inside the boundary of a Category I wetland and habitat. The remaining portion is well within the sensitive area buffers.
- The wetland includes Cemetery Pond, a regional storm water retention/detention facility.
- The wetland and habitat, part of a stewardship program involving local residents and KC DNRP, was the focus of a water and wildlife restoration project that removed over 19 tons of illegal dumping and noxious plants, and planted over 775 native plants.

LAND USE & ZONING

- In 2012, a legislative rezone was approved for the northern 175-feet of the parcel, realizing a potential Regional Business (RB) zoning. The RB allowed the property owners to start a used car business.
- Two prior administrative rezone attempts by failed because RB was ruled to be inappropriate for the parcel. The Council confirmed the 2008 ruling by ordinance.
- The parcel is on the plateau east of Renton in one of the city's PAAs. Renton pre-zoned the parcel R-1 in 2006.
- Renton formally requested King County deny the RB rezone because of incompatibility with their plans for the PAA.

OWNERS

- There have been at least 12 enforcement actions including a code violation Oct 2015.
- They've been compliant for less than a third of time they've owned the parcel, and have been continuously out of compliance since one month after the 2012 legislative rezone.
- As recently as last week, the owners have taken three new actions out of compliance with the conditions and codes: repaved in a sensitive area, have a boat for sale in violation of the rezone conditions, and washed vehicles without runoff control, also a violation of rezone conditions.
- To put a cherry on top of all this, the owners, who are immigrants, are accusing the residents, who are stewarding the area, of being racially prejudiced.

From: Chris McNeece
To: CouncilCompPlan
Subject: Fairwood A Rezoning Proposal
Date: Thursday, September 15, 2016 7:53:14 AM

Dear Council Members,

I would like to voice my concern over the upcoming "Fairwood A" proposal. I understand you will be voting next week to determine whether or not to allow for rezoning to higher density levels per acre. I have no problem with the retirement center or condominium proposals, but I understand there is also an apartment complex proposed, of which I would certainly not be in favor. I also understand that the property owners of these (4) parcels would be able to modify their proposals after rezoning is approved. I am certain you are aware of all the many reasons why persons living in Fairwood (I own a home in the Fairwood Crest neighborhood) would be opposed to a new, large apartment complex (much less several complexes) going up in the immediate vicinity, so I will not delve into these here.

I just wanted to take a moment to let you know that this Fairwood resident would *not* be in favor of R18 (or any higher density than the current R6) rezoning.

Thank you,
Christopher McNeece

Public Comments on S-1 Striking Amendment of KCC 20.18.030 to Extend Reserve Silica Demonstration Project; submitted by Friends of Rock Creek Valley, September 6, 2016

We commend TrEE Committee Chair Dembowski for his ethic of fairness, leading to the S1-Striking Amendment proposal to extend the I-203 mining site conversion demonstration project legislation. However, the Friends of Rock Creek Valley (FRCV) firmly believes that the proposed three year extension to these deliberations is excessive, and will only serve to unnecessarily delay further reclamation work needed on this site.

While we do not support any extension of the I-203 Policy, if, in the interest of fairness, the TrEE Committee is convinced that consideration of Reserve's proposed Demonstration Project should extend beyond 2016, we would request that a sunset date of December 31, 2017 be established for I-203, with the requirement that any proposals to be considered by the Council under this provision be submitted by December 31, 2016. Such an amendment would provide Reserve with more than three months to submit their formal proposal – which, by Reserve's own testimony, they are already fully prepared and ready to submit – and it would give the County a full year to review, debate and decide on this proposal. In this way, the final mining reclamation plan for the site could be developed just over a year from now and restoration work begun shortly thereafter; rather than leaving the site in an unproductive state of limbo for potentially another three-plus years.

Our reasons for opposing a lengthy extension are based on the already long history of this project:

- **August 24, 2016**, just two weeks ago – In their own testimony before this TrEE Committee, Reserve stated that they were ready to submit their Demonstration Project proposal anytime, and could even do so "today" (i.e., Aug 24).
- **May 1, 2016**, over four months ago – Reserve's full, detailed, 273-page Demonstration Project proposal was prepared.
    - **May 23, 2016** – Reserve Silica President Frank Melfi stated their proposal was complete and that they planned to submit it before the end of the year.
    - **May 27, 2016** – a printed copy of the May 1st proposal was hand-delivered to FRCV for review, at which time Reserve consultant J. Allen indicated submission to the County was imminent.
- **April 6, 2016**, five months ago – Reserve provided a 12-page summary of their proposal to the Committee of the Whole at the Council meeting in Ravensdale.
- **July 9, 2015**, 14 months ago – Reserve consultant J. Allen, while reviewing the proposal with the FRCV to show justification and gain support for their purchase and use of the Black Diamond Property as an alternative TDR sending site, confirmed the intent to submit the demonstration project shortly.
- **June 30, 2015**, over 14 months ago – Reserve President Frank Melfi stated they would be submitting their proposal to the County "within the next week or two."
    - Note: July 5, 2015 – FRCV sent notice to Councilmembers Dunn and Phillips and the County Exec that Reserve President Frank Melfi had stated their intent to file plans for a 72-unit development of their property with the County in "the next week or two."
- **December 1, 2012,** at Reserve's request, with the assistance of Reserve's consultant, J. Allen, Councilmember Phillips [and Hague?] drafted a "compromise" amendment to Policy I-203, which would allow Reserve to submit a "mining site conversion demonstration project" proposal for the site for County consideration during an annual Comp Plan cycle. The driving motivation behind this compromise amendment was to accommodate Reserve's plea that they should not have to wait another four years until the next major Comp Plan update to submit the proposal they were working on. This amendment was approved and adopted by the full Council on December 3, 2012. Now here we are, almost four years later, still waiting for a formal proposal – and potentially looking at an additional 3+ years before any decision is rendered on the future land use of this property.
- **February 14, 2012,** over 4 ½ years ago - Reserve submitted a proposal to upzone all 402 acres of their property to RA-10, and install a 40-unit housing development on the site as part of the 2012 Comp Plan update process.

- **March 9, 2011,** over 5 ½ years ago - having completed mining activity in 2007, Reserve submitted a proposal to upzone the 322 acres of their Mining-zoned property to RA-10, and install a 32-unit housing development on the site.

So Reserve's effort to upzone their property to a Rural Residential land use, and install a clustered housing development has already been going on for over 5 ½ years. Approving the S1 Striking Amendment as written could delay any decision on this property for another 3 ¼ years, thus dragging this decision out for almost nine years, and likely deferring the final reclamation work on the property another four years. Such delays seem counterproductive to the interests of the County, the community, and the environment.

Clearly, Reserve has been fully aware of the time constraints on submitting their proposal and has repeatedly stated their readiness to submit a proposal. Yet they have repeatedly failed to follow through. Now they are before the TrEE Committee, pleading for more time, but again unwilling to wait another four years for the next major Comp Plan update cycle when such a zoning change would normally be considered.

And one final clarification: The FRCV has never endorsed or stated support for any upzone/development proposal drafted by Reserve Silica despite statements implying otherwise made to the TrEE Committee on August 24, 2016 by Reserve's consultant, J. Allen. The FRCV did provisionally support the I-203 demonstration project amendment to the 2012 Comp Plan drafted by then Councilmember Larry Phillips, provided any proposal submitted under that policy met certain conditions. The proposals brought forward by Reserve to date do not meet any of those conditions. Furthermore, FRCV (and we fully suspect County Council as well), was not aware in 2012 of the extent and seriousness of the toxic contamination of the site. Had this information been available at the time, it is highly unlikely the I-203 Amendment would ever have been drafted or passed.

Michael Brathovde
Acting Chair, Friends of Rock Creek Valley

Greater Maple Valley Unincorporated Area Council
P.O. Box 101
Maple Valley, WA 98038

September 13, 2016

To: King County Council TrEE Committee

Re: 2016 KCCP Update--Proposed Striker Amendment

Chairman Dembowski,

We are pleased to submit to you and the TrEE Committee our detailed comments on the proposed Striker Amendment for the 2016 King County Comprehensive Plan (KCCP) Update released on September 1, 2016. This constitutes the GMVUAC's fourth major 4-year KCCP Update going back to 2004.

Since early 2015 the Greater Maple Valley Unincorporated Area Council (GMVUAC) has provided detailed inputs to the Executive's Office as it developed its 2016 KCCP Update Public Review Draft (PRD). We subsequently provided detailed comments on the PRD.

Following release of the Executive's recommended KCCP Update on March 1, 2016, our four subject-matter committees--Economic Development, Environment, Growth Management, and Transportation--conducted comprehensive reviews. Detailed comments generated by those reviews were discussed at GMVUAC meetings and an approved final set of comments was submitted to the TrEE Committee on July 12, 2016.

Following the release of the proposed Striker Amendment our committees again conducted comprehensive reviews. Detailed comments generated by those reviews were discussed at the full GMVUAC and an approved final set of comments is attached.

We plan to remain involved in the KCCP Update process through Council deliberations, Public hearings, and final approval in December. Should TrEE Committee members have any questions regarding our Comments, please contact our Coordinator for the KCCP Update, Peter Rimbos, at 425-432-1332 or primbos@comcast.net.

Thank you in advance for your careful consideration of our Written Comments.

Sincerely,

Steve Hiester
hies_skel@hotmail.com

Chairman, Greater Maple Valley Unincorporated Area Council

Comments on Proposed TrEE Striker Amendment to 2016 KCCP Update

Greater Maple Valley Unincorporated Area Council

Please note the following includes the GMVUAC's comments on the Proposed TrEE Striker Amendment to 2016 KCCP Update. The format consists of the following:

- *Policy or Text as recommended by the County Executive in his March 1, 2016, transmittal.*
- GMVUAC ***COMMENTS***, ***CONCERNS***, and/or ***RECOMMENDATIONS*** on the County Executive's March 1, 2016, recommendations (these were previously provided to the Council's TrEE Committee in our July 12, 2016, comment letter).
- ***Council's TrEE Committee proposed Striker Amendment released September 1, 2016, which provides changes to the Executive's recommended plan.***
- ***GMVUAC response to TrEE Committee proposed Striker Amendment changes.***

Chapters

CHAPTER 2—URBAN COMMUNITIES

1. **U-109** -- *"King County should concentrate facilities and services within the Urban Growth Area to make it a desirable place to live and work, to increase the opportunities for walking and biking within the community, to more efficiently use existing infrastructure capacity and to reduce the long-term costs of infrastructure maintenance. Facilities serving urban areas such as new medical, governmental, educational or institutional development, shall be located in within the Urban Growth Area, except as provided in policies R-326 and R-327."*

   RECOMMENDATION: We support the addition made to this policy, as it aligns with our overall mission ("Keep the Rural Area rural") by restricting the siting of urban- or largely urban-serving facilities to the Urban Growth Area.

   TrEE Committee Proposed Striker Amendment: Revert to 2012 language.

   We do not concur. The only way to truly maintain the character and integrity of the "Rural Area" is if urban- or largely urban-serving facilities are restricted to the Urban Growth Area.

2. **U-185** -- *"Through the Four-to-One Program, King County shall actively pursue dedication of open space along the original Urban Growth Area line adopted in the 1994 King County Comprehensive Plan. Through this program, one acre of Rural Area zoned land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space. Land added to the Urban Growth Area for ((~~naturally appearing~~)) drainage facilities that are designed as mitigation to have a natural looking visual appearance in support of its development, does not require dedication of permanent open space."*

   CONCERNS: While we have no problems with the original intent of the Four-to-One Program, we do not support annexing of Rural Area acreage into the UGA when it is not part of a recognized Potential Annexation Area (PAA).

   RECOMMENDATION: Revisit this augmentation of the Four-to-One Program.

   TrEE Committee Proposed Striker Amendment: No changes.

   We reiterate the County should revisit its policy of allowing, under the Four-to-One Program, annexation of Rural Area acreage into the UGA when it is not part of a recognized Potential Annexation Area (PAA).

Comments on Proposed TrEE Striker Amendment to 2016 KCCP Update

Greater Maple Valley Unincorporated Area Council

CHAPTER 3—RURAL AREA AND NATURAL RESOURCE LANDS

1. **R-201 --** *"...Therefore, King County's land use regulations and development standards shall protect and enhance the following ((~~components of~~)) attributes associated with a rural lifestyle ((~~the~~)) and the Rural Area:...i. Rural uses that do not include urban or largely urban-serving facilities."*

RECOMMENDATION: We strongly support this addition. The Rural Area is no place for "urban or urban-serving facilities." (see RECOMMENDATIONS under R-326 below).

TrEE Committee Proposed Striker Amendment: In list item "i." remove "urban facilities."

As explained in our RECOMMENDATION, and several other places herein, we strongly oppose the siting of urban facilities in the Rural Area. Consequently, we urge the TrEE Committee to accept the Executive's proposed language in list item "i."

2. **R-309** -- *"The RA-2.5 zone has generally been applied to ((~~rural areas~~)) Rural Areas with an existing pattern of lots below five acres in size that were created prior to the adoption of the 1994 Comprehensive Plan. These smaller lots may still be developed individually or combined, provided that applicable standards for sewage disposal, environmental protection, water supply, roads and rural fire protection can be met. A subdivision at a density of one home per 2.5 acres shall only be permitted through the transfer of development rights from property in the designated Rural Forest Focus Areas. The site receiving the density must be approved as a Transfer of Development Rights receiving site in accordance with the King County Code. Properties on Vashon-Maury Islands shall not be eligible as receiving sites."*

CONCERNS: We have two major concerns:

1. Allowing such 2.5 zoning perpetuates existing traffic flow issues, consequently, identifying a viable plan to address the traffic issue should be part of any subdivision adjustment, not just TDR agreements. To address Transportation Concurrency we recommend the language be changed to require all the TDRs to not only be purchased from the Rural Area, but also from the same Travel Shed. To do this, we recommend the following be added to the end of the third sentence: "...within the same Travel Shed."

2. That said, Rural Area properties should not serve as receiving sites for any TDRs.

RECOMMENDATION: The third sentence in R-309 should be modified as follows:

"In the RA-2.5 zone a~~A~~ subdivision at a density of one home per 2.5 acres shall only be permitted through the transfer of development rights from property in the designated Rural Forest Focus Areas within the same Travel Shed."

RECOMMENDATION: Add a new fourth sentence to be consistent with the intent of C. Transfer of Development Rights Program (immediately below R-311): "Rural Area properties should not serve as receiving sites for any TDRs." [this could necessitate changes to **CHAPTER 8--TRANSPORTATION**]

TrEE Committee Proposed Striker Amendment: No changes.

We request the TrEE Committee address our CONCERNS and adopt our RECOMMENDATION.

3. ***COMMENT: Following R-309 regarding the RA-2.5 zone, there needs to be more specifics related to the RA-5 zone, especially as related to private wells.***
CONCERN: The King County Board of Health Code's Title 13's references to the "1972" cutoff and "5-acre" minimums (13.04.070 Domestic water supply source., B. Private individual well source: "A private well on a lot five acres or greater in size or a lot created prior to May 18, 1972,...") are not consistent with the "1994 Comprehensive Plan" cited in R-309.
RECOMMENDATION: Add a new Policy as follows:

"R-309a The RA-5 zone is typical of the Rural Area. However, there exist numerous legal parcels of less than five acres in size. These smaller lots may still be developed individually or combined (at the owner's discretion) and private wells allowed, provided applicable King County Board of Health separation requirements can be met for sewage disposal and water supply. Water treatment is an acceptable means of providing, and proving the existence of, an adequate water supply."

RATIONALE: In 1992 State Attorney General issued the following opinion in AGO 1992 No. 17, Re: Requirement of Adequate Water Supply Before a Building permit is Issued: (our emphasis shown)

> ***"If a local building department chooses not to apply public water system standards to other water sources, then it may apply any other criteria that it determines are appropriate to ensure that the water supply for a building is of sufficient quality and quantity for the intended use of the building. These criteria must be based on considerations of water quality and quantity, and not on other considerations, such as limiting density or the construction of unpopular facilities. Furthermore, the local building department may not act in an arbitrary and capricious manner in setting the criteria. E.g.,Rosen v. Tacoma, 24 Wn. App. 735, 740, 603 P.2d 846 (1979). This means that its actions must not be willful and unreasoning, taken "without consideration and in disregard of facts and circumstances." e.g.,Pierce Cy. Sheriff v. Civil Serv. Comm'n, 98 Wn.2d 690, 695, 658 P.2d 648 (1983)." [Ref: http://www.atg.wa.gov/ago-opinions/requirement-adequate-water-supply-building-permit-issued]***

Consequently, such criteria must be based on "water quality and quantity," not to limit density, which is under the purview of and, thus, a decision made by the legislative body (i.e., King County Council), not the Board of Health or other agency.

TrEE Committee Proposed Striker Amendment: No changes.

We request the TrEE Committee address our CONCERN, carefully consider our RATIONALE, and adopt our RECOMMENDATION.

4. **II. Rural Designation / B. Forestry and Agriculture in Rural King County / 1. Forestry / Item f.** -- *"Conduct projects on King County park lands to demonstrate sustainable forestry practices, and."*

CONCERN: King County has several types of "lands"--"Recreation Parks, Multi-Use Parks, Working Forest Lands, Natural Areas, Regional Trail Properties, Flood Hazard Properties, and Other Public Lands"--all identified on "King County's Open Space System 2016" map accompanying Chapter VII--Parks, Open Space, and Natural Resources. Our Rural Area parks (many of which include ballfields for both children and adults) should not see chain saws just to "demonstrate" something.

RECOMMENDATION: Eliminate Item "f." Otherwise, make the language more specific, so as not to encompass all the lands identified in our CONCERN above, since we don't think that was the intent.

TrEE Committee Proposed Striker Amendment: No changes.

We request the TrEE Committee address this apparent discrepancy.

5. **R-324** *"Nonresidential uses in the Rural Area shall be limited to those that:*
   a. Provide convenient local products and services for nearby Rural Area residents;
   b. Require location in a Rural Area;
   c. Support natural resource-based industries;
   d. Provide adaptive reuse of significant historic resources; or
   e. Provide recreational opportunities that are compatible with the surrounding Rural Area.

RECOMMENDATION: We strongly support the addition to item a.

TrEE Committee Proposed Striker Amendment: Revert to 2012 language for list item "a."

We do not concur. We request the TrEE Committee accept the Executive's proposed addition of "Rural Area." The Rural Area is not a shopping area for urban residents who have ample shopping venues available.

6. **R-326** *"Except as provided in R-327:*
   a. New schools and institutions primarily serving rural residents shall be located in neighboring cities and rural towns;
   b. New schools, institutions, and other community facilities primarily serving urban residents shall be located within the ((~~UGA~~)) Urban Growth Area; and
   c. New community facilities and services that primarily serve rural residents shall be located in neighboring cities and rural towns, with limited exceptions when their use is dependent on a rural location and their size and scale supports rural character."

CONCERN: Siting of Urban facilities in the Rural Area: Policies must be strengthened to forbid siting and approval of urban- or largely urban-serving facilities in Unincorporated or Rural Areas. As an example, the following King County Code should be amended:

KCC 21A.08.060 A. Government/business services land uses. under "Specific Land Use" – "Utility Facility" by adding Note #38 as a Development Condition to all Zoning Designations.

Note #38: Utility Facilities consisting of regional surface water flow control and water quality facilities that are proposed to be wholly located within a Resource or Rural-designated area and associated in whole or in part with an existing or new proposed private residential

development that is located wholly within an Urban-designated area are prohibited. Where such conditions are proposed for a new facility or where substantial facility or service area modifications to an existing regional surface water flow control and water quality facility are proposed, the requirements under Note #8 shall apply to Utility Facilities.

RECOMMENDATION: Add a new item "d." to R-326 as follows:

"d. New stormwater facilities primarily serving urban needs shall be located within the UGA."

COMMENT: There was an attempt to address this in CHAPTER 9, F-230, by adding a new subsection: "i. To the extent allowable under the Growth Management Act, the locational criteria in policy R-326." However, the problem actually stems from King County Code. We are on record recommending a change to: KCC 21A.08.060 A. Government/business services land uses. under "Specific Land Use" – "Utility Facility" by adding a Note #38 as a Development Condition to all Zoning Designations:

Note #38: Utility Facilities consisting of regional surface water flow control and water quality facilities that are proposed to be wholly located within a Resource or Rural-designated area and associated in whole or in part with an existing or new proposed private residential development that is located wholly within an Urban-designated area are prohibited. Where such conditions are proposed for a new facility or where substantial facility or service area modifications to an existing regional surface water flow control and water quality facility are proposed, the requirements under Note #8 shall apply to Utility Facilities.

TrEE Committee Proposed Striker Amendment: No changes.

We request the TrEE Committee address our CONCERN and adopt our RECOMMENDATION. Separately, the King County Council should address the problem in the King County Code we have discussed in our COMMENT. We have repeatedly identified this issue over the past several years, but no action has been taken. This also could be considered under Development Code changes.

7. **R-334** *"To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:...d. The development can be served by rural facility and service levels (such as on-site sewage disposal, private well(s) for on-site water ((and)) supply, and rural fire protection)."*

TrEE Committee Proposed Striker Amendment: Remove requirement for clustered developments to be served by private wells for on-site water.

We previously did not provide any comments on this policy because we supported the Executive's proposed changes. However, we do not concur with the TrEE Committee's proposed Striker here, as we do not want to see major water extensions into the Rural Area to serve development.

8. **R-512** *"The creation of new Industrial-zoned lands in the Rural Area shall be limited to those that have long been used for industrial purposes, do not have potential for*

conversion to residential use due to a historic designation and that may be accessed directly from SR-169."

QUESTION: How is this consistent with the proposed "Demonstration Project" at Pacific Raceways? If the land is in the Rural Area and not zoned "Industrial," then this policy should preclude consideration of such a "Demonstration Project."

TrEE Committee Proposed Striker Amendment: No changes.

We continue to request the County reconsider the use of "so-called" Demonstration Projects, which essentially act as avenues through which development can be done outside of existing County Code provisions. Pacific Raceways and Reserve Silica, unfortunately, represent just two recent examples.

9. **VI. Resource Lands / E. Mineral Resources**

CONCERN: "Demonstration Projects" must not be used to convert resource-based lands into housing subdivisions, as has been proposed in the past and continues to be proposed (e.g., Reserve Silica site in Ravensdale). King County Code Title 21A.55 -- DEMONSTRATION PROJECTS (.010 thru .030) should be strictly adhered to. The Code states the following:

1. ***The purpose of "Demonstration Projects" as to: "...evaluate alternative development standards and processes prior to amending King County policies and regulations" and "test the efficacy of alternative regulations that are proposed to facilitate increased quality of development and/or increased efficiency in the development review processes;..." and that "All demonstration projects shall have broad public benefit through the testing of new development regulations and shall not be used solely to benefit individual property owners seeking relief from King County development standards." (ref.: KCC Title 21A.55.010)***
2. ***The following should be specified: "5. The process through which requests for modifications or waivers are reviewed and any limitations on the type of permit or action; 6. The criteria for modification or waiver approval; 7. The effective period for the demonstration project and any limitations on extensions of the effective period;..." (ref.: KCC Title 21A.55.020)***
3. ***"Demonstration projects must be consistent with the King County Comprehensive Plan. Designation of a demonstration project and its provisions to waive or modify development standards must not require nor result in amendment of the comprehensive plan nor the comprehensive land use map." (ref.: KCC Title 21A.55.030)***

TrEE Committee Proposed Striker Amendment: No changes.

We again request the County reconsider the use of "so-called" Demonstration Projects, which act as avenues through which development can be done outside of existing County Code provisions.

CHAPTER 5—ENVIRONMENT

Comments on Proposed TrEE Striker Amendment to 2016 KCCP Update

Greater Maple Valley Unincorporated Area Council

1. **I. Natural Environment and Regulatory Context / B. Policy and Regulatory Context / 2. Clean Water Act**

((~~E-106~~)) E-112b *"The protection of lands where development would pose hazards to health, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County:*

a. Floodways of 100-year floodplains;

b. Slopes with a grade of 40 percent or more or landslide hazards that cannot be mitigated;

c. Wetlands and their protective buffers;"

CONCERN: As Wetland buffers must be protected, we remain concerned with the use of "in-lieu fees" in wetland buffer mitigation policies, because major developers, who typically can have a large impact on the nearby environment, shouldn't be able to "buy their way" out of important and necessary environmental requirements.

RECOMMENDATION: Do not use "In-lieu fees" as a mitigation method.

TrEE Committee Proposed Striker Amendment: Did not address our CONCERN.

We request our CONCERN and RECOMMENDATION be considered.

2. **IV. Land and Water Resources / A. Conserving King County's Biodiversity / 4. Fish and Wildlife Habitat Conservation Areas / b. Species and Habitats of Local Importance**

E-442 *"King County should conserve and restore salmonid habitats by ensuring that land use and facility plans (transportation, water, sewer, electricity, gas) include riparian and stream habitat conservation measures developed by the county, cities, tribes, service providers, and state and federal agencies. Project review of development proposals within basins that contain hatcheries and other artificial propagation facilities that are managed to protect the abundance, productivity, genetic diversity, and spatial distribution of native salmon and provide harvest opportunities should consider significant adverse impacts to those facilities."*

CONCERN: It was not apparent this was done in late 2013 / early 2014 when King County and Yarrow Bay negotiated and signed a Development Agreement for the 77-unit Reserves at Woodland upland from the Muckleshoot hatchery west of the City of Black Diamond.

TrEE Committee Proposed Striker Amendment: No changes.

We reiterate our CONCERN and expect the County to follow its own policies.

3. **IV. Land and Water Resources / D. Aquatic Resources / 2. Wetlands**

E-488 *"King County should be a regional service provider of compensatory mitigation through the Mitigation Reserves Program by working with local cities, other counties, and state agencies to establish partnerships for implementation of inter-jurisdictional in-lieu fee mitigation."*

CONCERN: (See E-112b CONCERN under Item 1. above).

TrEE Committee Proposed Striker Amendment: No changes.

We reiterate our CONCERN regarding "in-lieu fees."

4. **V. Geologically Hazardous Areas /F. Coal Mine Hazard Areas**

E-513 *"King County shall allow development within coal mine hazard areas if the proposal includes appropriate mitigation for identified, mine-related hazards using best available engineering practices and if the development is in compliance with all other local, state and federal requirements."*

CONCERN: This Policy incurs a risk to the Public which may not be justified. If anything, extraordinary study should be required before any such development is contemplated within these hazard areas, many of which are inadequately mapped.

TrEE Committee Proposed Striker Amendment: No changes.

We reiterate our CONCERN to ensure Public safety.

CHAPTER 7—PARKS, OPEN SPACE, & CULTURAL RESOURCES

1. **I. Parks, Recreation and Open Space / B. Components of the Regional Open Space System / 6. Backcountry Trails**

P-118a (Backcountry trails; was **P-108**):

COMMENT: Our CONCERNS/QUESTIONS regarding access to Taylor Mountain Park were not addressed:

QUESTION: Will King County Parks work with the City of Seattle Public Utility Department to ensure the SE 208th St access to Taylor Mountain Park via the Seattle Watershed will remain open to the Public for hiking and horseback riding? There also is a large off-road parking area at stake here, again, all on the Seattle Watershed property.

TrEE Committee Proposed Striker Amendment: No changes.

We have received no response to our QUESTION.

2. **I. Parks, Recreation & Open Space / C. Achieving the Open Space System / Priorities**

CONCERN: Policies should not allow siting and approval of urban or largely urban-serving facilities in Unincorporated or Rural Areas as a tradeoff to secure additional Open Space and/or Trail Connections, as was partly done through the Development Agreement between the County and Yarrow Bay concerning the Reserves at Woodlands just west of the City of Black Diamond in early 2014. In this case the "urban-serving facility" was a massive Stormwater Retention "Lake" (~20-ac in size with a 40-ac footprint) to serve (and help enable) the adjacent Yarrow Bay Master-Planned Developments wholly contained with the City of Black Diamond.

TrEE Committee Proposed Striker Amendment: Did not address our CONCERN.

We request our CONCERN be addressed. We reiterate concerns about siting of urban or largely urban-serving facilities in the Rural Area expressed several times herein.

3. **I. Parks, Recreation & Open Space / C. Achieving the Open Space System / 2. Criteria**

P-124 (Trades for Open Space lands):

COMMENT: Our CONCERN regarding allowing the siting and approval of urban or largely urban-serving facilities in Unincorporated or Rural Areas as a

tradeoff to secure additional Open Space and/or Trail Connections was not addressed:
RECOMMENDATION: Add a third sentence to P-124 as follows: "Open Space and/or Trail Connections land trade agreements should not allow siting and approval of urban or largely urban-serving facilities in Unincorporated or Rural Areas." [Example: In early 2014, a Development Agreement between King County and YarrowBay (now Oakpointe) concerning the Reserves at Woodlands just west of the City of Black Diamond permitted, in exchange for Open Space and some trail connections, an "urban-serving facility"--a massive Stormwater Retention "Lake" (~20-ac in size with a 40-ac footprint)--to serve (and help enable) the adjacent YarrowBay Master-Planned Developments wholly contained within the City of Black Diamond.]
TrEE Committee Proposed Striker Amendment: No changes.

We reiterate our RECOMMENDATION to add a third sentence to policy P-124 regarding siting of such facilities.

CHAPTER 8—TRANSPORTATION

1. T-102 *"As a transportation provider and participant in regional transportation planning, King County should support, plan, design, and implement an integrated, coordinated and balanced multimodal transportation system that serves the growing travel needs of the county safely, effectively and efficiently and promotes a decrease in the share of trips made by single occupant vehicles."*

CONCERN: Regional policies should explore the establishment of County road "networks," which know no jurisdictional boundaries (similar to State roads), funded by all County taxpayers. We reviewed the January 2016 recommendations of the County Bridges and Roads Task Force, but they inexplicably did not include establishing County road "networks." We urge the Council to to explore this concept.
RECOMMENDATION: A second sentence should be added to T-102: "King County should explore establishing county-wide "road networks," which know no jurisdictional boundaries, or a Transportation Benefit District, both funded by all County taxpayers."
TrEE Committee Proposed Striker Amendment: No changes.

We reiterate our CONCERN and RECOMMENDATION to add a second sentence to policy T-102 on county-wide "road networks."

2. **T-208** *" King County shall not add any new arterial capacity in the Rural Area or ((~~natural resource lands~~)) Natural Resource Lands, except for segments of rural regional corridors that pass through ((~~rural or resource lands~~)) Rural Areas and Natural Resource Lands to accommodate levels of traffic between urban areas. Rural regional corridors shall be identified in the Transportation Needs Report (Appendix C) and shall meet all of the following criteria:*

a. Connects one urban area to another, or to a highway of statewide significance that provides such connection, by traversing the Rural Area and Natural Resource Lands;
b. Classified as a principal arterial;
c. Carries high traffic volumes (at least 15,000 ADT); and

d. At least half of P.M. peak trips on the corridor are traveling to cities or other counties."

CONCERN: Such "rural regional corridors," so designated "to accommodate levels of traffic between urban areas," cannot be sustainably funded simply by Rural Area property taxes. T-208 simply provides a means of identifying such "corridors," but provides no solutions. The same could be said for Policies T-403 and T-407 later in this chapter. They state solutions should be found, yet identify none.

RECOMMENDATIONS: Besides RECOMMENDATIONS given under T-102 above, to begin to address the Rural road usage/funding imbalance problem State laws (RCWs 36.78, 46.68,120-124, & 84.52) could be reviewed for opportunities to enable a more transportation-sustainable allocation of gas tax monies and provide more flexibility in revenues used. Working with the State, some mechanism should be developed, along with incentives, for cities to share revenues with Counties, possibly tied to growth that occurs in the absence of job opportunities. While we understand State law changes are outside the scope of the Comprehensive Plan update, policies herein should explore the Puget Sound Regional Council's (PSRC's) Transportation 2040 user-pays model by providing authority for usage charges, such as tolling key roads and methods to implement such strategies.

TrEE Committee Proposed Striker Amendment: No changes.

We reiterate our CONCERN and RECOMMENDATIONS to explore all rational paths to fix a clearly broken funding system. We understand this is a very big, regional issue and have convened forums to address same. This issue must be confronted for the future quality of life of our area and economy.

3. **II. Providing Services and Infrastructure that Support the County Land Use Vision / ((~~H~~)) G. Concurrency**

CONCERN: Concurrency must have an enforcement mechanism, be linked to a public dialog, and include "regional" perspective among multiple jurisdictions. Infrastructure needs should be identified as early and accurately as possible, with implementation of identified improvements truly concurrent, otherwise the development approval must be delayed or denied.

TrEE Committee Proposed Striker Amendment: No changes.

We believe the Executive, County Council, and KCDOT all understand our CONCERN, but we have not seen any follow-through. We still believe the biggest impediment to Concurrency working as it was originally intended is lack of a "regional" perspective. The County and PSRC can and should work to make that a reality.

4. **T-224** *"In the Rural Area, the concurrency test may include a provision that allows the purchase of Transferable Development Rights in order to satisfy transportation concurrency requirements."*

COMMENT: We wholly concur with Docket Item #15 to eliminate T-224 as TDRs should not be used to satisfy Concurrency testing anywhere within the Rural Area. Concurrency is a tool used to ensure infrastructure keeps up with development. The use of TDRs to satisfy Concurrency testing does nothing to

help reach that goal and, in fact, can hinder reaching that goal. Consequently, we provide the following:

CONCERN: Within a failing Travel Shed purchasing TDRs should not allow granting of a Concurrency certificate, since traffic is still being added to a failing area. We asked KCDOT if examples exist where T-224 was applied? KCDOT's Ruth Harvey responded the Policy has never been applied. We have communicated with KC DNRP's Darren Greve regarding the TDR program. Consequently, we suggest the following RECOMMENDATIONS:

RECOMMENDATION: Eliminate Policy T-224, as TDRs should not be used to satisfy Concurrency testing anywhere within the Rural Area. Concurrency is a tool used to ensure infrastructure keeps up with development. The use of TDRs to satisfy Concurrency testing does nothing to help reach that goal and, in fact, can hinder reaching that goal.

RECOMMENDATION: Add a new Policy under Concurrency to address the item the KC Council added to "Scope of Work" as follows:

> ***T-xxx When conducting concurrency testing, King County shall collaborate with other jurisdictions to ensure infrastructure improvement strategies help prevent travel shed failure caused by unfunded city and state projects and traffic generated outside the unincorporated area.***

TrEE Committee Proposed Striker Amendment: No changes.

> ***We request the TrEE Committee revisit our CONCERN and adopt our RECOMMENDATIONS to eliminate policy T-224 and add a new policy related to concurrency testing.***

5. P. 8-38: **IV. Financing Services and Facilities that Meet Local and Regional Goals/ B. Road-Related Funding Capabilities.**

COMMENT: Rural Area taxpayers should not be providing diminishing tax monies any more than they already are to enhance or expand urban-to-urban travel corridors. King County should adopt a long-term vision that recognizes the reality of long-term road revenue shortfalls and should act proactively to avoid decreases in future funding levels. Policies herein should be based on such realities in order to be successful. Consequently, we recommend the following:

RECOMMENDATION: On p. 8-38, add the following to the end of the second paragraph:

> ***"Without a critical revision to our statewide tax code or the State gas tax jurisdictional distribution formula being modified to reflect the reality that many County roads are used by Urban commuters, it is highly predictable that the tax base for Roads funding will never return to pre-recession values in real terms."***

TrEE Committee Striker Amendment: No changes.

> ***We understand the TrEE Committee is fully cognizant of this issue and that the solution lies with dealing with the State. Consequently, we request adoption of the addition provided in our RECOMMENDATION. The paragraph to which we refer in our RECOMMENDATION is now located on p. 8-37 lines 1343-1347.***

6. **T-405** *"During review of its Comprehensive Plan, King County should consider and address any potential shortfalls likely to occur between expected revenues and costs to maintain, preserve and improve existing transportation infrastructure and service levels. Such review could include a reassessment of land use, growth targets, LOS standards, and revenue availability."*

TrEE Committee Striker Amendment: Removed the word "existing."

We did not provide any comment on this Policy because we agreed with the Executive's proposed addition:"to maintain, preserve and improve existing transportation infrastructure and service levels." We request the TrEE Committee restore the word "existing" as this Policy is meant to address "potential shortfalls" that will directly affect our existing infrastructure which the Country has recognized it cannot adequately maintain..

CHAPTER 9—SERVICES, FACILITIES, & UTILITIES

1. **F-230** *"Siting analysis for proposed new or expansions to existing essential public facilities shall consist of the following...:*

COMMENT: Please see RECOMMENDATION under R-326 list item c above.

TrEE Committee Proposed Striker Amendment:

While we agree with the miscellaneous changes proposed in the Striker, we remain concerned about the underlying issue with the County Code we identified earlier under R-326 list item c. having to do with "Utility Facilities consisting of regional surface water flow control and water quality facilities that are proposed to be wholly located within a Resource or Rural-designated area...."

2. **F-236** *"In the Rural Area, King County land use and water service decisions support the long-term integrity of Rural Area ecosystems. Within the Rural Area, individual private wells, rainwater catchment, Group B water systems, and Group A water systems are all allowed. If an existing Group A water provider cannot provide direct or indirect service to new development per the exceptions in Policy F-233, a new public water system or private well may be established if it is owned or operated by the following, in order of preference:*

a. By a satellite management agency approved by the state Department of Health under contract with the Group A system in whose service area the system is located, provided that the existing Group A water system remains responsible for meeting the duty to serve the new system under RCW 43.20.260; and

b. By a satellite management agency or an existing Group B system approved by both the State Department of Health and King County. If service cannot be obtained by means of the above stated options, then water service may be obtained by creation of a new system, use of private wells or rainwater catchment. All new public water systems formed in the Rural Area shall connect to the Group A water system in whose service area the new system is located when direct service becomes available."

CONCERN: Small Group B water systems should not be required to connect to Group A water systems when they become available.

RECOMMENDATION: In the last sentence of subitem "b." change "shall" to "may."

TrEE Committee Proposed Striker Amendment: No changes.

We request the TrEE Committee adopt our RECOMMENDATION so that small Group B water systems are not be required to, but may, connect to Group A water systems when they become available.

3. **F-240** *"King County shall require any new or expanding Group B water system to have a totalizing source meter and make information from the meter available upon request of King County."*

CONCERN: Our biannual Citizen Surveys, which have been conducted and published over the past decade, continually have indicated Rural Area residents do not want their wells metered.

RECOMMENDATION: Strike F-240 in its entirety.

TrEE Committee Proposed Striker Amendment: No changes.

We request our CONCERN be re-considered and our RECOMMENDATION to eliminate policy F-240 be adopted.

4. **F-262** *"Collective on-site systems may be used only in the following circumstances in the Rural Area and Resource Lands:*

a. Existing on-site systems are failing within an area and the Seattle/King County Department of Public Health concurs that long-term individual on-site system repairs are not feasible or water quality is threatened by the presence of or potential for health hazards resulting from inadequate on-site wastewater disposal methods;

b. An authorized public agency will manage the community system; and

c. The community system is designed only to serve existing structures and lots and cannot be used as a basis to increase density or to expand permitted nonresidential uses. Substandard vacant lots must be combined to the extent feasible to meet rural density policies as a precondition to establishing a collective on-site system. Management of the community system must be by an authorized public agency."

TrEE Committee Proposed Striker Amendment: Eliminate the Executive's addition to paragraph "c.".

We request sentences 2 and 3 of paragraph "c." be eliminated. We are concerned about the possibility of denying (revoking ?) vested rights to develop nonconforming ("substandard" ?) lots when installing a community onsite sewage system. It is our understanding a community system should be designed to handle sewage from all lots within its service area, regardless of whether such are conforming or nonconforming with current zoning requirements.

CHAPTER 10--ECONOMIC DEVELOPMENT

1. **Overarching comments:**

CONCERN: The County does not have in place an Economic Development Organization to coordinate, execute, and implement policies and deploy resources.

RECOMMENDATION: The Executive should establish a position for Economic Development Director within his Office, who is assigned an ongoing mission to foster economic development vision throughout the County and interacts with the Economic Development Council of Seattle and King County.

TrEE Committee Proposed Striker Amendment: Not addressed.

We understand earlier this year the Executive created a new position of Economic Development Policy Director within his Intergovernment Relations Group. We have requested Ms. Shevlin speak before our Unincorporated Area Council later this Fall so we and our community can understand how the County plans to address our concerns.

CONCERN: The chapter should include both aquaculture and fisheries.

TrEE Committee Proposed Striker Amendment: Not addressed.

We request the TrEE Committee consider our CONCERN throughout this Chapter, as both aquaculture and fisheries are important industries to our region.

2. **ED-103** *King County policies, programs, and strategies shall recognize the importance of, and place special emphasis on, start-up companies as well as retaining and expanding homegrown firms in basic industries that bring income into the county and increase the standard of living of the County's residents.*

RECOMMENDATION: Add the following immediately after "...in basic industries":

"...that demonstrate their innovativeness, intellectual property development, production, and/or services and..."

RECOMMENDATION: Also add the word "may" between "that" and "bring."

TrEE Committee Proposed Striker Amendment: No changes.

We request our our RECOMMENDATIONS be adopted to better clarify County economic strategies.

3. **ED-213** *"King County shall coordinate with a broad range of partners, organizations, businesses and public sector agencies to support the development of business innovation districts and related initiatives in lower income communities, with an emphasis on food innovation districts, in particular. Food innovation districts may encompass anchor food businesses, small food business incubation, food industry education and training, markets and food hubs, food programs and partnerships with urban and rural food growers and cooperatives, and food aggregation and processing."*

RECOMMENDATION: Add the following sentence to the end of ED-213:

"Food may include sourcing from land and marine sources, such as aquaculture, aquaponics, and water bodies served by fishing means."

TrEE Committee Proposed Striker Amendment: No changes.

Please see our earlier overall comment at the head of this chapter.

4. **ED-404** *"Through local subarea planning and partnerships with other agencies and organizations, King County should use zoning, incentives, or other measures to capitalize on the economic benefit of infrastructure projects in a manner consistent with existing and forecasted land uses, and other locational criteria."*

CONCERN: ED-404 should not be used as a pretext to conceiving and approving "Demonstration Projects" in the Rural Area even if those sites are near major arterials, since most already are congested during ever-longer AM

and PM traffic commutes. For example, the Cedar Hills Subarea is near SR-169, but the wait at the intersection traffic light is long and once successfully navigated, one sits in an 8-mile-long backup just to reach the I-405 gridlock in both north and south directions, and then the journey begins to major business centers of Seattle, Tacoma, Bellevue, and Everett.

TrEE Committee Proposed Striker Amendment:

Though changes were made, our CONCERN regarding the deleterious effects of "Demonstration Projects" in the Rural Area still remain.

5. ED-604 *"King County will continue to partner with organizations that support programs and strategies that strengthen the interdependence and linkage between the rural, resource and urban economies, such as the Regional Food Policy Council and Puget Sound Fresh and other "Farm to Table" programs."*

TrEE Committee Proposed Striker Amendment: Accepted Executive's inclusion of "resource," but not "and other "Farm to Table" programs" due to concerns about "redundancy."

We previously did not provide any comments on this policy because we supported the Executive's proposed changes. We do not believe the Executive's proposed addition of "and other 'Farm to Table' programs" is redundant. We request the TrEE Committee add the above phrase back in.

CHAPTER 11—CSA PLANNING

1. **B. Planning Schedule** (p. 11-5 Table).

TrEE Committee Proposed Striker Amendment: A Table was added on p. 11-5 listing Subarea Plans in Motion 14351.

In that table under the Cedar Hills/Maple Valley Subarea Plan, the Greater Maple Valley/Cedar River CSA should be added to the Four Creeks/Tiger Mountain CSA under the CSA column. Also, see comments under the corresponding "Area Zoning Studies" Attachment herein.

CHAPTER 12—IMPLEMENTATION

1. **I-203** Item b.

COMMENT: This appears to ameliorate our past and ongoing concerns related to the proposed Reserve Silica Demonstration Project. We strongly support such a change. The Executive has not supported this project, nor have we. Members of the Public in our area also strongly oppose this project. It never has been consistent with other policies in the Comprehensive Plan. The County should follow its standard methods for transitioning mining sites when resource extraction is complete, which we and the Public do support, with the land reverting to the underlying zoning as code and practice has long required. This best protects the County's forest and rural resources. [Please also see our related detailed comments above under Chapter 3, VI. Resource Lands / E. Mineral Resources (listed as Item 9.)]

TrEE Committee Striker Amendment: Now policy I-203, item c, with a complete rewrite.

We strongly supported the Executive's proposal to remove the Reserve Silica Demonstration Project language and and strongly disagree with the Striker Amendment's re-inclusion of same.

2. VI. 2016 Comprehensive Plan Workplan

Action 6: Alternate Housing Demonstration Project

TrEE Committee Striker Amendment: Add this as a new Workplan item.

While we understand the need for alternate housing choices, the Workplan item specifically mentions "unincorporated" King County. Rather, we would expect there is an omission here and that it should refer to "unincorporated urban" so as not to include the Rural Area.

Technical Appendices

Technical Appendix C1—TRANSPORTATION NEEDS REPORT (TNR)

1. *CONCERN:*

A great dichotomy exists between growth targets, which are not forecasts, and identifying and addressing transportation needs. Such a gap complicates planning efforts and, as more development occurs, could result in inadequate infrastructure to meet GMA Concurrency requirements. Clearly realistic forecasts, not allocated growth targets, should be the primary information used in Comprehensive Planning and identification of infrastructure needs.

The PSRC states: "No direction is given in the GMA as to the methodology for setting growth targets. Cities and counties have a duty to accommodate the targets, but are provided broad discretion on how they do so." ("Growth Management by the Numbers," July 2005, p. 11.) This can result in an opaque process through which cities utilize selective criteria to furnish information they deem relevant or advantageous.

Further, jurisdictions can grossly exceed their growth targets. This was the case in 2012, as a small city in Southeast King County, in one of the fastest growing and heavily congested areas in the State, with a growth target of 1,900 new residences, signed Development Agreements that would eventually bring an additional 6,050 residences, or approximately 20,000 people, into the city. This scenario could easily repeat itself throughout the county and state as long as it remains to each county and its cities to determine what is relevant in developing such projections.

RECOMMENDATION:

Although outside this Comprehensive Plan update, potential solution paths for discussion could include changes in State law to establish criteria that will ensure realistic forecasting, not minimum growth targets, inform Comprehensive Planning and Transportation Needs Reports. The following RCWs could provide such opportunities:

RCW 43.62 -- DETERMINATION OF POPULATIONS -- STUDENT ENROLLMENTS

43.62.035 -- Determining population -- Projections

RCW 36.70A -- GROWTH MANAGEMENT -- PLANNING BY SELECTED COUNTIES & CITIES.

36.70A.040 -- Who must plan -- Summary of requirements–Development regulations must implement comprehensive plans [Requires cities and unincorporated areas to plan for future growth through formation of Comprehensive Plans. In King County, Comprehensive Plans are reviewed/revised every four years with the current target year of 2025. Many King County cities currently are updating their Comprehensive Plans to be completed by June 2015.]

TrEE Committee Striker Amendment: No changes.

We request the Tree Committee give strong consideration to our CONCERN and ensure the County Council work with the PSRC and the Growth Management Planning Council (GMPC) to address the dichotomy between growth targets and identifying transportation needs. Such an endeavor eventually must work with State officials as our RECOMMENDATION suggests.

Attachments

TrEE Committee Striker Amendment:

Although the following is not part of the Ordinance under consideration; they were provided as informational items by the Executive as part of the March 1, 2016, transmittal package. Consequently, we have provided Comment to the TrEE Committee during its deliberations on the 2016 KCCP Update., which are reproduced below for consideration.

Attachment—AREA ZONING STUDIES

1. **Cedar Hills/Maple Valley--Future Subarea Plan**:

CONCERN: The greater community (unincorporated area councils, community organizations, rural residents, and rural business owners, including forest and farm owners, and rural communities, towns, and cities) must be involved with such Subarea planning, not just the owners of the twelve specific properties identified. Future changes in this subarea could have major impacts on the quality of life of surrounding residences and greatly increase traffic on Cedar Grove Rd, Lake Francis Rd, and SR-169.

RECOMMENDATION: Provide the Public with the formal process the County uses to define Subarea Plans.

TrEE Committee Striker Amendment:

Once again, as explained above, this is not in the Striker; however, it is described in the August 24, 2016, TrEE Committee Staff Report (p. 16, Table 1. Summary of Land Use proposals, Item #14; p. 29; & pp. 99-101). The County Executive's March 1, 2016, transmitted recommendation was:

> ***"Initiate subarea plan in 2023 as part of the Executive's proposed Four Creeks/Tiger Mountain CSA subarea planning cycle in KCCP Chapter 11, or when there is certainty about the closure of the Cedar Hills landfill."***

We believe our CSA, Greater Maple Valley/Cedar River CSA, in addition to the aforementioned Four Creeks/Tiger Mountain CSA, should be involved. This Subarea Plan will directly affect both CSAs which share a long common boundary. Our GMV/CR CSA surrounds on two sides the area subject to subarea planning. We request the Council ensure the GMV/CR CSA's participation.

Attachment--DEVELOPMENT CODE STUDIES

1. ***CONCERN: There is a need for a* Development Code Study #X --**
   Scope of Work: Consider code changes regarding the definitions of "Home Industry" and "Home Occupation."
   Background: This requested development code review is in response to expressed concerns about businesses being set up in the Rural Area that are wholly incompatible with the surrounding dwellings and neighborhoods. Examples include Marijuana growing, processing, and distribution facilities and operations. The following is County Code as it currently exists:

   "21A.06 TECHNICAL TERMS AND LAND USE DEFINITIONS
   21A.06.605 Home industry. *Home industry: a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the primary use of the site as a residence. (Ord. 13022 § 7, 1998: Ord. 10870 § 161, 1993).*
   21A.06.610 Home occupation. *Home occupation: a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the site as a residence. (Ord. 13022 § 8, 1998: Ord. 10870 § 162, 1993)."*

   Discussion: The 2008 Comprehensive Plan Update changed the definitions of both "Home Industry" and "Home Occupation." The pre-2008 condition that such activities are permitted only as "… subordinate to the use of the site as the primary residence of the business owner."
   The purpose of this change is to narrow a loophole where a residence is converted to a business establishment without maintaining "the primary use of the site as a residence."
   It should be noted that should this change be adopted it would be somewhat more lenient than the associated language pre-2008, which mandated that a "Home Industry" and "Home Occupation" was permitted in an RA, F, or A zone only as accessory to the primary use of the site as a residence of the "property owner." Also, should this change be adopted, a renter or a property owner could operate a "Home Industry" and "Home Occupation" as long as the site is her/his actual "primary residence."

Comments on Proposed TrEE Striker Amendment to 2016 KCCP Update

Greater Maple Valley Unincorporated Area Council

RECOMMENDATION: Amend K.C.C. Titles 21A.06.605 and 21A.06.610 as follows:

*"**21A.06.605 Home industry.** Home industry: a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the ~~primary~~ use of the site as ~~a~~ the primary residence of the business owner. (Ord. 13022 § 7, 1998: Ord. 10870 § 161, 1993)."*

*"**21A.06.610 Home occupation.** Home occupation: a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the ~~primary~~ use of the site as ~~a~~ the primary residence of the business owner. (Ord. 13022 § 8, 1998: Ord. 10870 § 162, 1993)."*

TrEE Committee Striker Amendment:

Once again, as explained above, this is not in the Striker. It also was not covered in the August 24, 2016, TrEE Committee Staff Report. However, we request the Council, at some future date, give due consideration to our CONCERNS and RECOMMENDATION.

From: Lyndsay Price [mailto:Lyndsay@paadvisors.com]
Sent: Monday, September 12, 2016 4:34 PM
To: CouncilCompPlan <CouncilCompPlan@kingcounty.gov>
Subject: Fairwood Plaza LLC: Proposal Letter

Reagan,

Hello my name is Lyndsay Price and we are the property management company for Fairwood Plaza LLC. We received your letter to the owner in regards to your land use proposal. Our owner reiterated to us that he all in favor with this land use proposals. Do you need a letter from him to state this acknowledgement?

Please contact me if you have any questions or concerns. Thank you so much,

Lyndsay Price
Operations Assistant
PACIFIC ASSET ADVISORS, INC.
600 108th Avenue NE, Suite 530, Bellevue, WA 98004
O 425.990.6200 x100 | F 425.990.6207
www.paadvisors.com

From: Janice Magill Sattler
To: CouncilCompPlan
Subject: Melki Parcel 1457500005
Date: Wednesday, September 14, 2016 1:12:00 PM

King County Council:

Reference: Land use and zoning in regard to the Parcel 1457500005, Highlands Auto Used Car lot at 12811 164th Ave SE, Renton, WA.

I support Tom Carpenter's proposal to rezone this parcel to R1.

I do not understand why the owners of the Highlands Auto are not forced to comply with the conditions and rules. The rules apply to them as well as all other King County residences and businesses. They are NOT special. Rules and regulations are made for a reason and need to be enforced. Doing the deed then asking permission is not the way to do business.

Why were they ever granted a permit to have a used car lot in the first place?

This unsettlement, lack of compliance and lack of enforcement of the rules has gone on much too long.

Janice Sattler

From: jeffreykrier@yahoo.com
To: CouncilCompPlan
Subject: Fairwood A proposal
Date: Thursday, September 15, 2016 9:17:02 PM

Dear council members,

I am writing to voice my concern about the Fairwood "A" Proposal that is at the intersection of 140th ave Se and 180th St., in Renton ,WA. This is to rezone parcel # 3423059034 from R-6 to R-18 or a total of four parcels to R-18. I currently reside in the Westmont Vista neighborhood at 13423 se 181st St. and I am not in favor for this for two reasons. increased traffic and unwanted attention.

First , I am concerned about the increased traffic. With a large apartment complex being built , alongside a massive retirement community , there would be the likelihood of more pedestrian traffic through Westmont Vista and and the Forest Estates neighborhood for those trying to reach 192nd st. Also, if the fire access easement that prevents through traffic for motorist were to ever be lifted , Westmont Vista would become a freeway for motorists trying to avoid traffic lights on 192nd and 140th, especially during peak hours. Westmont vista is currently very quiet and peaceful.The addition of large multi family complexes so close , would impede on this attractive neighborhood quality.

Second,I am concerned about unwanted attention. With an increased amount of residents so close , it also brings the chance of increased loitering , which i am strongly against . The more loitering that occurs , the likelihood for theft and unsafe conditions increases as well. I view Westmont vista as a very safe , and family friendly environment . As a father of two young children , this is a core neighborhood quality and I would like to have it stay that way. Also, the neighborhood as a whole is currently very trusting of one another . I want the focus to continue to revolve around neighborhood cohesiveness and not have other distractions such as theft ,vandalism, or violence jeopardize this aspect of the neighborhood .

Sincerely ,

Jeff Krier

From: treedy007@comcast.net
To: CouncilCompPlan
Subject: Proposed rezoning of Parcel #3423059034
Date: Thursday, September 15, 2016 8:03:37 PM

I feel very strongly that it would be inappropriate to rezone parcel #3423059034 from it's current R-6 to a proposed R-18 due to the inadequacy of the intersection of SE 180th St and 140th Ave SE to provide for the safe ingress and egress of the additional residents.

When exiting SE 180th St and turning left onto 140th Ave SE there is insufficient sight distance to the north. I would like the County to tell me what the entering sight distance is for this intersection and how it meets road standards.

There is insufficient intersection spacing both to the intersection to the north of SE 180th St and to the south of SE 180th St on 140th Ave SE. 140th Ave SE is classified as a principal arterial requiring spacing between adjacent intersecting streets of 1000 feet. The distance to the intersecting street to the north (SE 177th St) is 475 feet and the distance to the intersecting street to the south (SE 179th Pl) is 340 feet.

In addition to the inadequacy of the road system to handle the additional residents, all of the land immediately adjacent to Parcel #3423059034 is zoned R-6. Rezoning to R-18 would be creating an island of R-18 surrounded by R-6 zoned land. This certainly appears to be an attempt to benefit a single property owner while negatively impacting the quality of life for other area property owners.

We were first notified by King County about the proposal to rezone this parcel and the desire of the property owner to build a 68 unit apartment building on it on September 12th. I am unable to attend the meeting on September 20th to voice my opposition to this proposal and do not think area residents were given sufficient time to weigh in on the proposal.

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