

7/2/20

KL Subdivision Ingress

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Sponsor: Lambert

Proposed No.: 2019-0413

1 **AMENDMENT TO STRIKING AMENDMENT S3 TO PROPOSED ORDINANCE**

2 **2019-0413, VERSION 1**

3 On page 191, after line 3803 insert:

4 "SECTION 69. Ordinance 10870, Section 522 and K.C.C. 21A.28.120 are hereby  
5 amended to read as follows:

6 All new development shall be served by adequate vehicular access as follows:

7 A. The property upon which the development proposed is to be located has direct  
8 access to:

9 1. A public or private street that meets county road standards or is formally  
10 declared acceptable by the county road engineer; or

11 2. The property has access to such a street over a private driveway approved by  
12 the county;

13 B. The proposed circulation system of a proposed subdivision, short subdivision  
14 or binding site plan shall intersect with existing and anticipated streets abutting the site at  
15 safe and convenient locations, as determined by the department and the county road  
16 engineer. Proposals for subdivisions or binding site plans resulting in thirty or more lots  
17 and a single vehicular entry point should consider provisions for secondary emergency  
18 vehicle access; and

C. Every lot upon which one or more buildings is proposed to be erected or traffic generating use is proposed to be established, shall establish safe access as follows:

1. Safe passage from the street right-of-way to building entrances for transit patrons and other pedestrians, in accordance with the design standards set forth in K.C.C. 21A.18;

2. Direct access from the street right-of-way, fire lane or a parking space to any part of the property as needed to provide public services in accordance with adopted standards (e.g. fire protection, emergency medical service, mail delivery or trash collection); and

3. Direct access from the street right-of-way, driveway, alley or other means of ingress/egress approved by King County, to all required off-street parking spaces on the premises."

Renumber the remaining sections consecutively and correct any internal references accordingly, including in Attachment D.

**EFFECT:** Modifies the subdivision and binding site plan requirements to encourage secondary emergency vehicle access.