



# KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Signature Report

July 28, 2005

### Ordinance 15242

**Proposed No.** 2005-0097.2

**Sponsors** Constantine, Pelz, Patterson,  
Edmonds and Phillips

1 AN ORDINANCE relating to water facilities in rural areas;  
2 and amending Ordinance 11616, Section 13, as amended,  
3 and K.C.C. 13.24.138.

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5  
6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. Ordinance 11616 Section 13, as amended, and K.C.C. 13.24.138

8 are each hereby amended to read as follows:

9 **Water facilities in rural areas.**

10 A. Standards and plans for utility services in rural areas and the design and scale  
11 of new water facilities that serve the Urban Growth Area but must be located in the rural  
12 area shall be consistent with the needs of long-term low-density residential development  
13 and resource industries in the rural area.

14 B. Consistent with RCW 90.54.020, 70.116, and 70.119A, existing Group A and  
15 Group B water systems with approved water system plans are the preferred means of  
16 water service within the Rural Area. New development in the rural area (~~may~~) must be

served by ~~((individual private wells,))~~ Group A water systems ~~((or)),~~ Group B water systems ~~((as follows))~~ or individual private wells in the following priority order:

1. By a Group A water system through direct service, ~~((f))~~ if the proposed development is in an approved service area that has been assigned to a Group A water system through a King County-approved coordinated water system plan or is within the approved service area in ~~((an))~~ the individual water system plan of a Group A water system that has been reviewed by the county and approved by the state~~((, the proposed development shall be served by that Group A water system through direct service, if))~~ and direct service can be provided by that system in a timely and reasonable manner;

2. By a new public water system owned and operated a Group A water system or by a satellite management agency as provided in RCW 70.119A.060, until direct service can be provided by a Group A water system, ~~((f))~~ if:

a. the proposed development is within the approved service area of a Group A water system, as described in subsection B.1. of this section, and direct service cannot be provided by that system in a timely and reasonable manner; or

b. the proposed development is ~~((included))~~ in ~~((an))~~ the service area ~~((currently served by))~~ of a water system that the county has determined has known quality or quantity problems that threaten public health~~((, or if direct service cannot be provided in a timely and reasonable manner, then the county may authorize the creation of a new public water system only if the new system is owned and operated either by the existing system or by a satellite management agency as provided in RCW 70.119A.060 until direct service can be provided))~~; ~~((or))~~

39           3. By an existing Group A or Group B water system able and willing to provide  
40 safe and reliable potable water when it may be done with reasonable economy and  
41 efficiency, ((I))if the proposed development is ((included)) not in an approved service  
42 area that has been assigned to a Group A water system through a King County-approved  
43 coordinated water system plan((;)) and is not within the approved service area identified  
44 in ((an)) the individual water system plan of a Group A water system that has been  
45 reviewed by the county and approved by the state((, the county may require the new  
46 development to connect to an existing system able and willing to provide safe and  
47 reliable potable water when it may be done with reasonable economy and efficiency. If  
48 such a connection cannot be made, the county may authorize the creation of a new Group  
49 B water system, but only if it otherwise meets relevant land use and public health  
50 requirements, and the provisions of subsection E of this section, if applicable.));

51           4. ~~((If water service cannot be provided under subsection B.1. through B.3. of~~  
52 ~~this section, the county may authorize the creation of a private well, only if the well~~  
53 ~~otherwise meets relevant land use and public health requirements and the provisions of~~  
54 ~~subsection E. of this section, if applicable)) By a new Group A or Group B water system~~  
55 that meets relevant land use and public health requirements and, if applicable, the  
56 provisions of subsection E of this section; or

57           5. By a private well that meets relevant land use and public health requirements  
58 and, if applicable, the provisions of subsection E. of this section. If the proposed  
59 development to be served by the private well is in an approved service area that has been  
60 assigned to a Group A water system through a coordinated water system plan approved  
61 by the King County council or is within the approved service area in ~~((an))~~ the individual

62 water system plan of a Group A water system that has been reviewed by the county and  
63 approved by the state, the county shall condition its approval upon the future connection  
64 of the development to the water system when service from that system becomes  
65 available.

66 C. Existing Group A water systems shall not be expanded beyond the total  
67 number of lots that the system is ultimately designed to serve, except as otherwise  
68 provided in subsection D. of this section.

69 D. A Group A water system may be established or expanded if:

70 1. The area has been assigned to a water purveyor through a King County-  
71 adopted coordinated water system plan; and

72 2. Before approval of the new system or system extension, the maximum  
73 number of connections has been specified based on the number of previously platted, or  
74 otherwise legally divided, lots and the zoning approved for the total rural area being  
75 served, and Group A service is financially feasible at the resulting density, as described in  
76 an approved water system plan.

77 E. In a closed basin, as defined by chapters 173-507, 173-508, 173-509, 173-510  
78 and 173-515 WAC, or on Vashon-Maury Island, a private well or a public water system  
79 created to provide domestic water for a proposed ~~((subdivision))~~ division or redivision of  
80 land and that uses an exempt well under RCW 90.44.050 shall meet the following  
81 standards:

82 1. The ~~((public water system may serve))~~ proposed division or redivision of land  
83 shall be for no more than six lots;

84           2. Only one public water system may be created to serve the ~~((subdivision))~~ lots  
85 created by the proposed division or redivision of land;

86           3. ~~((The public water system may have a))~~ Only one exempt well may be created  
87 to serve the lots created by the proposed division or redivision of land, unless more than  
88 one exempt well is required to meet water flow requirements; and

89           4. The private well or public water system shall allow no more than one-half  
90 acre of irrigation.

91  
  
Ordinance 15242 was introduced on 3/7/2005 and passed by the Metropolitan King  
County Council on 7/25/2005, by the following vote:

Yes: 8 - Mr. Phillips, Ms. Edmonds, Mr. Pelz, Mr. Ferguson, Mr. Gossett, Ms.  
Hague, Ms. Patterson and Mr. Constantine

No: 5 - Mr. von Reichbauer, Ms. Lambert, Mr. Dunn, Mr. Hammond and Mr.  
Irons

Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

\_\_\_\_\_  
  
ATTEST:

\_\_\_\_\_  
  
APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
  
\_\_\_\_\_

**Attachments**      None



# KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Signature Report

July 28, 2005

### Ordinance 15243

**Proposed No.** 2005-0098.2

**Sponsors** Constantine, Pelz, Patterson,  
Edmonds and Phillips

1 AN ORDINANCE establishing application requirements  
2 for land use permits, revising hearing examiner findings for  
3 reclassifications of property and shoreline redesignations;  
4 and amending Ordinance 12196, Section 11, as amended,  
5 and K.C.C. 20.20.040 and Ordinance 4461, Section 10, as  
6 amended, and K.C.C. 20.24.190.

7  
8  
9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10 SECTION 1. Ordinance 12196, Section 11, as amended, and K.C.C. 20.20.040

11 are each hereby amended to read as follows:

12 **Application requirements.**

13 A. The department shall not commence review of any application set forth in this  
14 chapter until the applicant has submitted the materials and fees specified for complete  
15 applications. Applications for land use permits requiring Type 1, 2, 3 or 4 decisions shall  
16 be considered complete as of the date of submittal upon determination by the department  
17 that the materials submitted meet the requirements of this section. Except as provided in

K.C.C. 20.20.040.B, all land use permit applications described in K.C.C. 20.20.020

Exhibit A shall include the following:

1. An application form provided by the department and completed by the applicant that allows the applicant to file a single application form for all land use permits requested by the applicant for the development proposal at the time the application is filed;

2. Designation of who the applicant is, except that this designation shall not be required as part of a complete application for purposes of this section when a public agency or public or private utility is applying for a permit for property on which the agency or utility does not own an easement or right-of-way and the following three requirements are met:

a. the name of the agency or private or public utility is shown on the application as the applicant;

b. the agency or private or public utility includes in the complete application an affidavit declaring that notice of the pending application has been given to all owners of property to which the application applies, on a form provided by the department; and

c. the form designating who the applicant is submitted to the department before permit approval;

3.a. A certificate of sewer availability or site design approval for an on-site sewage system by the Seattle-King County department of public health, as required by the King County board of health code title 13: or

b. for public schools and public schools facilities located in rural areas, a finding by King County that no cost-effective alternative technologies are feasible, a



41 certificate of sewer availability((;)) and a letter from the sewer utility indicating  
42 compliance with the tightline sewer provisions in the zoning code, as required by K.C.C.  
43 chapter 13.24;

44 4. If the development proposal requires a source of potable water, a current  
45 certificate of water availability((, if required by)) consistent with K.C.C. chapter 13.24 or  
46 documentation of an approved well by the Seattle-King County department of public  
47 health;

48 5. A fire district receipt pursuant to K.C.C. Title 17, if required by K.C.C.  
49 chapter 21A.40;

50 6. A site plan, prepared in a form prescribed by the director;

51 7. Proof that the lot or lots to be developed are recognized as a lot under this  
52 title;

53 8. A sensitive areas affidavit, if required by K.C.C. chapter 21A.24;

54 9. A completed environmental checklist, if required by K.C.C. chapter 20.44;

55 10. Payment of any development permit review fees, excluding impact fees  
56 collectible pursuant to K.C.C. Title 27;

57 11. A list of any permits or decisions applicable to the development proposal  
58 that have been obtained before filing the application or that are pending before the county  
59 or any other governmental entity;

60 12. Certificate of transportation concurrency from the department of  
61 transportation if required by K.C.C. chapter 14.70. The certificate of transportation  
62 concurrency may be for less than the total number of lots proposed by a preliminary plat  
63 application only if:

64                   a. at least seventy-five percent of the lots proposed have a certificate of  
65 transportation concurrency at the time of application for the preliminary plat;

66                   b. a certificate of transportation concurrency is provided for any remaining lots  
67 proposed for the preliminary plat application before the expiration of the preliminary plat  
68 and final recording of the additional lots; and

69                   c. the applicant signs a statement that the applicant resumes the risk that the  
70 remaining lots proposed might not be granted.

71                   13. Certificate of future connection from the appropriate purveyor for lots  
72 located within the urban growth area that are proposed to be served by on-site or  
73 community sewage system and group B water systems or private well, if required by  
74 K.C.C. 13.24.136 through 13.24.140;

75                   14. A determination if drainage review applies to the project pursuant to K.C.C.  
76 chapter 9.04((;)) and, if applicable, all drainage plans and documentation required by the  
77 Surface Water Design Manual adopted pursuant to K.C.C. chapter 9.04;

78                   15. Current assessor's maps and a list of tax parcels to which public notice must  
79 be given as provided in this chapter, for land use permits requiring a Type 2, 3 or 4  
80 decision;

81                   16. Legal description of the site;

82                   17. Variances obtained or required under K.C.C. Title 21A to the extent known  
83 at the date of application; and

84                   18. For site development permits only, a phasing plan and a time schedule, if the  
85 site is intended to be developed in phases or if all building permits will not be submitted  
86 within three years.

87           B. A permit application is complete for purposes of this section when it meets the  
88           procedural submission requirements of the department and is sufficient for continued  
89           processing even though additional information may be required or project modifications  
90           may be undertaken subsequently. The determination of completeness shall not preclude  
91           the department from requesting additional information or studies either at the time of  
92           notice of completeness or subsequently if new or additional information is required or  
93           substantial changes in the proposed action occur, as determined by the department.

94           C. Additional complete application requirements for the following land use  
95           permits are set forth in the following sections of the King County Code:

- 96           1. Clearing and grading permits, K.C.C. 16.82.060.  
97           2. Construction permits, K.C.C. 16.04.052.  
98           3. Mobile home permits, K.C.C. 16.04.093.  
99           4. Subdivision applications, short subdivision applications and binding site plan  
100          applications, K.C.C. 19A.08.150.

101          D. The director may specify the requirements of the site plan required to be  
102          submitted for various permits and may waive any of the specific submittal requirements  
103          listed herein that are determined to be unnecessary for review of an application.

104          E. The applicant shall attest by written oath to the accuracy of all information  
105          submitted for an application.

106          F. Applications shall be accompanied by the payment of the applicable filing  
107          fees, if any, as established by K.C.C. Title 27.

108          SECTION 2. Ordinance 4461, Section 10, as amended, and K.C.C. 20.24.190 are  
109          each hereby amended to read as follows:

**Additional examiner findings – reclassifications and shoreline redesignations.**

When the examiner issues a recommendation regarding an application for a reclassification of property or for a shoreline environment redesignation, the recommendation shall include additional findings that support the conclusion that at least one of the following circumstances applies:

A. The property is potentially zoned for the reclassification being requested and conditions have been met that indicate the reclassification is appropriate;

B. An adopted subarea plan or area zoning specifies that the property shall be subsequently considered through an individual reclassification application;

C. Where a subarea plan has been adopted but subsequent area zoning has not been adopted, that the proposed reclassification or shoreline redesignation is consistent with the adopted subarea plan; or

D. The applicant has demonstrated with substantial evidence that:

1. Since the last previous area zoning or shoreline environment designation of the subject property, authorized public improvements, permitted private development or other conditions or circumstances affecting the subject property have undergone substantial and material change not anticipated or contemplated in the subarea plan or area zoning;

2. The impacts from the changed conditions or circumstances affect the subject property in a manner and to a degree different than other properties in the vicinity such that area rezoning or redesignation is not appropriate((;)). For the purposes of this subsection, "changed conditions or circumstances" does not include actions taken by the current or former property owners to facilitate a more intense development of the

property including but not limited to changing tax limitations, adjusting property lines,  
extending services((;)) or changing property ownership;

3. For proposals to increase rural residential density, that the proposal meets the  
criteria in Comprehensive Plan policies R-205 through R-209;

4. For proposals to increase urban residential density, that the proposal meets  
the criteria in Comprehensive Plan policies ((U-118)) U-120 through ((U-123)) U-125;

139 and

140 5. The requested reclassification or redesignation is in the public interest.

141

Ordinance 15243 was introduced on 3/7/2005 and passed as amended by the  
Metropolitan King County Council on 7/25/2005, by the following vote:

Yes: 13 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr.  
Pelz, Mr. Dunn, Mr. Ferguson, Mr. Hammond, Mr. Gossett, Ms. Hague, Mr.  
Irons, Ms. Patterson and Mr. Constantine  
No: 0  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

ATTEST:

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Attachments      None



# KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Signature Report

July 27, 2005

### Ordinance 15244

**Proposed No.** 2005-0096.3

**Sponsors** Constantine, Pelz, Patterson,  
Edmonds and Phillips

1 AN ORDINANCE relating to comprehensive planning and  
2 zoning; adopting the 2005 amendments to King County  
3 Comprehensive Plan 2004 and area zoning, in accordance  
4 with the Washington state Growth Management Act;  
5 directing the executive to conduct a subarea plan for the  
6 Sammamish Agricultural Production District; directing the  
7 executive to conduct a subarea plan for the Juanita Firs  
8 commercial center; and amending Ordinance 263, Article  
9 2, Section 1, as amended, and K.C.C. 20.12.010.

#### 12 PREAMBLE:

13 For the purposes of effective land use planning and regulation, the King  
14 County Council makes the following legislative findings:  
15 King County has adopted the 2004 King County Comprehensive Plan to  
16 meet the requirements of the Washington state Growth Management Act  
17 ("GMA").

18 The King County Code allows amendments that are not substantive to the  
19 Comprehensive Plan once every year except once every four years a major  
20 review of the Comprehensive Plan is allowed and amendments that are  
21 substantive in nature can be considered. The last major review of the  
22 Comprehensive Plan was conducted in 2004. Therefore, 2005 is  
23 considered part of the annual cycle when only amendments that are not  
24 substantive in nature are permitted.

25 The GMA requires that the Comprehensive Plan and development  
26 regulations be subject to continuing review and evaluation by the county.

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

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

34 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

35 SECTION 1. Ordinance 263, Article 2, Section 1, and K.C.C. 20.12.10 are each  
36 hereby amended to read as follows:

37 A. Under the King County Charter, the state Constitution and the Washington  
38 ((S))state Growth Management Act, chapter 36.70A RCW, the 1994 King County  
39 Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King  
40 County until amended, repealed or superseded. King County performed its first



41 comprehensive four-cycle review of the Comprehensive Plan. As a result of the review,  
42 King County amended the 1994 Comprehensive Plan through passage of the King County  
43 Comprehensive Plan 2000. King County performed its second comprehensive four-cycle  
44 review of the Comprehensive Plan in 2004. As a result of the review, King County  
45 amended the 2000 Comprehensive Plan through passage of the King County  
46 Comprehensive Plan 2004. The Comprehensive Plan shall be the principal planning  
47 document for the orderly physical development of the county and shall be used to guide  
48 subarea plans, functional plans, provision of public facilities and services, review of  
49 proposed incorporations and annexations, development regulations and land development  
50 decisions.

51 B. The amendments to the 1994 King County Comprehensive Plan contained in  
52 Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments)  
53 are hereby adopted.

54 C. The amendments to the 1994 King County Comprehensive Plan contained in  
55 Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget  
56 Sound Growth Management Hearings Board Decision and Order in *Vashon-Maury Island*,  
57 *et. al. v. King County*, Case No. 95-3-0008.

58 D. The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is  
59 adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes  
60 official county policy for the geographic area of unincorporated King County defined in the  
61 plan and amends the 1994 King County Comprehensive Plan Land Use Map.

62 E. The amendments to the 1994 King County Comprehensive Plan contained in  
63 Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the

64 Central Puget Sound Growth Management Hearings Board in *Copac-Preston Mill, Inc., et*  
65 *al, v. King County*, Case No. 96-3-0013 as amendments to the King County  
66 Comprehensive Plan.

67 F. The amendments to the 1994 King County Comprehensive Plan contained in  
68 Appendix A to Ordinance 12531 (King County Comprehensive Plan 1996 amendments)  
69 are hereby adopted as amendments to the King County Comprehensive Plan.

70 G. The Black Diamond Urban Growth Area contained in Appendix A to Ordinance  
71 12533 is hereby adopted as an amendment to the King County Comprehensive Plan.

72 H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land  
73 Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as  
74 Rural City Urban Growth Area. The language from Section 1D of Ordinance 12535 shall  
75 be placed on Comprehensive Plan Land Use Map page #32 with a reference marker on the  
76 area affected by Ordinance 12535.

77 I. The amendments to the 1994 King County Comprehensive Plan contained in  
78 Appendix A to Ordinance 12536 (1997 Transportation Need Report) are hereby adopted as  
79 amendments to the King County Comprehensive Plan.

80 J. The amendments to the 1994 King County Comprehensive Plan contained in  
81 Appendix A to Ordinance 12927 (King County Comprehensive Plan 1997 amendments)  
82 are hereby adopted as amendments to the King County Comprehensive Plan.

83 K. The amendments to the 1994 King County Comprehensive Plan contained in  
84 the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance  
85 12931 and in the supporting text, are hereby adopted as amendments to the King County  
86 Comprehensive Plan.

87           L. The amendments to the 1994 King County Comprehensive Plan contained in  
88           Appendix A to Ordinance 13273 (King County Comprehensive Plan 1998 amendments)  
89           are hereby adopted as amendments to the King County Comprehensive Plan.

90           M. The 1999 Transportation Needs Report contained in Attachment A to  
91           Ordinance 13339 is hereby adopted as an amendment to the 1994 King County  
92           Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King  
93           County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby  
94           adopted as amendments to the King County Comprehensive Plan.

95           N. The amendments to the 1994 King County Comprehensive Plan contained in  
96           Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999 amendments)  
97           are hereby adopted as amendments to the King County Comprehensive Plan.

98           O. The 2000 Transportation Needs Report contained in Attachment A to Ordinance  
99           13674 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan,  
100          Technical Appendix C.

101          P. The Fall City Subarea Plan contained in Attachment A to Ordinance 13875 is  
102          adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes  
103          official county policy for the geographic area of unincorporated King County defined in the  
104          plan. The Fall City Subarea Plan amends the 1994 King County Comprehensive Plan land  
105          use map by revising the Rural Town boundaries of Fall City.

106          Q. The amendments to the King County Comprehensive Plan contained in  
107          Attachment A to Ordinance 13875 are hereby adopted as amendments to the King County  
108          Comprehensive Plan.

109 R. The Fall City area zoning amendments contained in Attachment A to Ordinance  
110 13875 are adopted as the zoning control for those portions of unincorporated King County  
111 defined in the attachment. Existing property-specific development standards (p-suffix  
112 conditions) on parcels affected by Attachment A to Ordinance 13875 do not change except  
113 as specifically provided in Attachment A to Ordinance 13875.

114 S. The amendments to the 1994 King County Comprehensive Plan Land Use Map  
115 contained in Attachment A to Ordinance 13987 are hereby adopted to comply with the  
116 Central Puget Sound Growth Management Hearings Board Decision and Order on  
117 Supreme Court Remand in *Vashon-Maury Island, et. al. v. King County*, Case No. 95-3-  
118 0008 (Bear Creek Portion).

119 T. The 2001 transportation needs report contained in Attachment A to Ordinance  
120 14010 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan,  
121 technical appendix C.

122 U. The amendments to the 1994 King County Comprehensive Plan contained in  
123 Attachments A, B and C to Ordinance 14044 (King County Comprehensive Plan 2000) are  
124 hereby adopted as amendments to the King County Comprehensive Plan. Attachment A  
125 amends the policies, text and maps of the Comprehensive Plan. Amendments to the  
126 policies are shown with deleted language struck out and new language underlined. The text  
127 and maps in Attachment A replace the previous text and maps in the Comprehensive Plan.  
128 Attachment B to Ordinance 14044 contains technical appendix A (capital facilities), which  
129 replaces technical appendix A to the King County Comprehensive Plan, technical appendix  
130 C (transportation), which replaces technical appendix C to the King County  
131 Comprehensive Plan, and technical appendix M (public participation), which is a new

132 technical appendix that describes the public participation process for the King County  
133 Comprehensive Plan 2000. Attachment C includes amendments to the King County  
134 Comprehensive Plan Land Use Map. The land use amendments contained in Attachment C  
135 are adopted as the official land use designations for those portions of unincorporated King  
136 County defined in Attachment C to Ordinance 14044.

137 V. The Snoqualmie Urban Growth Area Subarea Plan contained in Attachment A  
138 to Ordinance 14117 is adopted as a subarea plan of the King County Comprehensive Plan  
139 and, as such, constitutes official county policy for the geographic area of unincorporated  
140 King County defined in the plan. Attachment B to Ordinance 14117 amends the King  
141 County Comprehensive Plan 2000 land use map by revising the Urban Growth Area for the  
142 City of Snoqualmie. Attachment C to Ordinance 14117 amends the policies of the  
143 Comprehensive Plan.

144 W. The Snoqualmie Urban Growth Area Subarea Plan area zoning amendments in  
145 Attachment D to Ordinance 14117 are adopted as the zoning control for those portions of  
146 unincorporated King County defined in the attachment. Existing property-specific  
147 development standards (p-suffix conditions) on parcels affected by Attachment D to  
148 Ordinance 14117 do not change.

149 X. The amendments to the King County Comprehensive Plan 2000 contained in  
150 Attachment B to Ordinance 14156 are hereby adopted as amendments to the King County  
151 Comprehensive Plan.

152 Y. The amendments to the King County Comprehensive Plan 2000 contained in  
153 Attachment A to Ordinance 14185 are hereby adopted as amendments to the King County  
154 Comprehensive Plan in order to comply with the order of the Central Puget Sound Growth

155 Management Hearings Board in *Green Valley et al, v. King County*, CPSGMHB Case No.  
156 98-3-0008c, Final Decision and Order (1998) and the order of the Washington Supreme  
157 Court in *King County v. Central Puget Sound Growth Management Hearings Board*, 142  
158 Wn.2d 543, 14 P.3d 133 (2000).

159 Z. The amendments to the King County Comprehensive Plan 2000 contained in  
160 Attachment A to Ordinance 14241 (King County Comprehensive Plan 2001 Amendments)  
161 are hereby adopted as amendments to the King County Comprehensive Plan.

162 AA. The amendment to the King County Comprehensive Plan 2000 contained in  
163 Attachment A to Ordinance 14286 is hereby adopted as an amendment to the King County  
164 Comprehensive Plan in order to comply with the Central Puget Sound Growth  
165 Management Hearings Board's Final Decision and Order in *Forster Woods Homeowners'*  
166 *Association and Friends and Neighbors of Forster Woods, et al. v. King County*, Case No.  
167 01-3-0008c (Forster Woods), dated November 6, 2001.

168 BB. The amendments to the King County Comprehensive Plan 2000 contained in  
169 Attachment A to Ordinance 14448 (King County Comprehensive Plan 2002 Amendments)  
170 are hereby adopted as amendments to the King County Comprehensive Plan.

171 CC. The amendments to the King County Comprehensive Plan 2000 contained in  
172 Attachment A to Ordinance 14775 (King County Comprehensive Plan 2003 Amendments)  
173 are hereby adopted as amendments to the King County Comprehensive Plan.

174 DD. The amendments to the King County Comprehensive Plan 2000 contained in  
175 Attachments A, B, C, D and E to this ordinance (King County Comprehensive Plan 2004)  
176 are hereby adopted as amendments to the King County Comprehensive Plan. Attachment  
177 A, Part I, to this ordinance amends the policies, text and maps of the Comprehensive Plan.

Attachment A, Part II, to this ordinance includes amendments to the King County Comprehensive Plan Land Use Map. The land use amendments contained in Attachment A, Part II, to this ordinance are adopted as the official land use designations for those portions of unincorporated King County defined in Attachment A, Part II, to this ordinance. Attachment B to this ordinance contains technical appendix A (Capital Facilities), which replaces technical appendix A to the King County Comprehensive Plan. Attachment C to this ordinance contains technical appendix B (Housing), which replaces technical appendix B to the King County Comprehensive Plan. Attachment D to this ordinance contains technical appendix C (Transportation), which replaces technical appendix C to the King County Comprehensive Plan 2000. Attachment E to this ordinance contains technical appendix D (Growth Targets and the Urban Growth Area 2004).

EE. The 2004 transportation needs report contained in Attachment A to this ordinance is hereby adopted as an amendment to the 2000 King County Comprehensive Plan, technical appendix C.

FF. The amendments to the King County Comprehensive Plan 2004 contained in Attachment A to this Ordinance (King County Comprehensive Plan 2005 Amendments) are hereby adopted as amendments to the King County Comprehensive Plan.

SECTION 2. The King County Comprehensive Plan 2005 Amendments contained in Attachment A, Part II to this ordinance are adopted as the official zoning control for those portions of unincorporated King County defined in Attachment A, Part II to this ordinance in accordance with K.C.C. 20.12.050. Existing property-specific development conditions (p-suffix conditions) and special district overlays on parcels affected by these area zoning amendments, whether adopted through reclassification or

201 area zoning, are retained by this ordinance except as specifically amended by this  
202 ordinance. Property-specific development standards adopted, repealed or amended by  
203 this ordinance amend Appendix A of Ordinance 12824, as amended by Ordinance 15028,  
204 in accordance with K.C.C. 20.12.050. Special District overlays adopted, repealed or  
205 amended by this ordinance amend Appendix B of Ordinance 12824, as amended by  
206 Ordinance 15028, in accordance with K.C.C. 20.12.050.

207 **SECTION 3. Work program.** The council hereby adopts the following work  
208 program items as part of the King County Comprehensive Plan 2005:

209 A. The executive shall complete a subarea planning process added to the  
210 executive work plan by Ordinance 15028 (2004 KCCP Update) to study the rural-zoned  
211 properties within the Sammamish Valley agricultural production district. This subarea  
212 plan shall be consistent with the final decision and order of the Central Puget Sound  
213 Growth Management Hearings Board for Keesling III (Case No. 04-3-0024) dated May  
214 31, 2005. The executive shall transmit any required Comprehensive Plan amendments to  
215 the council by September 6, 2005. The subarea plan must be filed in the form of fifteen  
216 copies with the clerk of the council, who shall retain the original and shall forward copies  
217 to each councilmember and to the lead staff for the growth management unincorporated  
218 areas committee or its successor. The implementation of any recommendations contained  
219 in the adopted sub-area plan shall be permitted prior to the review of the next major  
220 (four-year) comprehensive plan update in 2008.

221 B. The executive shall, contingent upon council appropriation of funds through  
222 the 2006 budget, complete a subarea planning process to study the potential for expansion  
223 of the Juanita Firs community business center, generally located between 100th Avenue



224 NE and Juanita-Woodinville Way NE, and shall transmit any required Comprehensive  
225 Plan amendments to the council by December 31, 2006. The subarea plan must be filed  
226 in the form of fifteen copies with the clerk of the council, who shall retain the original  
227 and shall forward copies to each councilmember and to the lead staff for the growth

228 management and unincorporated areas committee or its successor.

229

230

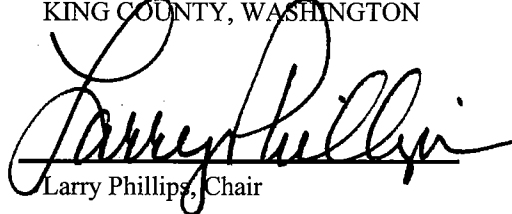
Ordinance 15244 was introduced on 3/7/2005 and passed as amended by the Metropolitan King County Council on 7/25/2005, by the following vote:

Yes: 13 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Pelz, Mr. Dunn, Mr. Ferguson, Mr. Hammond, Mr. Gossett, Ms. Hague, Mr. Irons, Ms. Patterson and Mr. Constantine

No: 0

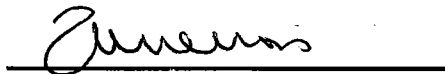
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



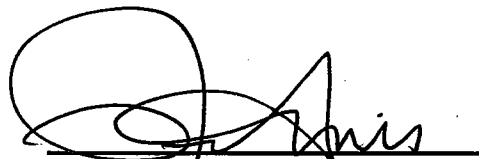
Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 1 day of August, 2005.



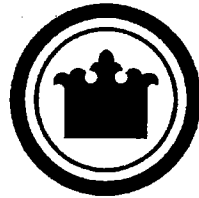
Ron Sims, County Executive

**Attachments** A. 2005 Amendments to the King County Comprehensive Plan 2004, May 17, 2005

RECEIVED  
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CLERK  
KING COUNTY COUNCIL

**15244**

**2005-0096  
Attachment A**



**2005 Amendments  
to the  
King County Comprehensive Plan 2004**

**MAY 17, 2005**

---

**15244**

**2005-0096  
Attachment A**

**2005 Amendments to the  
King County Comprehensive Plan 2004**

**Part I:  
Policy Amendments**

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

2 In Chapter 6 – Transportation, II Linking Transportation Infrastructure with Growth, on  
3 page 6-9, amend Policy T-210 as follows:  
4

5  
6 **T-210**            **The level of service (LOS) standard for the Urban Area and**  
7                    **designated Rural Towns shall be E except as provided in Policy ((T-**  
8                    **209 )) T-212. The LOS standard for the Rural Area shall be B except**  
9                    **as provided in Policy ((T-209)) T-212. These standards shall be used**  
10                   **in concurrency testing.**  
11  
12  
13  
14  
15

16 **Effect:** Policy T-209 in the 2000 King County Comprehensive Plan was renumbered as  
17 Policy T-212 in the 2004 King County Comprehensive Plan Update. This amendment  
18 corrects the reference in Policy T-210 to reflect the renumbered policy T-212. There is  
19 no substantive effect of this amendment.

20 **Rationale:** Updates the policy reference in policy T-210 to reflect the renumbering of  
21 transportation policies in the 2004 King County Comprehensive Plan Update.  
22

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:

2 In Chapter 7 – Services, Facilities, and Utilities, H. Water Supply, on page 7-8 amend  
3 Policy F-230 as follows:  
4

- 5 **F-230** New public water systems established in the Rural Area shall be owned  
6 and operated by the following, in order of preference:  
7 a. By the Group A public water system in whose service area the  
8 system is located, by direct service or satellite management by the  
9 Group A system, or  
10 b. By a satellite management agency approved by the State  
11 Department of Health and providing service within the county and  
12 under contract with the Group A system if it is located in a Group A  
13 system service area; or  
14 c. By the owners of the lots, which are provided water by ~~((the))~~ a new  
15 Group A or Group B system if ~~((the new system is))~~ not within the  
16 service area of an existing Group A system or not within the area  
17 covered by a satellite management agency. Approval for any such  
18 system shall be conditioned for future ownership or management by  
19 a satellite management agency, when such service becomes  
20 available, and for periodic review of system operations, as required  
21 by RCW 70.119A.060(2).  
22  
23

24 **EFFECT:** Technical revision to clarify the water system described in subsection c. could  
25 be either a Group A or Group B system.  
26

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

2 In Chapter 7 – Services, Facilities, and Utilities, I. Public Sewers and On-Site  
3 Wastewater Disposal Systems, on page 7-11 amend Policy F-245 as follows:  
4

5 **F-245 In the Urban Growth Area, all new development shall be served by public**  
6 **sewers unless ((a. A)) application of this policy to a proposal for a single-**  
7 **family residence on an individual lot would deny all reasonable use of the**  
8 **property ((; or ));**  
9 **~~((b. Application of this policy to a proposal that has a vested land use~~**  
10 **~~application for the redevelopment or expansion of an existing use, as well as~~**  
11 **~~an approved septic design from Public Health Seattle and King County,~~**  
12 **~~would render approval of the land use permit void; or~~**  
13 **~~c. As permitted by policy CP-933.))~~**

14 **Effect:** Approval of the 2004 King County Comprehensive Plan Update and related  
15 amendments to King County Code Chapter 13.24.136 eliminated options for on-site  
16 sewage disposal methods described in Policy F-245 b. above. The opportunity for on-site  
17 sewage disposal described by Policy CP-933 was also eliminated in the 2004 King  
18 County Comprehensive Plan Update.

19 **Rationale:** This amendment corrects an oversight by making Policy F-245 consistent  
20 with Code and other policy amendments made during the 2004 King County  
21 Comprehensive Plan Update.  
22

**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

In Chapter 9 – Implementation, I. Land Use Designations and Zoning Classifications/Code, on page 9-2, amend the table as follows:

Comprehensive Plan Land Uses	Zoning *																						
Unincorporated Activity Center	R-12, R-18, R-24, R-48, RB (not allowed in White Center), NB, CB, O, I																						
Community Business Center	NB, CB, O, R-12, R-18, R-24, R-48																						
Neighborhood Business Center	NB, O, R-12, R-18, R-24, R-48																						
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the comprehensive plan was adopted																						
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I																						
Urban Residential, High	R-18, R-24, R-48																						
Urban Residential, Medium	R-4, R-6, R-8, R-12																						
Urban Residential, Low	R-1																						
Rural City Urban Growth Area	UR I, RB –These two zones were in place in the North Bend UGA when the comprehensive plan was adopted in 1994.																						
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I																						
Rural Neighborhood	NB, RA-5																						
Rural Residential	RA-2.5, RA-5, RA-10, RA-20																						
Industrial	I																						
Forestry	F, M																						
Agriculture	A																						
Mining	M																						
Greenbelt/Urban Separator	R-1																						
King County Owned Open Space/Recreation	All zones																						
Other Parks/Wilderness	All zones																						
<p>* This is the range of zoning that may be allowed within each comprehensive plan land use designations based on comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.</p> <p><b>Zoning Designations</b></p> <table> <tr> <td>A</td><td>Agricultural (10 or 35 acre minimum lot area)</td></tr> <tr> <td>F</td><td>Forest (80 acre minimum lot area)</td></tr> <tr> <td>M</td><td>Mineral</td></tr> <tr> <td>RA</td><td>Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)</td></tr> <tr> <td>UR</td><td>Urban Reserve</td></tr> <tr> <td>R</td><td>Urban Residential (base density in dwelling units per acre)</td></tr> <tr> <td>NB</td><td>Neighborhood Business</td></tr> <tr> <td>CB</td><td>Community Business</td></tr> <tr> <td>RB</td><td>Regional Business</td></tr> <tr> <td>O</td><td>Office</td></tr> <tr> <td>I</td><td>Industrial</td></tr> </table>		A	Agricultural (10 or 35 acre minimum lot area)	F	Forest (80 acre minimum lot area)	M	Mineral	RA	Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)	UR	Urban Reserve	R	Urban Residential (base density in dwelling units per acre)	NB	Neighborhood Business	CB	Community Business	RB	Regional Business	O	Office	I	Industrial
A	Agricultural (10 or 35 acre minimum lot area)																						
F	Forest (80 acre minimum lot area)																						
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NB	Neighborhood Business																						
CB	Community Business																						
RB	Regional Business																						
O	Office																						
I	Industrial																						

**EFFECT:** Allows the use of the RA-5 zone designation within a Rural Neighborhood consistent with the provisions of KCCP policy R-410.



---

**15244**

**2005-0096  
Attachment A**

**2005 Amendments to the  
King County Comprehensive Plan 2004**

**Part II:  
Land Use and Area Zoning Amendments**

## Map Amendment

### Vashon Maury Island Service Center

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas and  
2 Land Use Atlas

3

4

5 Amend Land Use Map # 3 and Zoning Map # 3 Section 7, Township 22, Range 3

6

7 Redesignate the following parcels from Rural Residential land use to Rural Neighborhood  
8 land use.

9

10 Reclassify the following parcels from RA 10 –SO, Rural Area – one home per ten acres  
11 within a Special Overlay District to O P –SO, Office with P –Suffix Conditions within a  
12 Special Overlay District.

13

14 0722039001

15 0722039066

16 0722039067

17

18 Effect: This amendment applies the Rural Neighborhood land use designation and O P SO  
19 zoning to three parcels adjacent to the existing Rural Neighborhood. The O P SO zoning is  
20 consistent with the zoning of property within the existing Rural Neighborhood. This will  
21 allow expansion of the existing Vashon Maury Island Service Center.



King County



## Executive Recommended Vashon-Maury Island Service Center - Land Use Amendment Land Use Amendment

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Study Area

rr

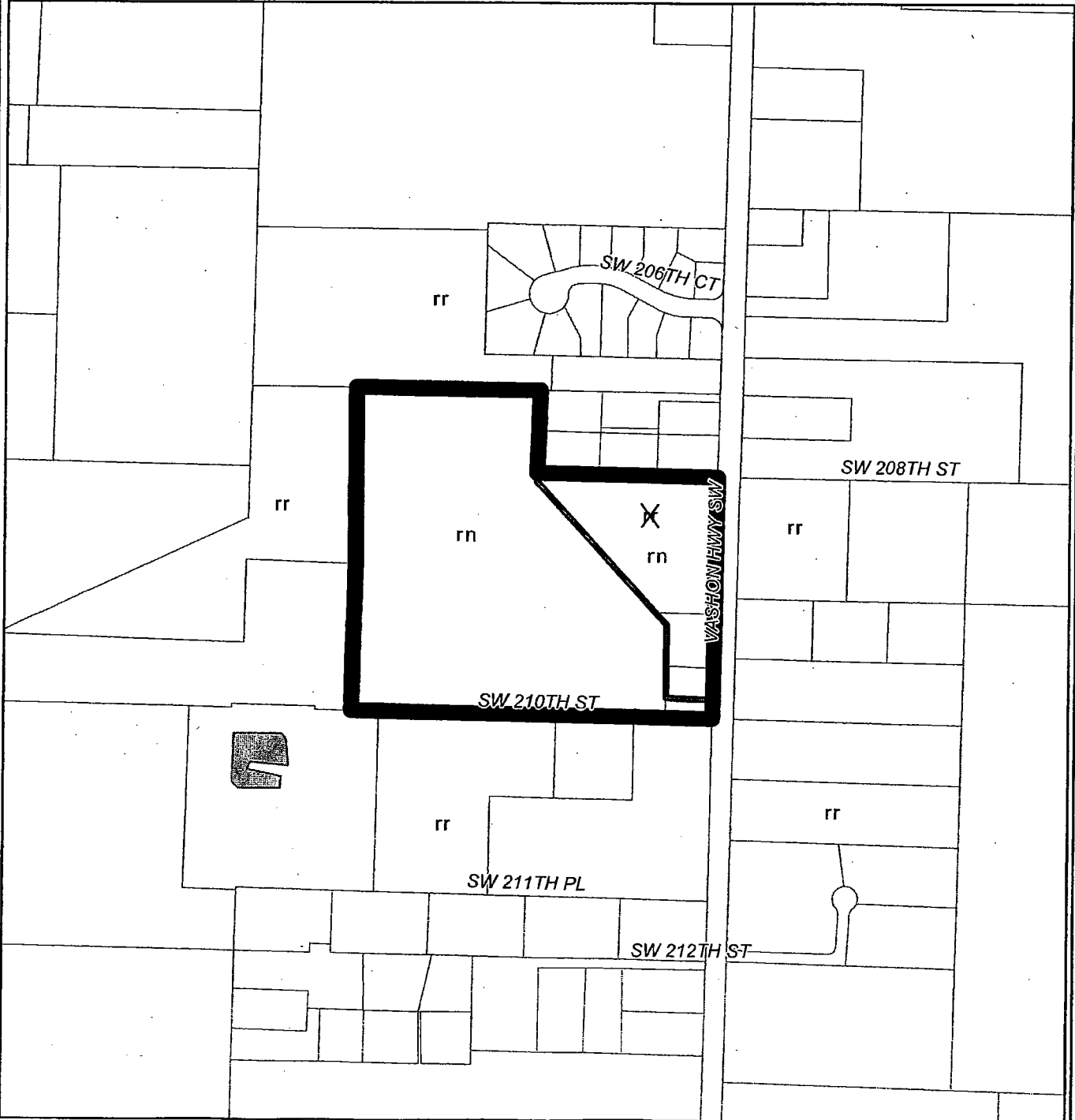
Rural residential

rn

Rural neighborhood

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# 15244



King County



## Executive Recommended Vashon-Maury Island Service Center - Zoning Amendment Recommended Area Zoning

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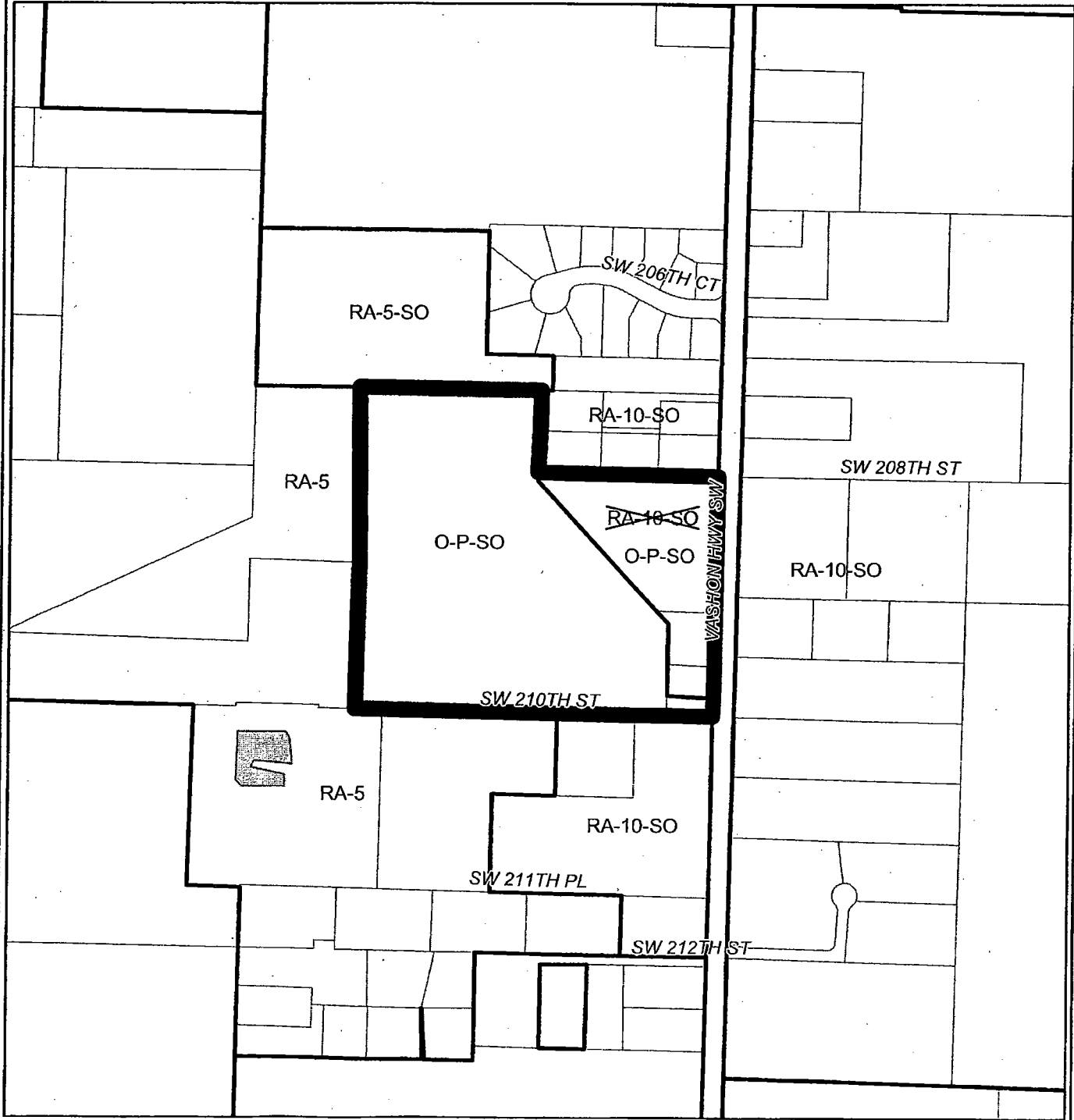
Study Area



Office

RA-5 Rural Area, one DU per 5 acres

RA-10 Rural Area, one DU per 10 acres



## Map Amendment

### Vashon P-Suffix Study

#### AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas

---

Modify the P-Suffix development conditions for four parcels on Zoning Map # 3, Township 22 and 23, Range 3

**Parcel 0522039015:** Delete P-Suffix condition VS-P2, which is applicable to Industrial property. This property is now zoned for commercial development.

Effect: This amendment deletes a development condition that is in conflict with the land use and zoning designation for the subject property.

**Parcels 2923039195 and 2923039044:** This amendment corrects an apparent mapping error by assigning condition VS-P27, the “Vashon Gateway” condition, to the small portion of these two parcels that lie north of SW 171<sup>st</sup> Street and removing the Vashon “Town Core” condition from the same small portion of these two parcels.

Effect: Implements the intent of the Vashon Town Plan, which was to apply the Vashon Gateway condition to property to the north of SW 171<sup>st</sup> street, and the Vashon town Core condition to property south of SW 171<sup>st</sup> at this location.

**Parcel 3223039111:** This amendment removes P-Suffix condition VS-P15 from the subject property.

Effect: This amendment removes VS-P-15, which is actually a series of development conditions that were applied by a 1989 rezone of the subject property. These conditions were intended to apply to a specific development proposal, which did not come to fruition. Therefore this condition is out of date and no longer applicable.

#### AMENDMENT TO THE P-SUFFIX CONDITION VS-P30

---

VS-P30 (Restricted Uses for I-zoned Properties), as adopted under Ordinance 12824 (Vashon Town Plan), is amended to read as follows:

##### Development Condition Text

Property with Industrial zoning shall be restricted to the following specific land uses as set forth in Chapter K.C.C. 21A.08.

Recreational/Cultural Land Uses

1 PARKS/RECREATION: Park, Campgrounds

2 AMUSEMENT/ENTERTAINMENT: Theater

3 General Services Land Uses

4 PERSONAL SERVICES: Veterinary Clinic; Automotive repair; Automotive  
5 Service; Miscellaneous repair; Artist Studios.

6 HEALTH SERVICES: Office/Outpatient Clinic; Medical/Dental Lab.

7 EDUCATION SERVICES: Vocational School; Specialized Instruction  
8 School.

9 Government/Business Service Land Uses

10 GOVERNMENT SERVICES: Utility Facility; Private Stormwater  
11 Management Facility.

12 BUSINESS SERVICES: Construction and Trade; Trucking and courier  
13 Service; Self-service Storage; Freight and Cargo Service; Automotive  
14 Parking; Research, Development and Testing; Commercial/Industrial  
15 Accessory Uses (Administrative. offices, employee exercise & food service  
16 facilities, storage of agricultural raw materials or products manufactured on  
17 site, owner/caretaker residence, grounds maintenance).

18 Retail/Wholesale Land Uses

19 Motor Vehicle and Boat Dealers; Gasoline Service Stations; Fuel Dealers.

20 Manufacturing Land Uses

21 Food and Kindred Products; Apparel and other Textile Products; Wood  
22 Products, Furniture and Fixtures; Printing and Publishing; Fabricated Metal  
23 Products; Industrial and Commercial Machinery; Computer and Office  
24 Equipment; Electronic and other Electric Equipment; Measuring and  
25 Controlling Instruments; Miscellaneous Light Manufacturing; Movie  
26 Production/Distribution.

27 Resource Land Uses

28 AGRICULTURE: Growing and Harvesting Crops; Raising Livestock and  
29 Small Animals, excluding feed lots and auctions.

30 FORESTRY: Growing and Harvesting Forest Products.

31 FISH AND WILDLIFE MANAGEMENT: Hatchery/Fish Preserve;  
32 Aquaculture.

33 Regional Land Uses

1 Public Agency Training Facility; Municipal Water Production; Transit Bus  
2 Base.

3  
4 Effect: Broadens the opportunity for land owners to utilize Industrial zoned lands to the  
5 extent allowed by the zone, by reducing the limitations placed by VS-P30 on uses otherwise  
6 permitted within the Industrial zone. Allows theaters, artists studios and related specialized  
7 instruction schools within the Industrial zones located in a Rural Town to promote cultural  
8 resources consistent with KCCP Policies R-406, P-201, P-202, P-204 and P-205. This  
9 revision affects the following parcels:

10  
11 3123039009  
12 3123039012  
13 3123039026  
14 3123039046  
15 3123039050  
16 3123039052  
17 3123039058  
18 3123039066  
19 3123039082  
20 3123039111  
21 3123039131  
22 3123039154  
23 3123039157  
24 3123039060  
25 3123039161  
26 3123039167  
27 3123039183

28  
29 0622039002  
30 0622039004  
31 0622039077  
32 0622039092  
33 0622039100  
34 0622039134  
35 0622039148

36



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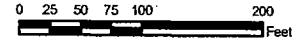
## Executive Recommended Vashon P-Suffix Study Portion SW 1/4 Section 29 Township 23 Range 3



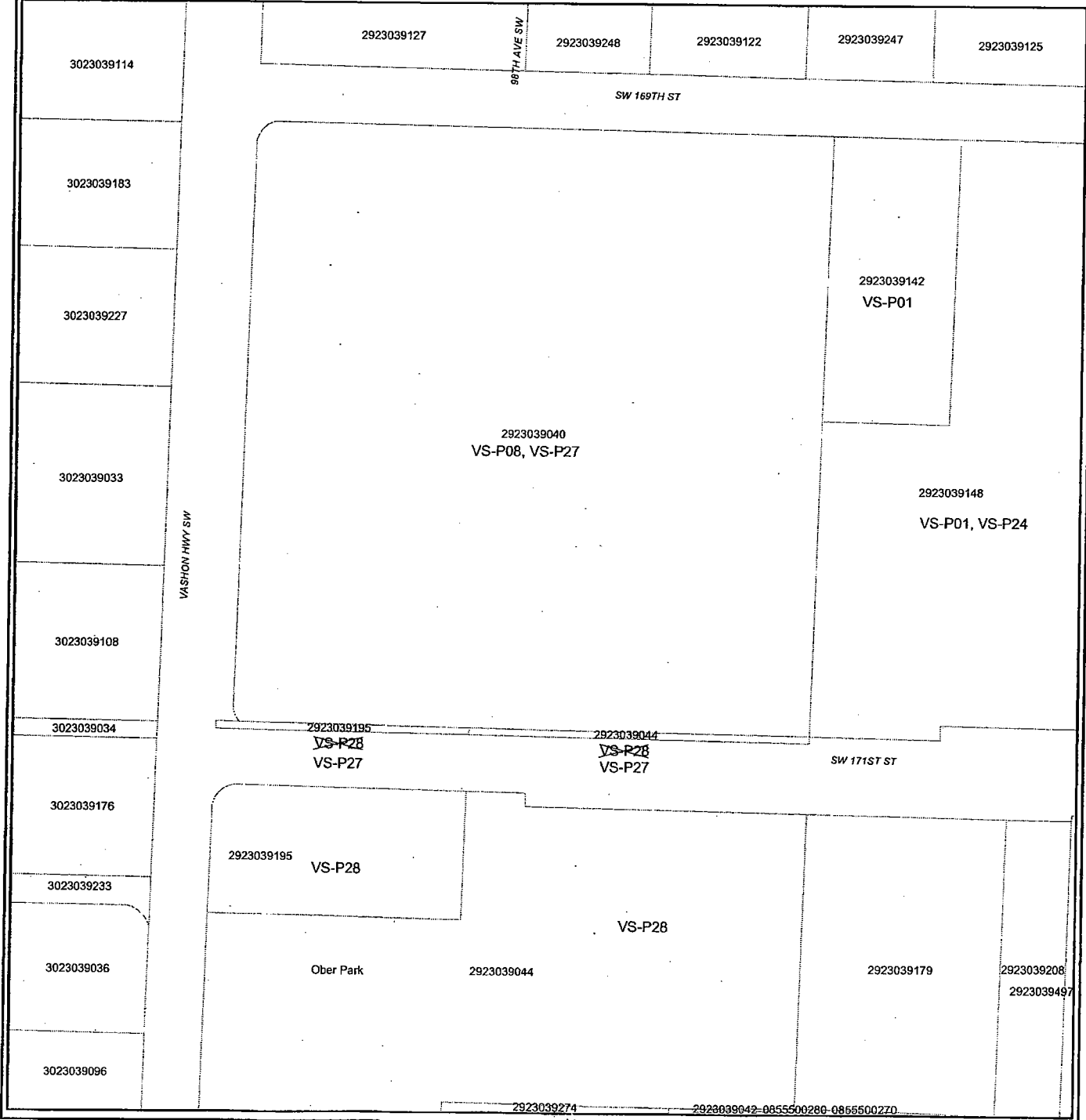
King County

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-  Property Boundaries
-  Parks



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King County



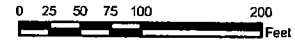
## Executive Recommended Vashon P-Suffix Study

Portion NW 1/4  
Section 05 Township 22 Range 3

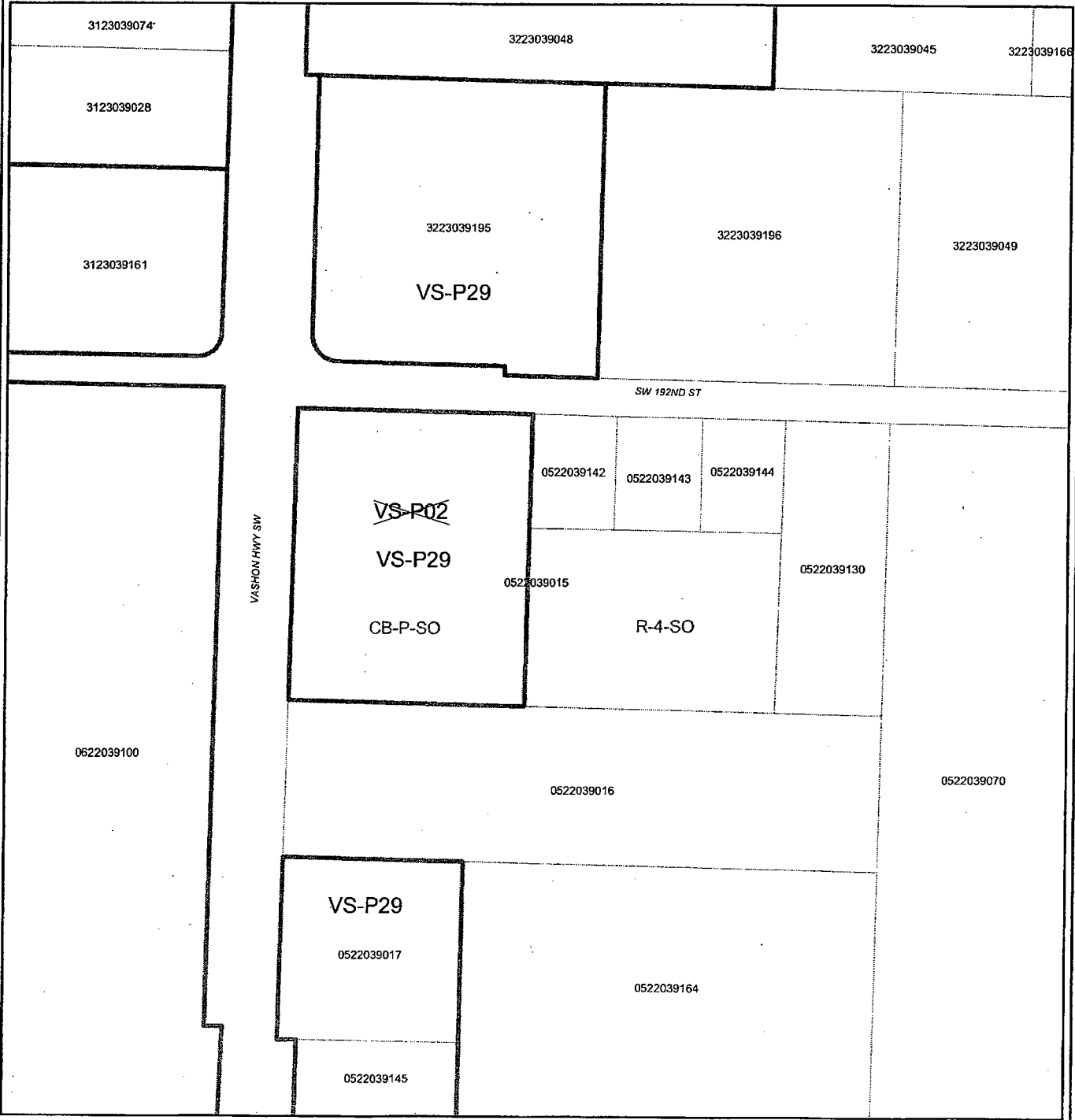
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Property Boundaries

P-Suffix Boundaries



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## Executive Recommended Vashon P-Suffix Study Portion NW 1/4 Section 32 Township 23 Range 3

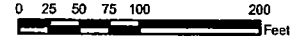


King County

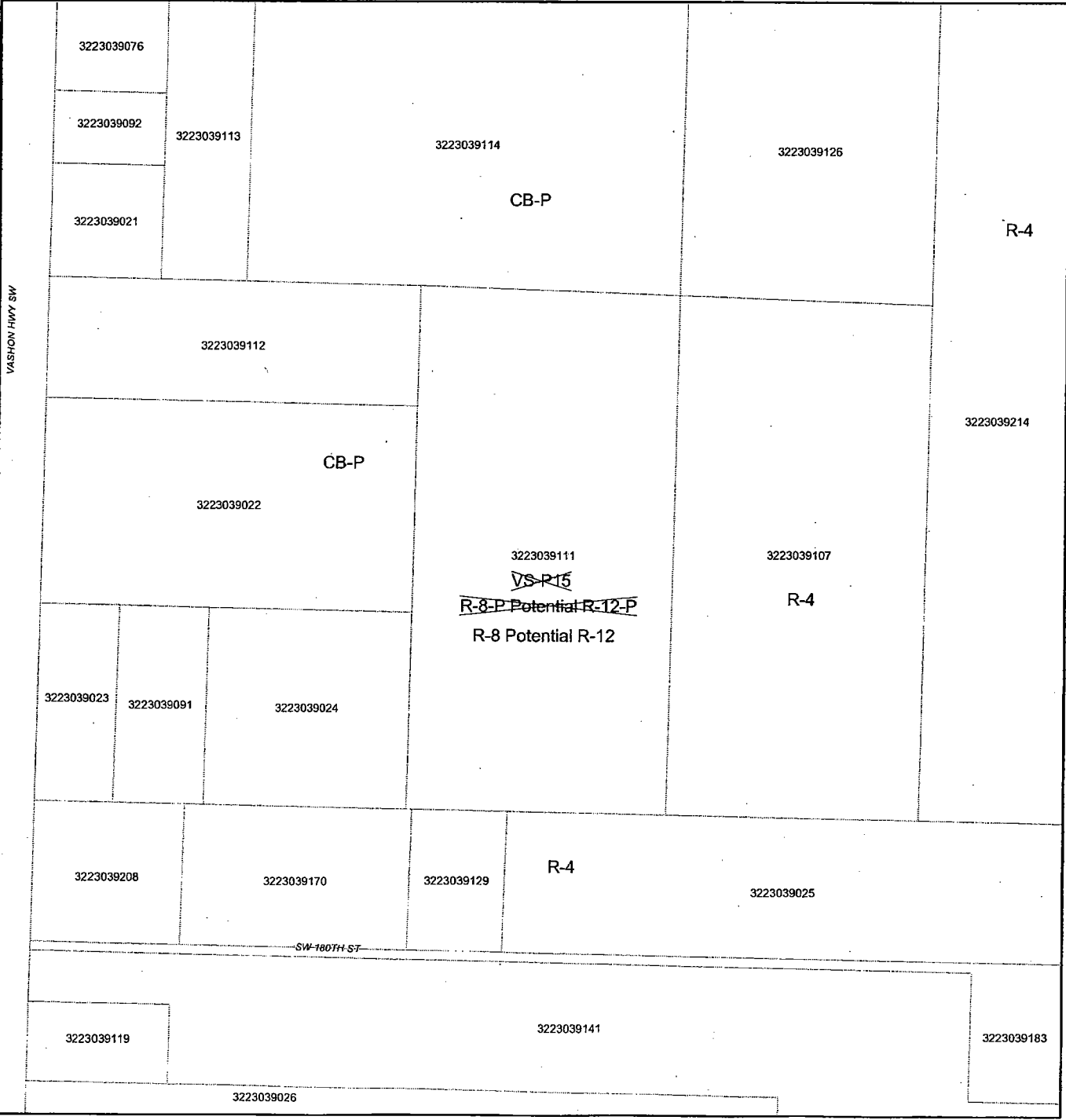
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Property Boundaries



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## Map Amendment

### White Center

#### 1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas

---

4 Amend Map # 17, Section 7, Township 26, Range 6 as follows:

6 Reclassify the following parcels from I-SO to CB-SO

8 0623049143

9 0623049006

10 2195100205

11 0623049226

12 0623049379

13 0623049208

14 0623049044

16 Reclassify the following parcels from I-SO to I-SO potential CB-SO

18 0623049215

19 0623049286

20

21 Effect: This amendment applies the Commercial Business zone classification to seven  
22 parcels included within the Urban Activity Center. Industrial zone classification is retained  
23 for two parcels, but modified slightly to allow property owners the option for rezoning to  
24 Commercial Business as the market demands. No change is proposed through this  
25 amendment to the land use map.



# Executive Recommended

## White Center Subarea - Land Use Amendment

No Change

# 15244



King County

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Study Area



Incorporated Areas

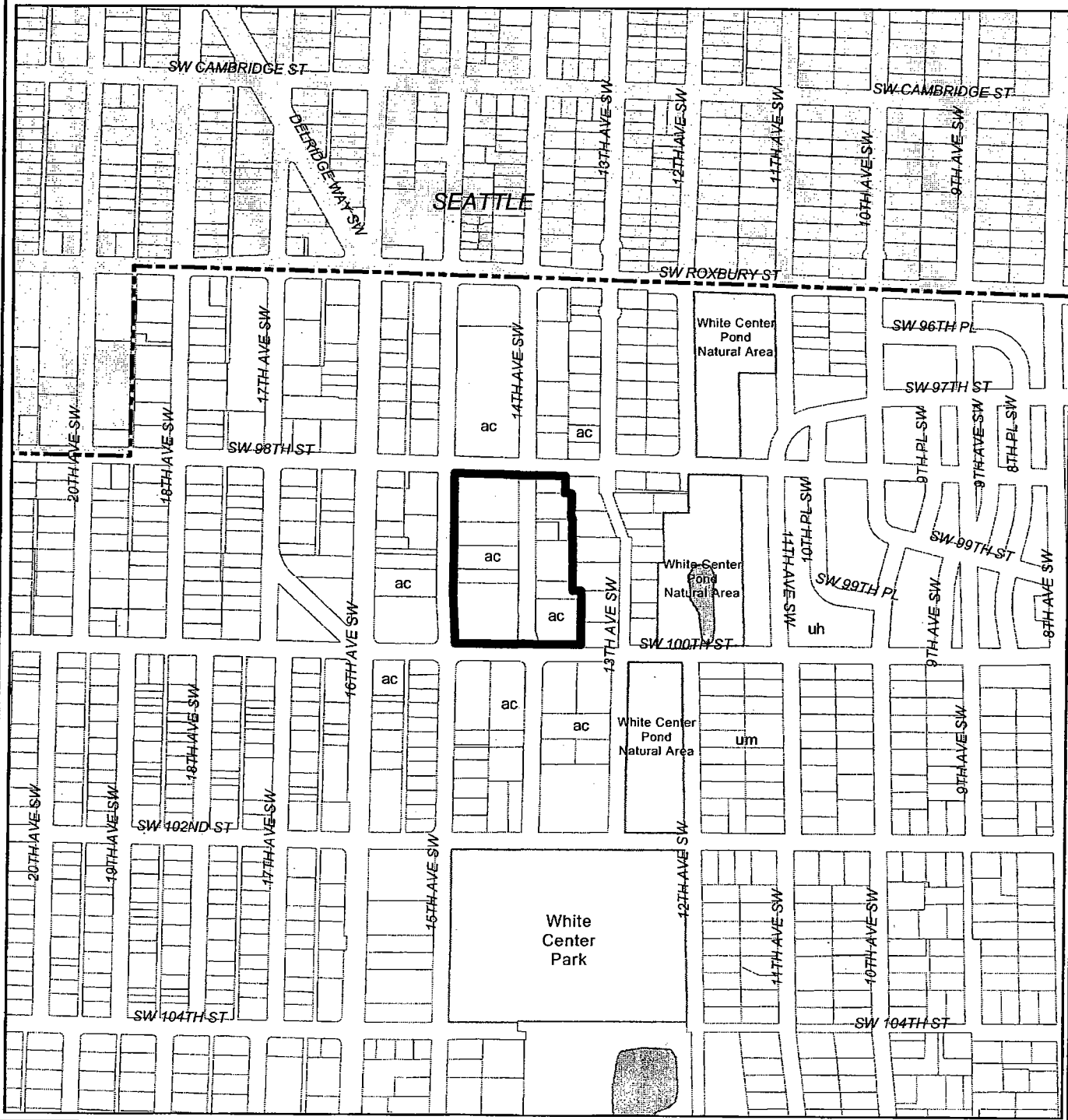
ac Activity Center

uh Urban Residential High, > 12 du/ac.

um Urban Residential Medium, 4-12 du/ac.

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## Executive Recommended White Center Subarea - Zoning Amendment Recommended Area Zoning





King County

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 Study Area  
 Incorporated Areas

I Industrial  
CB Community Business  
R-6 Residential, six DU per acre  
R-18 Residential, 18 DU per acre  
R-24 Residential, 24 DU per acre



15244

## Map Amendment

### Holmes Point P-Suffix Study

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas  
2  
3

---

4 This amendment modifies the P-Suffix development conditions for the attached list of parcels  
5 on Zoning Map # 5, Township 26, Range 4 by applying P-Suffix condition NS-P23 to these  
6 parcels.  
7

8 Effect: This amendment applies P-Suffix development condition NS-P23 to the attached list  
9 of parcels in the Holmes Point area. This P-Suffix condition was applied to the Holmes Point  
10 area in 1999 by Ordinance 13576. However, the map and parcel list attached to that  
11 Ordinance did not agree. Many properties that were within the mapped area were not  
12 included in the parcel list; so it was determined that the P-Suffix condition could not be  
13 applied to the parcels not listed. This amendment implements the intent of Ordinance 13576  
14 by making the list of affected parcels consistent with the map that was attached to that  
15 Ordinance.

Apply P-Suffix condition NS-P23, Holmes Point Site Disturbance, to the following parcels:

Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number
3303906666	3303900190	3391600020	4055701405	2796700158	0333100105	0333100247
3303910140	3303900140	4055700131	4055701408	2796700156	0333100210	0333100240
3303910130	3303900180	4055701210	4055701420	4055701017	8650300250	0333100231
3303900330	8677900045	1973700110	4055701425	2796700155	8650300130	0333100252
3303910150	3303907777	4055700120	4055701440	2796700095	8650300050	0333100229
3303910160	3303900170	1973700010	4055700952	4055701016	8650300060	0333100232
3303910170	3303900150	4055700126	4055700956	2796700056	8650300260	0333100253
3303910180	3303900160	4055701220	4055700960	2796700086	8650300120	0333100223
3303910190	8677900010	1973700100	4055700953	2796700165	0333100200	0333100233
3303910240	8677900044	1973700020	4055700967	2796700087	8650300070	0333100245
3303900300	4057000020	3391600030	4055700966	4055701015	0333100113	0333100235
3303910120	3291500010	1973700030	4055701445	2796700055	0333100110	0333100255
3303910200	3291500020	4055700160	4055700954	2796700160	8650300080	0333100227
3303910010	3291500030	4055701225	4055701450	2796700070	0333100190	0333100236
3303910210	3291500040	4055700162	4055700968	2796700077	8650300110	0333107777
3303900290	4055701130	1973700040	4055700955	2796700176	8650300090	0333100237
3303910020	4055701140	4055700163	4055701455	2796700170	8650300100	0333100225
3303910100	4057000015	4055700164	4055701457	2796700180	0333100195	0333100230
3303910110	4055701145	4055700161	4055700969	2796700081	0333100119	0333100238
3303910090	4057000017	1973700050	4055701470	2796700080	0333100120	0333100226
3303917777	4055701150	3391600040	4055701476	2796700078	0333100070	
3303910080	3291507777	1973700090	4055701000	2796700076	0333100060	
3303910070	3291500050	1973700060	4055701485	0333100218	0333100166	
3303910030	3291500080	4055701230	4055701002	0333100095	0333100165	
3303900020	3291500060	3391600050	4055701001	0333100003	0333100115	
3303910040	3291500090	1973700070	2796700120	0333100005	0333100156	
3303900280	4057000010	4055701240	2796700115	8650300170	0333100050	
3303900270	4057000005	4055701255	2796700131	8650300180	0333100150	
3303910060	4055700150	4055701260	2796700132	8650300190	0333100160	
3303910050	4055700151	4055707777	2796700133	8650300200	0333100118	
3303900260	4055700146	4055701272	2796700014	0333100096	0333100137	
3303900250	4055700140	4055701268	4055701004	0333100217	0333100080	
3303900070	4055700145	4055701275	2796700130	8650300210	0333100152	
3303900030	4055701185	4055701280	4055701011	0333100097	0333100145	
3303900080	1973700160	4055701285	2796700116	8650307777	0333100085	
3303900090	4055701186	4055700940	4055701013	0333100216	0333100146	
3303900060	4055700141	4055701287	2796700024	0333100012	0333100140	
3303900240	1973700150	4055701310	2796700110	8650300010	0333100090	
3303900040	4055700107	4055701305	2796700107	8650300270	0333100136	
3303900100	4055700135	4055701315	4055701010	0333100209	0333100138	
3303900230	4055700106	4055701325	2796700136	8650300160	0333100295	
8677900043	1973700140	4055701335	2796700137	8650300220	0333100290	
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3303900110	1973700120	4055701360	2796700100	8650300150	0333100280	
3303900210	4055700110	4055701365	2796700135	8650300230	0333100269	
8677900042	4055700112	4055701370	4055701012	8650300030	0333100135	
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3303900130	4055700136	4055701380	2796700045	8650300240	0333100260	
8677900008	4055700105	4055701385	2796700105	8650300140	0333100251	
3303900200	3391600010	4055701394	2796700157	8650300040	0333100250	




## Holmes Point Site Disturbance Development Condition NS-P23 Exitsting P-Suffix Condition



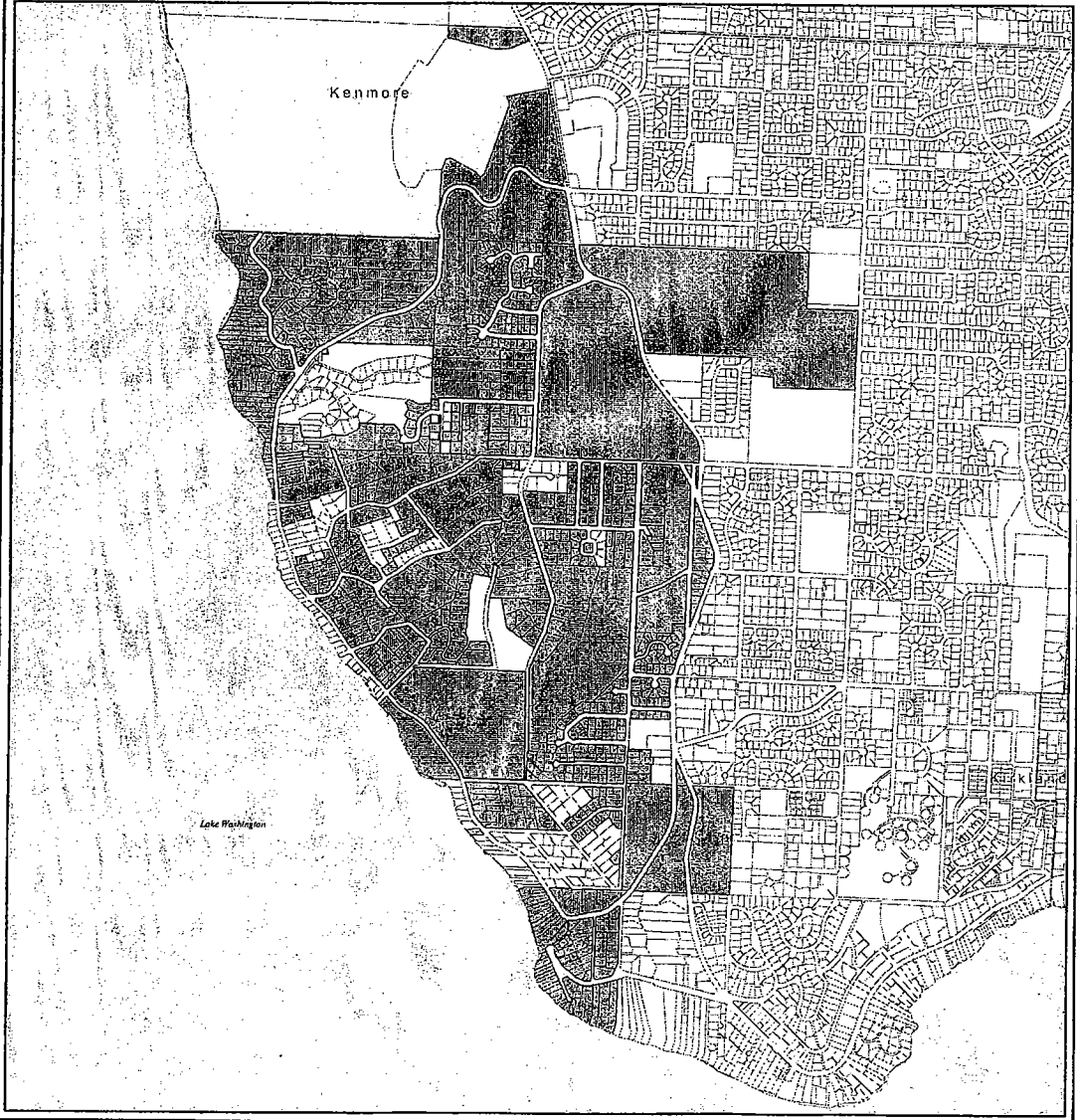
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 Existing P-Suffix Condition, NS-P23

 Incorporated Areas





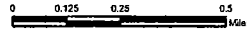
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Executive Recommended  
Holmes Point Site Disturbance  
Development Condition NS-P23



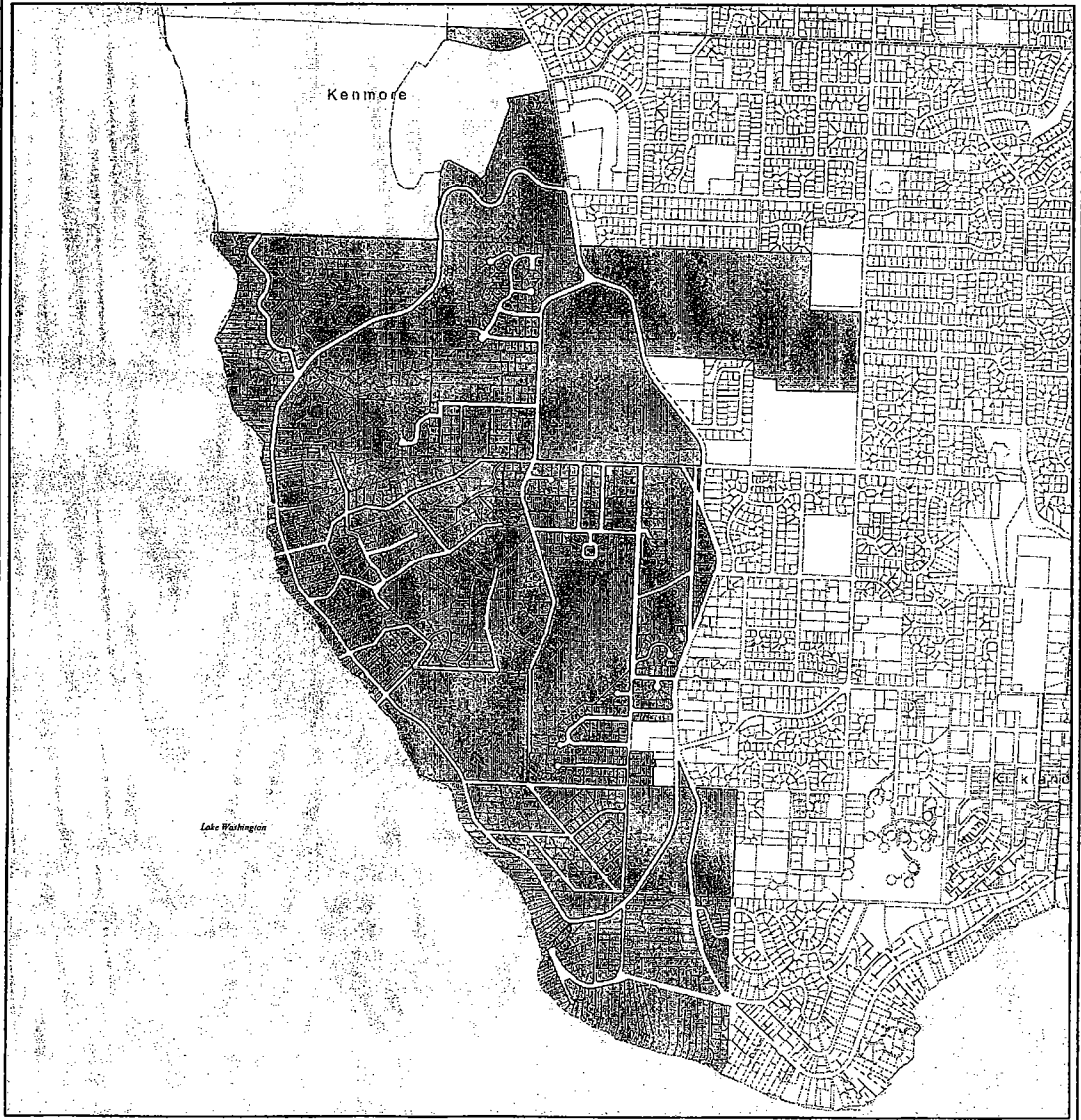
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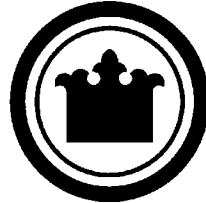
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 P-Suffix Condition, NS-P23

 Incorporated Areas



**2005-0096  
Attachment A**



**2005 Amendments  
to the  
King County Comprehensive Plan 2004**

**MAY 17, 2005**

**2005-0096  
Attachment A**

**2005 Amendments to the  
King County Comprehensive Plan 2004**

**Part I:  
Policy Amendments**

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

2 In Chapter 6 – Transportation, II Linking Transportation Infrastructure with Growth, on  
3 page 6-9, amend Policy T-210 as follows:  
4  
5

6 **T-210**            **The level of service (LOS) standard for the Urban Area and**  
7 **designated Rural Towns shall be E except as provided in Policy ((T-**  
8 **209 )) T-212. The LOS standard for the Rural Area shall be B except**  
9 **as provided in Policy ((T-209)) T-212. These standards shall be used**  
10 **in concurrency testing.**  
11  
12  
13  
14  
15

16 **Effect:** Policy T-209 in the 2000 King County Comprehensive Plan was renumbered as  
17 Policy T-212 in the 2004 King County Comprehensive Plan Update. This amendment  
18 corrects the reference in Policy T-210 to reflect the renumbered policy T-212. There is  
19 no substantive effect of this amendment.

20 **Rationale:** Updates the policy reference in policy T-210 to reflect the renumbering of  
21 transportation policies in the 2004 King County Comprehensive Plan Update.  
22

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

2 In Chapter 7 – Services, Facilities, and Utilities, H. Water Supply, on page 7-8 amend  
3 Policy F-230 as follows:  
4

- 5 **F-230** New public water systems established in the Rural Area shall be owned  
6 and operated by the following, in order of preference:  
7 a. By the Group A public water system in whose service area the  
8 system is located, by direct service or satellite management by the  
9 Group A system, or  
10 b. By a satellite management agency approved by the State  
11 Department of Health and providing service within the county and  
12 under contract with the Group A system if it is located in a Group A  
13 system service area; or  
14 c. By the owners of the lots, which are provided water by ~~((the))~~ a new  
15 Group A or Group B system if ~~((the new system is))~~ not within the  
16 service area of an existing Group A system or not within the area  
17 covered by a satellite management agency. Approval for any such  
18 system shall be conditioned for future ownership or management by  
19 a satellite management agency, when such service becomes  
20 available, and for periodic review of system operations, as required  
21 by RCW 70.119A.060(2).  
22  
23

24 **EFFECT:** Technical revision to clarify the water system described in subsection c. could  
25 be either a Group A or Group B system.  
26

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

2 In Chapter 7 – Services, Facilities, and Utilities, I. Public Sewers and On-Site  
3 Wastewater Disposal Systems, on page 7-11 amend Policy F-245 as follows:  
4

5 **F-245 In the Urban Growth Area, all new development shall be served by public**  
6 **sewers unless (~~(a. A)~~) application of this policy to a proposal for a single-**  
7 **family residence on an individual lot would deny all reasonable use of the**  
8 **property (~~(; or)~~);**  
9 **~~((b. Application of this policy to a proposal that has a vested land use~~**  
10 **~~application for the redevelopment or expansion of an existing use, as well as~~**  
11 **~~an approved septic design from Public Health Seattle and King County,~~**  
12 **~~would render approval of the land use permit void; or~~**  
13 **~~e. As permitted by policy CP-933.))~~**

14 **Effect:** Approval of the 2004 King County Comprehensive Plan Update and related  
15 amendments to King County Code Chapter 13.24.136 eliminated options for on-site  
16 sewage disposal methods described in Policy F-245 b. above. The opportunity for on-site  
17 sewage disposal described by Policy CP-933 was also eliminated in the 2004 King  
18 County Comprehensive Plan Update.

19 **Rationale:** This amendment corrects an oversight by making Policy F-245 consistent  
20 with Code and other policy amendments made during the 2004 King County  
21 Comprehensive Plan Update.  
22

**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

In Chapter 9 – Implementation, I. Land Use Designations and Zoning Classifications/Code, on page 9-2, amend the table as follows:

Comprehensive Plan Land Uses	Zoning *																						
Unincorporated Activity Center	R-12, R-18, R-24, R-48, RB (not allowed in White Center), NB, CB, O, I																						
Community Business Center	NB, CB, O, R-12, R-18, R-24, R-48																						
Neighborhood Business Center	NB, O, R-12, R-18, R-24, R-48																						
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the comprehensive plan was adopted																						
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I																						
Urban Residential, High	R-18, R-24, R-48																						
Urban Residential, Medium	R-4, R-6, R-8, R-12																						
Urban Residential, Low	R-1																						
Rural City Urban Growth Area	UR I, RB –These two zones were in place in the North Bend UGA when the comprehensive plan was adopted in 1994.																						
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I																						
Rural Neighborhood	NB, RA-5																						
Rural Residential	RA-2.5, RA-5, RA-10, RA-20																						
Industrial	I																						
Forestry	F, M																						
Agriculture	A																						
Mining	M																						
Greenbelt/Urban Separator	R-1																						
King County Owned Open Space/Recreation	All zones																						
Other Parks/Wilderness	All zones																						
<p>* This is the range of zoning that may be allowed within each comprehensive plan land use designations based on comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.</p> <p><b>Zoning Designations</b></p> <table> <tr> <td>A</td><td>Agricultural (10 or 35 acre minimum lot area)</td></tr> <tr> <td>F</td><td>Forest (80 acre minimum lot area)</td></tr> <tr> <td>M</td><td>Mineral</td></tr> <tr> <td>RA</td><td>Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)</td></tr> <tr> <td>UR</td><td>Urban Reserve</td></tr> <tr> <td>R</td><td>Urban Residential (base density in dwelling units per acre)</td></tr> <tr> <td>NB</td><td>Neighborhood Business</td></tr> <tr> <td>CB</td><td>Community Business</td></tr> <tr> <td>RB</td><td>Regional Business</td></tr> <tr> <td>O</td><td>Office</td></tr> <tr> <td>I</td><td>Industrial</td></tr> </table>		A	Agricultural (10 or 35 acre minimum lot area)	F	Forest (80 acre minimum lot area)	M	Mineral	RA	Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)	UR	Urban Reserve	R	Urban Residential (base density in dwelling units per acre)	NB	Neighborhood Business	CB	Community Business	RB	Regional Business	O	Office	I	Industrial
A	Agricultural (10 or 35 acre minimum lot area)																						
F	Forest (80 acre minimum lot area)																						
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RA	Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)																						
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R	Urban Residential (base density in dwelling units per acre)																						
NB	Neighborhood Business																						
CB	Community Business																						
RB	Regional Business																						
O	Office																						
I	Industrial																						

**EFFECT:** Allows the use of the RA-5 zone designation within a Rural Neighborhood consistent with the provisions of KCCP policy R-410.

**2005-0096  
Attachment A**

**2005 Amendments to the  
King County Comprehensive Plan 2004**

**Part II:  
Land Use and Area Zoning Amendments**



# Map Amendment

## Vashon Maury Island Service Center

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas and  
2 Land Use Atlas

---

3  
4  
5 Amend Land Use Map # 3 and Zoning Map # 3 Section 7, Township 22, Range 3

6  
7 Redesignate the following parcels from Rural Residential land use to Rural Neighborhood  
8 land use.

9  
10 Reclassify the following parcels from RA 10 –SO, Rural Area – one home per ten acres  
11 within a Special Overlay District to O P –SO, Office with P –Suffix Conditions within a  
12 Special Overlay District.

13  
14 0722039001

15 0722039066

16 0722039067

17  
18 Effect: This amendment applies the Rural Neighborhood land use designation and O P SO  
19 zoning to three parcels adjacent to the existing Rural Neighborhood. The O P SO zoning is  
20 consistent with the zoning of property within the existing Rural Neighborhood. This will  
21 allow expansion of the existing Vashon Maury Island Service Center.



# Executive Recommended Vashon-Maury Island Service Center - Land Use Amendment Land Use Amendment



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Study Area

rr

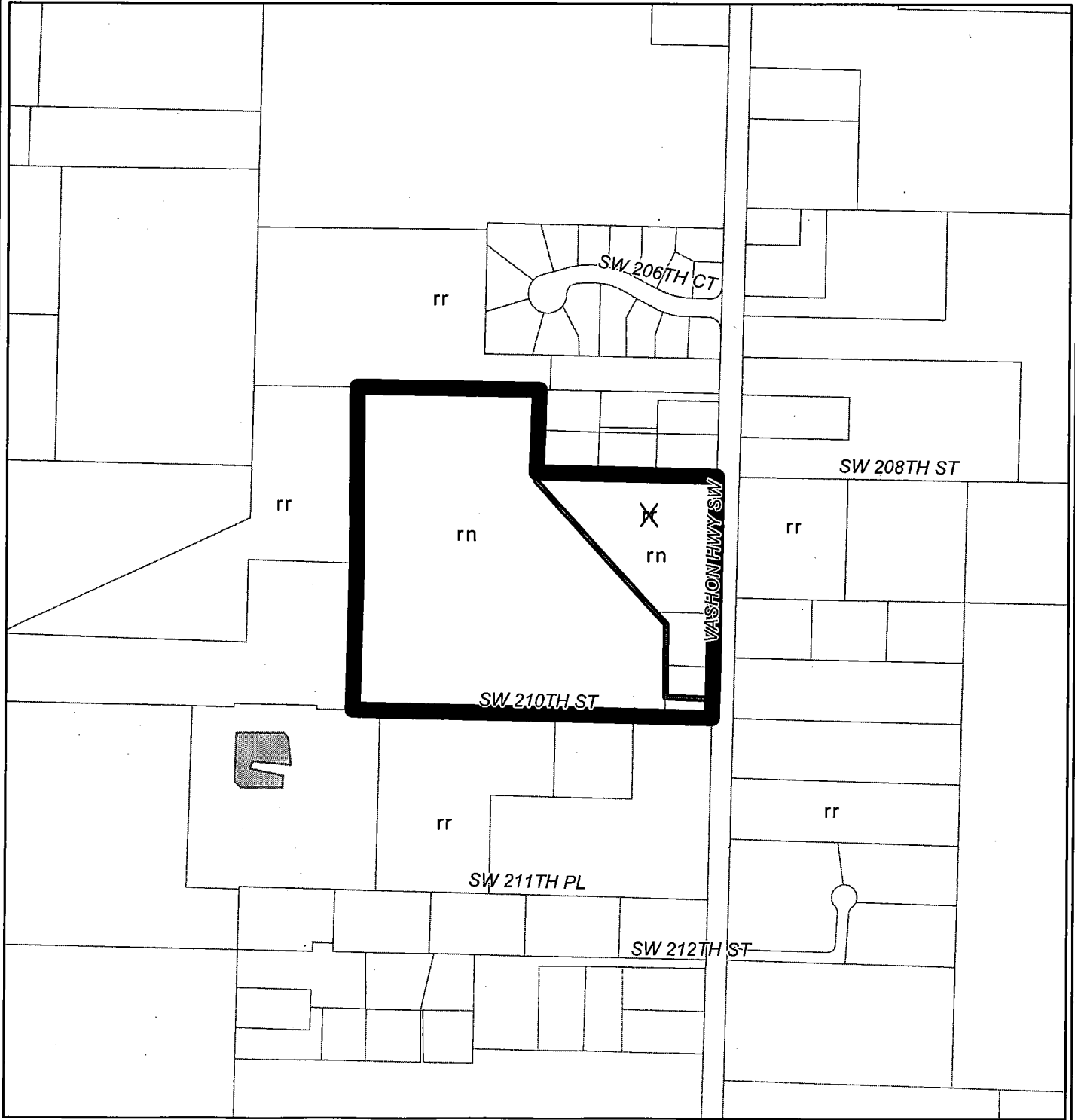
Rural residential

rn

Rural neighborhood

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# Executive Recommended Vashon-Maury Island Service Center - Zoning Amendment Recommended Area Zoning



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Study Area

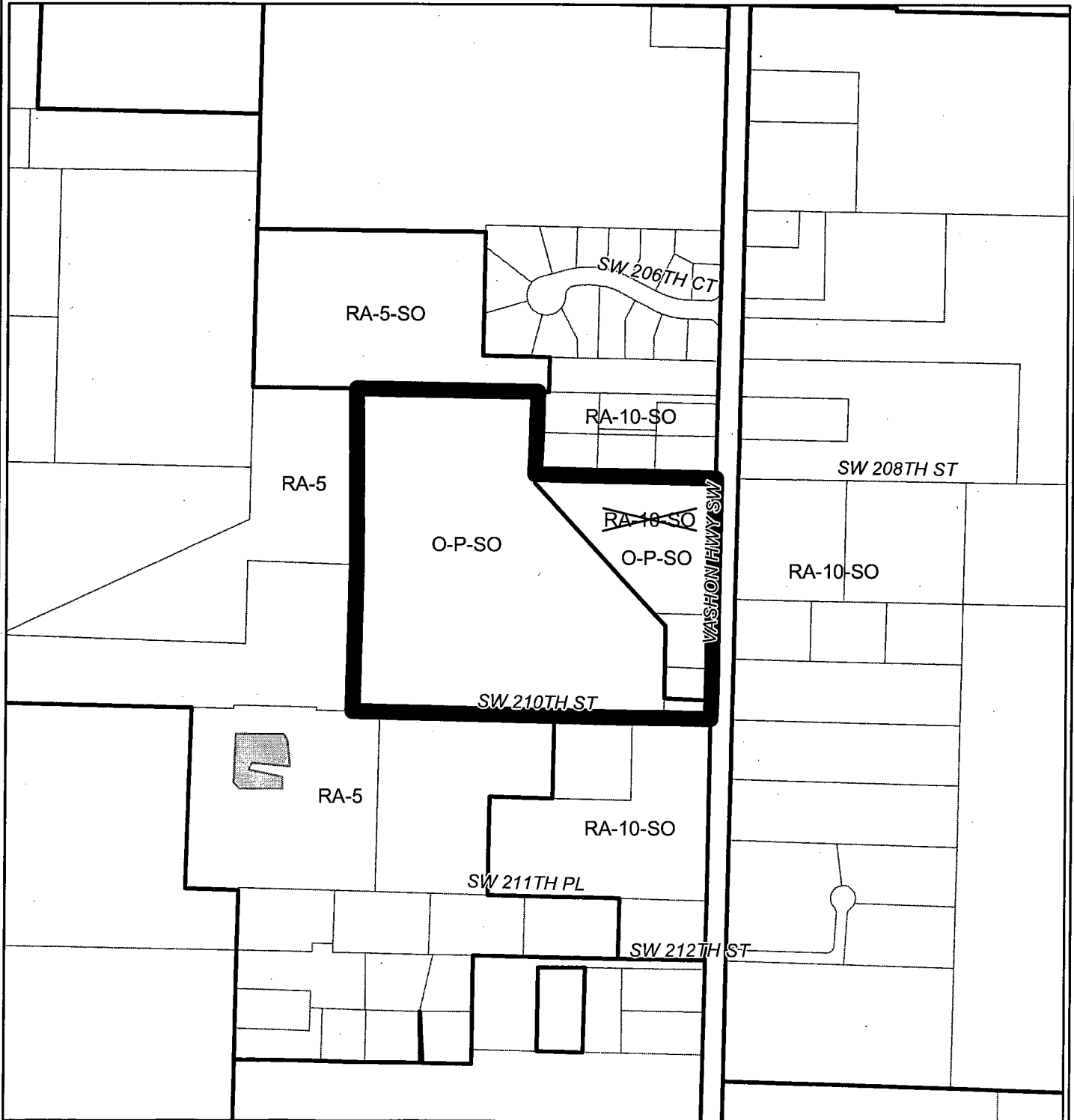


Office

RA-5 Rural Area, one DU per 5 acres

RA-10 Rural Area, one DU per 10 acres

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1 **Map Amendment**

2  
3  
4 **Vashon P-Suffix Study**

5  
6  
7 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas**  
8

---

9  
10 Modify the P-Suffix development conditions for four parcels on Zoning Map # 3, Township  
11 22 and 23, Range 3  
12

13 **Parcel 0522039015:** Delete P-Suffix condition VS-P2, which is applicable to Industrial  
14 property. This property is now zoned for commercial development.  
15

16 Effect: This amendment deletes a development condition that is in conflict with the land use  
17 and zoning designation for the subject property.  
18

19 **Parcels 2923039195 and 2923039044:** This amendment corrects an apparent mapping error  
20 by assigning condition VS-P27, the “Vashon Gateway” condition, to the small portion of  
21 these two parcels that lie north of SW 171<sup>st</sup> Street and removing the Vashon “Town Core”  
22 condition from the same small portion of these two parcels.  
23

24 Effect: Implements the intent of the Vashon Town Plan, which was to apply the Vashon  
25 Gateway condition to property to the north of SW 171<sup>st</sup> street, and the Vashon town Core  
26 condition to property south of SW 171<sup>st</sup> at this location.  
27

28 **Parcel 3223039111:** This amendment removes P-Suffix condition VS-P15 from the subject  
29 property.  
30

31 Effect: This amendment removes VS-P-15, which is actually a series of development  
32 conditions that were applied by a 1989 rezone of the subject property. These conditions  
33 were intended to apply to a specific development proposal, which did not come to fruition.  
34 Therefore this condition is out of date and no longer applicable.  
35

36  
37 **AMENDMENT TO THE P-SUFFIX CONDITION VS-P30**

---

38 VS-P30 (Restricted Uses for I-zoned Properties), as adopted under Ordinance 12824 (Vashon  
39 Town Plan), is amended to read as follows:

40 **Development Condition Text**

41 Property with Industrial zoning shall be restricted to the following specific land uses  
42 as set forth in Chapter K.C.C. 21A.08.

43 Recreational/Cultural Land Uses

1 PARKS/RECREATION: Park, Campgrounds

2 AMUSEMENT/ENTERTAINMENT: Theater

3 General Services Land Uses

4 PERSONAL SERVICES: Veterinary Clinic; Automotive repair; Automotive  
5 Service; Miscellaneous repair; Artist Studios.

6 HEALTH SERVICES: Office/Outpatient Clinic; Medical/Dental Lab.

7 EDUCATION SERVICES: Vocational School; Specialized Instruction  
8 School.

9 Government/Business Service Land Uses

10 GOVERNMENT SERVICES: Utility Facility; Private Stormwater  
11 Management Facility.

12 BUSINESS SERVICES: Construction and Trade; Trucking and courier  
13 Service; Self-service Storage; Freight and Cargo Service; Automotive  
14 Parking; Research, Development and Testing; Commercial/Industrial  
15 Accessory Uses (Administrative. offices, employee exercise & food service  
16 facilities, storage of agricultural raw materials or products manufactured on  
17 site, owner/caretaker residence, grounds maintenance).

18 Retail/Wholesale Land Uses

19 Motor Vehicle and Boat Dealers; Gasoline Service Stations; Fuel Dealers.

20 Manufacturing Land Uses

21 Food and Kindred Products; Apparel and other Textile Products; Wood  
22 Products, Furniture and Fixtures; Printing and Publishing; Fabricated Metal  
23 Products; Industrial and Commercial Machinery; Computer and Office  
24 Equipment; Electronic and other Electric Equipment; Measuring and  
25 Controlling Instruments; Miscellaneous Light Manufacturing; Movie  
26 Production/Distribution.

27 Resource Land Uses

28 AGRICULTURE: Growing and Harvesting Crops; Raising Livestock and  
29 Small Animals, excluding feed lots and auctions.

30 FORESTRY: Growing and Harvesting Forest Products.

31 FISH AND WILDLIFE MANAGEMENT: Hatchery/Fish Preserve;  
32 Aquaculture.

33 Regional Land Uses

Public Agency Training Facility; Municipal Water Production; Transit Bus  
Base.

Effect: Broadens the opportunity for land owners to utilize Industrial zoned lands to the extent allowed by the zone, by reducing the limitations placed by VS-P30 on uses otherwise permitted within the Industrial zone. Allows theaters, artists studios and related specialized instruction schools within the Industrial zones located in a Rural Town to promote cultural resources consistent with KCCP Policies R-406, P-201, P-202, P-204 and P-205. This revision affects the following parcels:

3123039009  
3123039012  
3123039026  
3123039046  
3123039050  
3123039052  
3123039058  
3123039066  
3123039082  
3123039111  
3123039131  
3123039154  
3123039157  
3123039060  
3123039161  
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



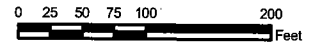
# Executive Recommended Vashon P-Suffix Study

## Portion SW 1/4 Section 29 Township 23 Range 3

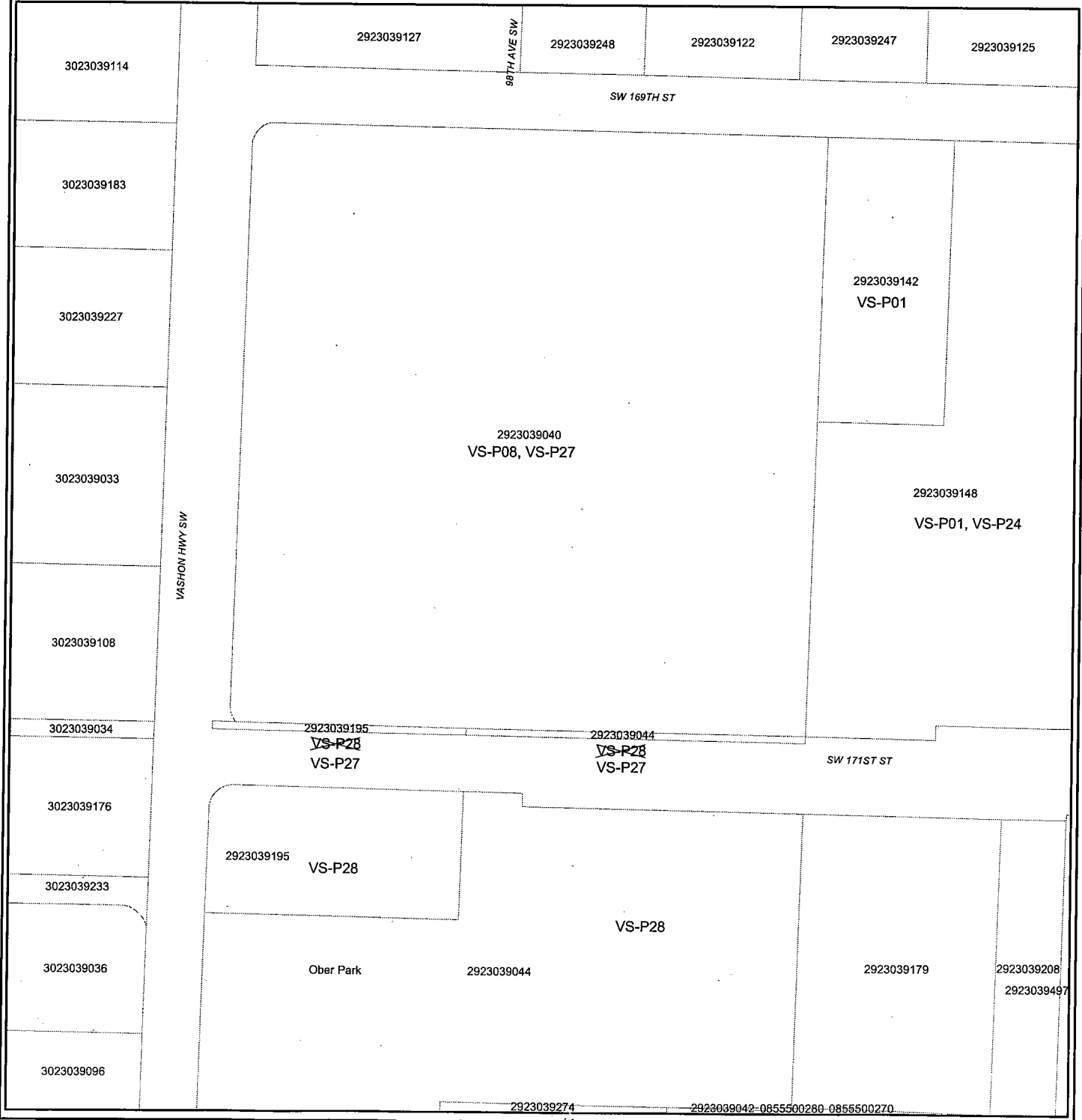


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-  Property Boundaries
-  Parks



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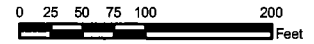


Executive Recommended  
Vashon P-Suffix Study  
Portion NW 1/4  
Section 32 Township 23 Range 3

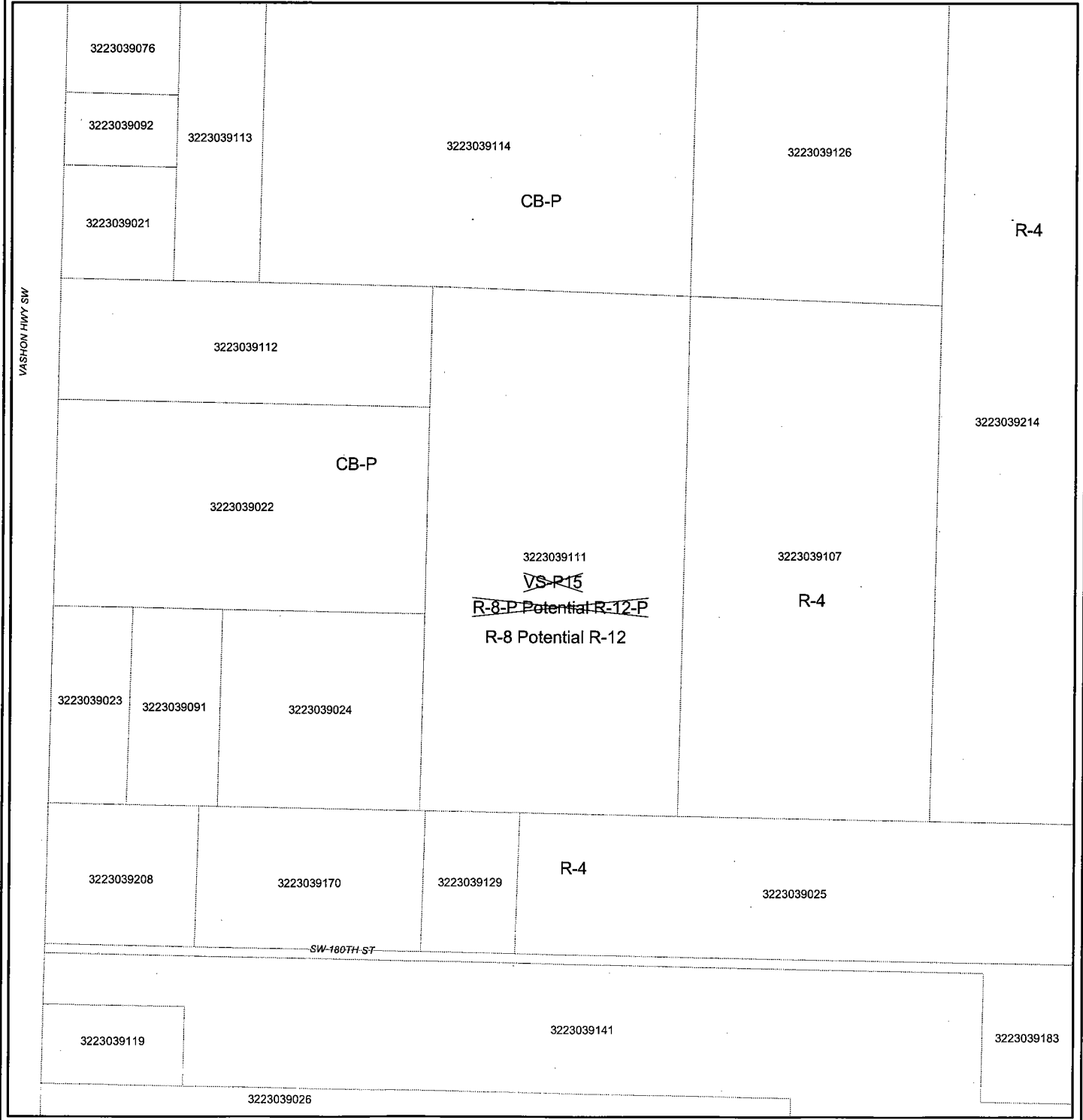


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 Property Boundaries



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# Map Amendment

## White Center

### AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas

---

Amend Map # 17, Section 7, Township 26, Range 6 as follows:

Reclassify the following parcels from I-SO to CB-SO

0623049143

0623049006

2195100205

0623049226

0623049379

0623049208

0623049044

Reclassify the following parcels from I-SO to I-SO potential CB-SO

0623049215

0623049286

Effect: This amendment applies the Commercial Business zone classification to seven parcels included within the Urban Activity Center. Industrial zone classification is retained for two parcels, but modified slightly to allow property owners the option for rezoning to Commercial Business as the market demands. No change is proposed through this amendment to the land use map.



# Executive Recommended

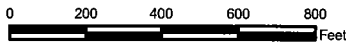
## White Center Subarea - Land Use Amendment

### No Change



King County

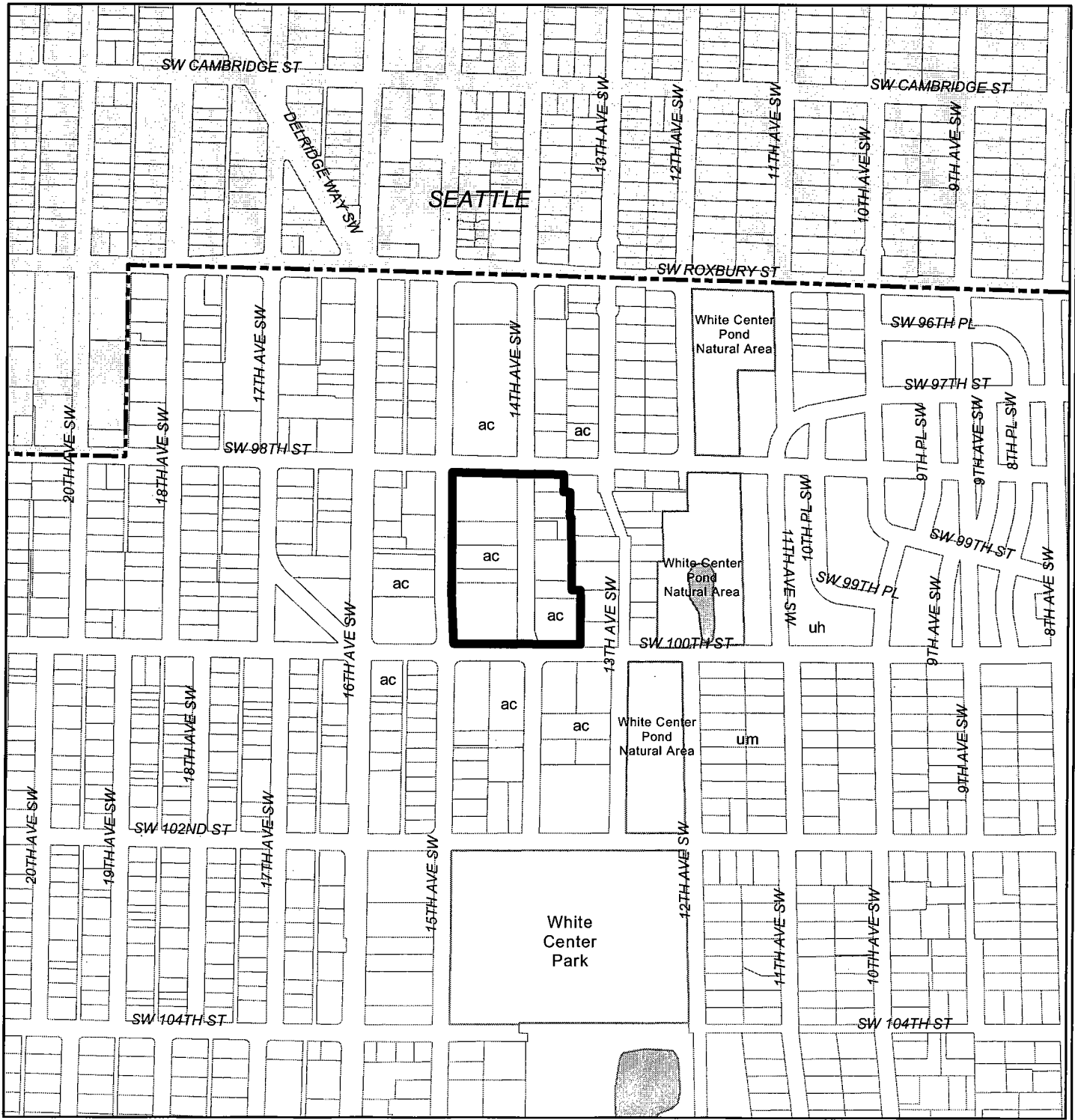
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- Study Area
- Incorporated Areas

- ac Activity Center
- uh Urban Residential High, > 12 du/ac.
- um Urban Residential Medium, 4-12 du/ac.

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# Executive Recommended White Center Subarea - Zoning Amendment Recommended Area Zoning





King County

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 Study Area

 Incorporated Areas

I Industrial

CB Community Business

R-6 Residential, six DU per acre

R-18 Residential, 18 DU per acre

R-24 Residential, 24 DU per acre

SEATTLE

CB-SO

R-24

White Center  
Pond  
Natural Area

CB-SO

CB-SO

CB-SO

CB-SO

I-SO

potentia  
CB

CB-SO

R-24

White Center  
Pond  
Natural Area

R-18

CB-SO

I-SO

I-SO

White Center  
Pond  
Natural Area

R-6

White  
Center  
Park

# Map Amendment

## Holmes Point P-Suffix Study

### 1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas 2 3

---

4 This amendment modifies the P-Suffix development conditions for the attached list of parcels  
5 on Zoning Map # 5, Township 26, Range 4 by applying P-Suffix condition NS-P23 to these  
6 parcels.  
7

8 Effect: This amendment applies P-Suffix development condition NS-P23 to the attached list  
9 of parcels in the Holmes Point area. This P-Suffix condition was applied to the Holmes Point  
10 area in 1999 by Ordinance 13576. However, the map and parcel list attached to that  
11 Ordinance did not agree. Many properties that were within the mapped area were not  
12 included in the parcel list; so it was determined that the P-Suffix condition could not be  
13 applied to the parcels not listed. This amendment implements the intent of Ordinance 13576  
14 by making the list of affected parcels consistent with the map that was attached to that  
15 Ordinance.

Apply P-Suffix condition NS-P23, Holmes Point Site Disturbance, to the following parcels:

Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number
3303906666	3303900190	3391600020	4055701405	2796700158	0333100105	0333100247
3303910140	3303900140	4055700131	4055701408	2796700156	0333100210	0333100240
3303910130	3303900180	4055701210	4055701420	4055701017	8650300250	0333100231
3303900330	8677900045	1973700110	4055701425	2796700155	8650300130	0333100252
3303910150	3303907777	4055700120	4055701440	2796700095	8650300050	0333100229
3303910160	3303900170	1973700010	4055700952	4055701016	8650300060	0333100232
3303910170	3303900150	4055700126	4055700956	2796700056	8650300260	0333100253
3303910180	3303900160	4055701220	4055700960	2796700086	8650300120	0333100223
3303910190	8677900010	1973700100	4055700953	2796700165	0333100200	0333100233
3303910240	8677900044	1973700020	4055700967	2796700087	8650300070	0333100245
3303900300	4057000020	3391600030	4055700966	4055701015	0333100113	0333100235
3303910120	3291500010	1973700030	4055701445	2796700055	0333100110	0333100255
3303910200	3291500020	4055700160	4055700954	2796700160	8650300080	0333100227
3303910010	3291500030	4055701225	4055701450	2796700070	0333100190	0333100236
3303910210	3291500040	4055700162	4055700968	2796700077	8650300110	0333107777
3303900290	4055701130	1973700040	4055700955	2796700176	8650300090	0333100237
3303910020	4055701140	4055700163	4055701455	2796700170	8650300100	0333100225
3303910100	4057000015	4055700164	4055701457	2796700180	0333100195	0333100230
3303910110	4055701145	4055700161	4055700969	2796700081	0333100119	0333100238
3303910090	4057000017	1973700050	4055701470	2796700080	0333100120	0333100226
3303917777	4055701150	3391600040	4055701476	2796700078	0333100070	
3303910080	3291507777	1973700090	4055701000	2796700076	0333100060	
3303910070	3291500050	1973700060	4055701485	0333100218	0333100166	
3303910030	3291500080	4055701230	4055701002	0333100095	0333100165	
3303900020	3291500060	3391600050	4055701001	0333100003	0333100115	
3303910040	3291500090	1973700070	2796700120	0333100005	0333100156	
3303900280	4057000010	4055701240	2796700115	8650300170	0333100050	
3303900270	4057000005	4055701255	2796700131	8650300180	0333100150	
3303910060	4055700150	4055701260	2796700132	8650300190	0333100160	
3303910050	4055700151	4055707777	2796700133	8650300200	0333100118	
3303900260	4055700146	4055701272	2796700014	0333100096	0333100137	
3303900250	4055700140	4055701268	4055701004	0333100217	0333100080	
3303900070	4055700145	4055701275	2796700130	8650300210	0333100152	
3303900030	4055701185	4055701280	4055701011	0333100097	0333100145	
3303900080	1973700160	4055701285	2796700116	8650307777	0333100085	
3303900090	4055701186	4055700940	4055701013	0333100216	0333100146	
3303900060	4055700141	4055701287	2796700024	0333100012	0333100140	
3303900240	1973700150	4055701310	2796700110	8650300010	0333100090	
3303900040	4055700107	4055701305	2796700107	8650300270	0333100136	
3303900100	4055700135	4055701315	4055701010	0333100209	0333100138	
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8677900043	1973700140	4055701335	2796700137	8650300220	0333100290	
3303900050	1973700131	4055701345	2796700030	0333100098	0333100285	
3303900220	4055701200	4055701355	2796700138	8650300020	0333100300	
3303900110	1973700120	4055701360	2796700100	8650300150	0333100280	
3303900210	4055700110	4055701365	2796700135	8650300230	0333100269	
8677900042	4055700112	4055701370	4055701012	8650300030	0333100135	
3303900120	4055701205	4055701375	2796700040	0333100208	0333100264	
3303900130	4055700136	4055701380	2796700045	8650300240	0333100260	
8677900008	4055700105	4055701385	2796700105	8650300140	0333100251	
3303900200	3391600010	4055701394	2796700157	8650300040	0333100250	



# Holmes Point Site Disturbance Development Condition NS-P23



King County

## Exitsting P-Suffix Condition

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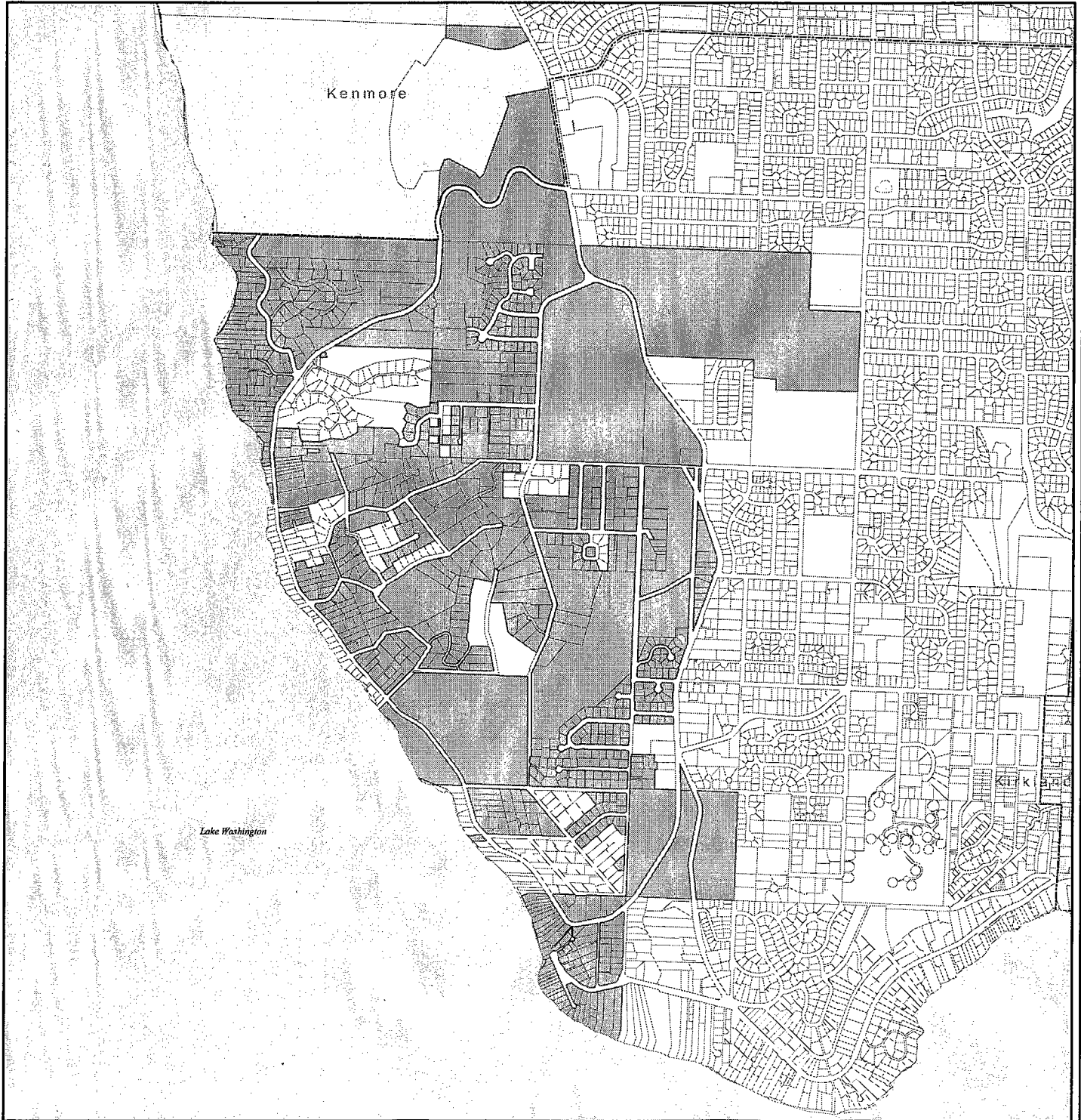
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Existing P-Suffix Condition, NS-P23



Incorporated Areas





# Executive Recommended Holmes Point Site Disturbance Development Condition NS-P23



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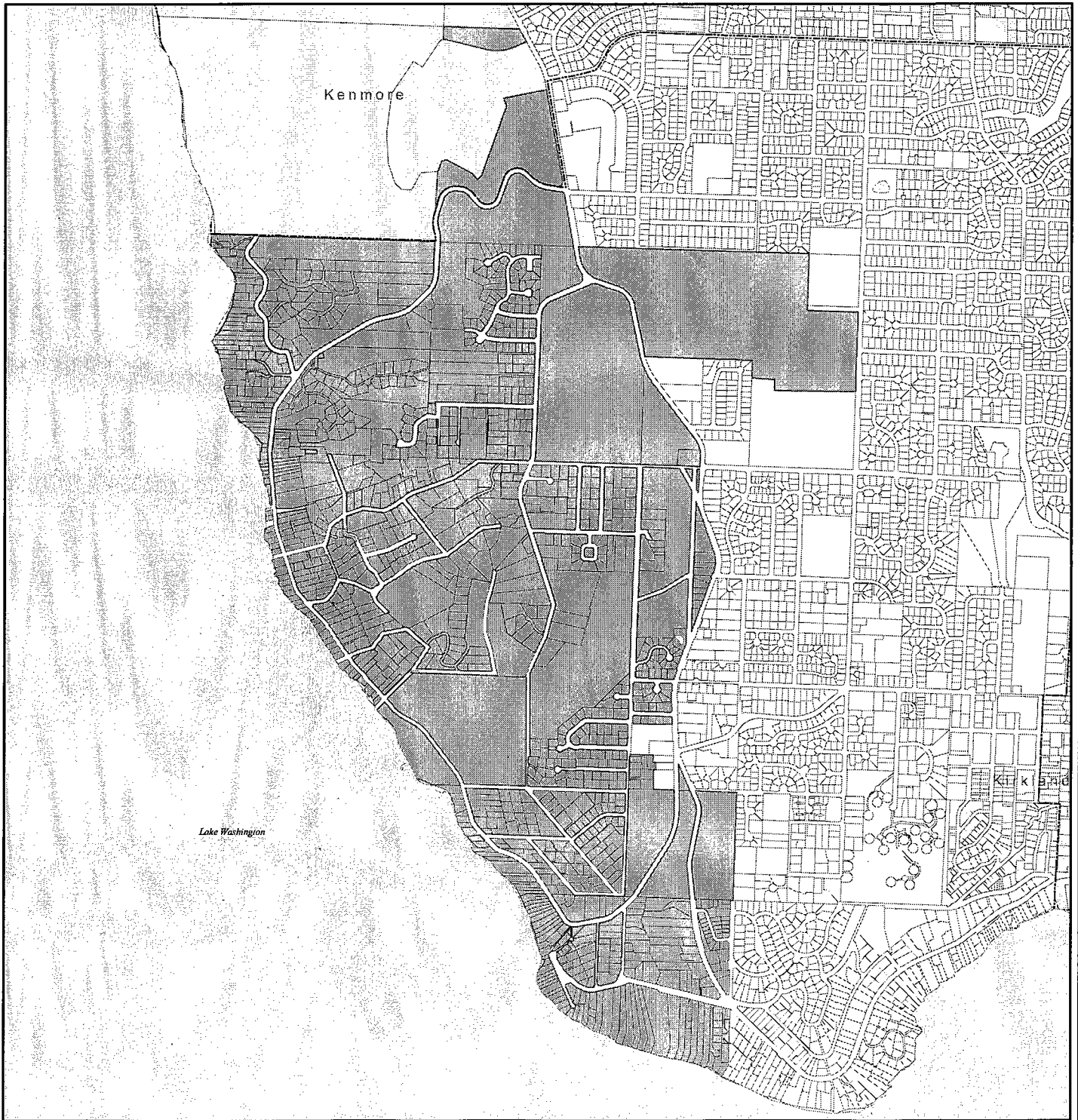
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P-Suffix Condition, NS-P23



Incorporated Areas







# KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Signature Report

July 28, 2005

### Ordinance 15245

**Proposed No.** 2005-0099.3

**Sponsors** Constantine, Pelz, Patterson,  
Edmonds and Phillips

1 AN ORDINANCE relating to land uses; amending  
2 Ordinance 10870, Section 330, as amended, and K.C.C.  
3 21A.08.030, Ordinance 10870, Section 331, as amended,  
4 and K.C.C. 21A.08.040, Ordinance 10870, Section 332, as  
5 amended, and K.C.C. 21A.08.050, Ordinance 10870,  
6 Section 333, as amended, and K.C.C. 21A.08.060,  
7 Ordinance 10870, Section 340, as amended, and K.C.C.  
8 21A.12.030, Ordinance 10870, Section 351, as amended,  
9 and K.C.C. 21A.12.140, Ordinance 15032, Section 18, and  
10 K.C.C. 21A.14.025; Ordinance 10870, Section 562, and  
11 K.C.C. 21A.34.030 and Ordinance 14190, Section 7, as  
12 amended, and K.C.C. 21A.37.050, adding a new section to  
13 K.C.C. chapter 21A.06 and repealing Ordinance 12823,  
14 Section 17, and K.C.C. 21A.38.220 and Ordinance 12823,  
15 Section 18, as amended, and K.C.C. 21A.38.230.  
16  
17

STATEMENT OF FACTS:

1. A. The following GMA provisions of RCW 36.70A.011 and 36.70A.020 demonstrate how recreation is considered an integral part of Rural Areas and is a key planning goal that is to be provided.

**"RCW 36.70A.011 - Findings -- Rural lands.**

. . . Finally, the legislature finds that in defining its rural element under RCW [36.70A.070](#)(5), a county should foster land use patterns and develop a local vision of rural character that will: Help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, **recreational**, and tourist businesses that are consistent with existing and planned land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life"

**"RCW 36.70A.020 - Planning goals.**

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW [36.70A.040](#). The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

. . . (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities . . . ."

B. The King County Comprehensive Plan (KCCP) policies R-105, R-221 and R-526 (below) recognize that recreation is an appropriate use within the Rural Area and the Forest Production District.

**R-105** Uses related to and appropriate for the Rural Area include those relating to farming, forestry, mineral extraction, and fisheries such as the raising of livestock, growing of crops, sale of agricultural products produced on-site; small-scale cottage industries; and recreational uses that rely on a rural location are also appropriate.

**R-221** Nonresidential uses in the Rural Area shall be limited to those that:

- a. Provide convenient local services for nearby residents; or
  - b. Require location in a Rural Area; or
  - c. Support natural resource-based industries; or
  - d. Provide adaptive reuse of significant historic resources;
- or
- e. Provide recreational opportunities that are compatible with the surrounding Rural Area.

63                                These uses shall be sited, sized and landscaped to  
64                                complement rural character as defined in policy R-101,  
65                                prevent impacts to the environment and function with rural  
66                                services including on-site wastewater disposal.

67                **R-526**            Public and private forest owners are encouraged to provide  
68                                for recreational, educational and cultural uses when  
69                                compatible with forest protection.

70                C. The King County Code currently contains standards for recreational  
71                                activities in connection with public parks.

72                D. There are currently no standards in the code for other types of  
73                                recreational activities, such as children's camps and hunting and fishing  
74                                camps, which are not typically provided by public parks.

75                E. The lack of code standards has had the deleterious effect of turning  
76                                popular, long-established recreational camps, such as Camp River Ranch  
77                                and Camp Don Bosco near Carnation and Camp Sealth on Vashon Island,  
78                                into legal non-conforming uses, which under certain circumstances, are in  
79                                danger of having to be discontinued.

80                F. The lack of code standards also has the potential to cause confusion on  
81                                which land use review process is applicable in establishing a new  
82                                recreational camp or to entirely prevent such uses from even being  
83                                considered for establishment.

84 G. The creation of standards for recreational uses outside the purview of  
85 public parks is necessary for the implementation of GMA goal related to  
86 recreation and would not require policy changes within the KCCP."

87 2. Ordinance 15032, Section 12, amended K.C.C. 21A.08.050. The  
88 amendment included a deletion of condition 21 relating to interim  
89 recycling facilities that was in the code as it then existed. This deletion  
90 resulted in a renumbering the remaining conditions in K.C.C.  
91 21A.08.050.B and a need to make corresponding corrections of the  
92 numbers in the table as they applied to different land uses. Ordinance  
93 15032, Section 12, corrected some, but not all, of the numbers in the table.  
94 The effect of this clerical error was to apply conditions to land uses that  
95 were not intended to apply to those land uses. Section 4 of this ordinance  
96 corrects these errors. Section 13 of this ordinance applies this correction  
97 retroactively to the date Ordinance 15032, Section 12, became effective.

98 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

99 NEW SECTION. SECTION 1. There is hereby added to K.C.C. chapter 21A.06  
100 a new section to read as follows:

101 **Camps, recreational and retreat.** Camps, recreational and retreat:  
102 Establishments primarily engaged in operating recreational and retreat camps that offer a  
103 variety of active recreational activities such as trail riding, hiking, hunting, water-related  
104 activities such as swimming, kayaking, canoeing, rafting and fishing, and other similar  
105 outdoor activities, as well as, more passive activities based on the enjoyment of the  
106 natural setting. Recreational and retreat camps may provide overnight accommodation

facilities, such as cabins and designated campsites, and other amenities for site users, such as meeting and assembly spaces, food services, recreational facilities and equipment and medical/health stations.

SECTION 2. 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.**

Residential land uses.

KEY		Z  O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S	
		U	T	A				V		E	B	E	N	E	N	E	E	T
		L		L				E		N	O	S	I	S	A	S		R
		T								T	R	S	T	S	L	S		I
		U								I	H		Y					A
		R								A	O							L
		E						L	O	D								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I					
	DWELLING UNITS, TYPES:																	
*	Single Detached	P C13	P2		P C13	P C13	P C13	P C13	P17									
*	Townhouse				C4	C4	P C12	P	P3	P3	P3	P3						
*	Apartment				C4	C4	P5 C4	P	P3	P3	P3	P3						
*	Mobile Home Park				S14		C8	P										
*	Cottage Housing						C16											
	GROUP RESIDENCES:																	
*	Community Residential				C	C	P15	P	P3	P3	P3	P3						

	Facility-I						C						
*	Community Residential Facility-II							P	P3	P3	P3	P3	
*	Dormitory				C6	C6	C6	P					
*	Senior Citizen Assisted Housing					P4	P4	P	P3	P3	P3	P3	
	<b>ACCESSORY USES:</b>												
*	Residential Accessory Uses	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7	
*	Home Occupation	P	P		P	P	P	P	P	P	P	P	
*	Home Industry	C			C	C	C						
	<b>TEMPORARY LODGING:</b>												
7011	Hotel/Motel (1)									P	P	P	
*	Bed and Breakfast Guesthouse	P9 C10			P10	P10	P10	P10	P10	P11	P11		
7041	Organization Hotel/Lodging Houses										P		
<b>GENERAL CROSS</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; <b>REFERENCES:</b> 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 raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be approved only if a farm management (conservation) 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, which shall be reviewed and approved by the King County department of natural resources and parks prior to building permit issuance; and

c. A fire protection plan for the subject property is required and shall be reviewed and approved by the Washington state department of natural resources with the concurrence of the fire marshal for each residential use. This plan shall be developed in such a manner as to protect the adjoining forestry uses from a fire that might originate from the residential use. This plan shall provide for setbacks from existing forestry uses and maintenance of approved fire trails or other effective fire line buffers on perimeters with forest land.

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

b. In the R-1 zone, apartment units are permitted, provided that:

(1) The proposal shall be subject to a conditional use permit when exceeding base density,



145 (2) At least fifty percent of the site is constrained by unbuildable sensitive  
146 areas. For purposes of this section, unbuildable sensitive areas shall include wetlands,  
147 streams and slopes forty percent or steeper and associated buffers; and

148 (3) The density does not exceed a density of eighteen units per acre of net  
149 buildable area as defined in K.C.C. 21A.06.797; or

150 c. In the R-4 through R-8 zones, apartment units are permitted, provided that  
151 the proposal shall be subject to a conditional use permit when exceeding base density,  
152 and provided that the density does not exceed a density of eighteen units per acre of net  
153 buildable area as defined in K.C.C. 21A.06.797.

154 5. Apartment units are permitted outright as follows:

155 a. In the R-1 zone when at least fifty percent of the site is constrained by  
156 unbuildable sensitive areas which for purposes of this section, includes wetlands, streams  
157 and slopes forty percent or steeper and associated buffers, and provided that the density  
158 does not exceed a density of eighteen units per acre of net buildable area as defined in  
159 K.C.C. 21A.06.797; or

160 b. In the R-4 through R-8 zones, provided that the density does not exceed  
161 eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.

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

163 7.a. Accessory dwelling units:

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

165 (2) Only in the same building as the primary dwelling unit on an urban lot  
166 that is less than ten thousand square feet in area, on a rural lot that is less than the  
167 minimum lot size, or on a lot containing more than one primary dwelling;

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

170                   (4)(a) One of the dwelling units shall not exceed a floor area of one thousand  
171 square feet except when one of the dwelling units is wholly contained within a basement  
172 or attic, and

173                   (b) When the primary and accessory dwelling units are located in the same  
174 building, only one entrance may be located on each street side of the building;

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

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

178                   (7) An applicant seeking to build an accessory dwelling unit shall file a notice  
179 approved by the department of executive services, records, elections and licensing  
180 services division, which identifies the dwelling unit as accessory. The notice shall run  
181 with the land. The applicant shall submit proof that the notice was filed before the  
182 department shall approve any permit for the construction of the accessory dwelling unit.  
183 The required contents and form of the notice shall be set forth in administrative rules. If  
184 an accessory dwelling unit in a detached building in the rural zone is subsequently  
185 converted to a primary unit on a separate lot, neither the original lot or the new lot may  
186 have an additional detached accessory dwelling unit constructed unless the lot is at least  
187 twice the minimum lot area required in the zone.

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

(9) In the A zone, one accessory dwelling unit is allowed on any lot under twenty acres in size, and two accessory dwelling units are allowed on lots that are twenty acres or more, provided that the accessory dwelling units are occupied only by farm workers and the units are constructed in conformance with the State Building Code.

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, provided there is:

(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 an accessory to the permanent residence of the operator, and:

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

b. There shall be no more than five guests per night.

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

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

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

213 11. Only if part of a mixed use development, and subject to the conditions of  
214 K.C.C. 21A.08.030B.10.

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

217 13. Required before approving more than one dwelling on individual lots,  
218 except on lots in subdivisions, short subdivisions or binding site plans approved for  
219 multiple unit lots, and except as provided for accessory dwelling units in K.C.C.  
220 21A.08.030B.7.

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

222 15. Limited to domestic violence shelter facilities.

223 16. Only in the R4-R8 zones limited to:

224 a. developments no larger than one acre;

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

227 c. All units must be cottage housing units with no less than three units and no  
228 more than sixteen units, provided that if the site contains an existing home that is not  
229 being demolished, the existing house is not required to comply with the height limitation  
230 in subsection B.25. of this section or the floor area and footprint limits in K.C.C.  
231 21A.14.025.B.

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

234 a. The lot must have legally existed prior to March 1, 2005;

b. The lot has a comprehensive plan land use designation of Rural Neighborhood or Rural Residential; and

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

SECTION 3. Ordinance 10870, Section 331, as amended, and K.C.C. 21A.08.040 are each hereby amended to read as follows:

**Recreational/cultural land uses.**

**A. Recreational/cultural land uses.**

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C-Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S-Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		O	I	E	A	A E	A	I	G I	M I	I I	I	U
		N	C	S	L	N R	N	D	H N	U N	O N	C	S
		E	U	T	A	V		E	B E	N E	N E	E	T
			L	L		E		N	O S	I S	A S		R
			T					T	R S	T S	L S		I
			U					A	H	Y			A
			R					L	O				L
			E						D				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	PARK/RECREATION:												
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13
	Large Active Recreation and Multiuse Park		P1	P1	P1	P1	P1	P1	P	P	P	P	P13
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P
*	Campgrounds		P16 C16a	P16	P16 C16a	P16 C16a							P16 C16a
*	Destination Resorts		S		S18	C					C		
*	Marina		C 3		C4	C4	C4	C4	P5	P	P	P	P
*	Recreational Vehicle Park		P19	P19	C2, 18 P19	C2 P19							

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*	Sports Club (17)				C4, 18	C4	C4	C4	C	P	P		
*	Ski Area		S		S18								
*	<u>Recreational Camp</u>		<u>C</u>		<u>P24</u> <u>C</u>								
	AMUSEMENT/ENTERTAINMENT:												
*	Adult Entertainment Business									P6	P6	P6	
*	Theater									P	P	P	<u>P25</u>
7833	Theater, Drive-in										C		
793	Bowling Center									P	P		P
*	Golf Facility				C7, 18	P7	P7	P7					
7999 (14)	Amusement and Recreation Services		P21	P21	P8, 21, C15, 18	P8, 21, 22 C15	P8, 21, 22 C15	P8, 21, 22 C15	P21, 22	P	P	P21	P21
*	Shooting Range		C9		C9, 18						C10		P10
*	Amusement Arcades									P	P		
7996	Amusement Park										C		
*	Outdoor Performance Center		S		C12 S18		P20	P20			S		
	CULTURAL:												
823	Library				P11	P11 C	P11 C	P11 C	P	P	P	P	
841	Museum	C23	C23		P11	P11 C	P11 C	P11 C	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	
*	Conference Center				P11 C12	P11 C12	P11 C	P11 C	P		P	P	
<b>GENERAL CROSS REFERENCES:</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.													

242

### B. Development conditions.

243

#### 1. The following conditions and limitations shall apply, where appropriate:

- 244                   a. No stadiums on sites less than ten acres;
- 245                   b. Lighting for structures and fields shall be directed away from residential
- 246 areas;
- 247                   c. Structures or service yards shall maintain a minimum distance of fifty feet
- 248 from property lines adjoining residential zones, except for structures in on-site recreation
- 249 areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for
- 250 structures in these on-site required recreation areas shall be maintained in accordance
- 251 with K.C.C. 21A.12.030;
- 252                   d. Facilities in the A zone shall be limited to trails and trailheads, including
- 253 related accessory uses such as parking and sanitary facilities; and
- 254                   e. Overnight camping is allowed only in an approved campground.
- 255                   2. Recreational vehicle parks are subject to the following conditions and
- 256 limitations:
- 257                   a. The maximum length of stay of any vehicle shall not exceed one hundred
- 258 eighty days during a three-hundred-sixty-five-day period;
- 259                   b. The minimum distance between recreational vehicle pads shall be no less
- 260 than ten feet; and
- 261                   c. Sewage shall be disposed in a system approved by the Seattle-King County
- 262 health department.
- 263                   3. Limited to day moorage. The marina shall not create a need for off-site
- 264 public services beyond those already available before the date of application.
- 265                   4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities
- 266 subject to the following conditions and limitations:

267           a. The bulk and scale shall be compatible with residential or rural character of  
268 the area;

269           b. For sports clubs, the gross floor area shall not exceed ten thousand square  
270 feet unless the building is on the same site or adjacent to a site where a public facility is  
271 located or unless the building is a nonprofit facility located in the urban area; and

272           c. Use is limited to residents of a specified residential development or to sports  
273 clubs providing supervised instructional or athletic programs.

274           5. Limited to day moorage.

275           6.a. Adult entertainment businesses shall be prohibited within three hundred  
276 thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare  
277 centers, public parks or trails, community centers, public libraries or churches. In  
278 addition, adult entertainment businesses shall not be located closer than three thousand  
279 feet to any other adult entertainment business. These distances shall be measured from  
280 the property line of the parcel or parcels proposed to contain the adult entertainment  
281 business to the property line of the parcels zoned RA, UR or R or that contain the uses  
282 identified in this subsection B.6.a.

283           b. Adult entertainment businesses shall not be permitted within an area likely  
284 to be annexed to a city subject to an executed interlocal agreement between King County  
285 and a city declaring that the city will provide opportunities for the location of adult  
286 businesses to serve the area. The areas include those identified in the maps attached to  
287 Ordinance 13546.

288           7. Clubhouses, maintenance buildings, equipment storage areas and driving  
289 range tees shall be at least fifty feet from residential property lines. Lighting for practice



greens and driving range ball impact areas shall be directed away from adjoining residential zones. Applications shall comply with adopted best management practices for golf course development. Within the RA zone, those facilities shall be permitted only in the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area, regionally significant resource areas or locally significant resource areas. Ancillary facilities associated with a golf course are limited to practice putting greens, maintenance buildings and other structures housing administrative offices or activities that provide convenience services to players. These convenience services are limited to a pro shop, food services and dressing facilities and shall occupy a total of no more than ten thousand square feet. Furthermore, the residential density that is otherwise permitted by the zone shall not be used on other portions of the site through clustering or on other sites through the transfer of density provision. This residential density clustering or transfer limitation shall be reflected in a deed restriction that is recorded at the time applicable permits for the development of the golf course are issued.

8. Limited to a golf driving range only as:

- a. an accessory to golf courses; or
- b. an accessory to a large active recreation and multiuse park.

9.a. New structures and outdoor ranges shall maintain a minimum distance of fifty feet from property lines adjoining residential zones, but existing facilities shall be exempt.

b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets or arrows from leaving the property.

c. Site plans shall include: safety features of the range; provisions for reducing sound produced on the firing line; elevations of the range showing target area, backdrops or butts; and approximate locations of buildings on adjoining properties.

d. Subject to the licensing provisions of K.C.C. Title 6.

10.a. Only in an enclosed building, and subject to the licensing provisions of K.C.C. Title 6;

b. Indoor ranges shall be designed and operated so as to provide a healthful environment for users and operators by:

(1) installing ventilation systems that provide sufficient clean air in the user's breathing zone, and

(2) adopting appropriate procedures and policies that monitor and control exposure time to airborne lead for individual users.

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

12. Only as accessory to a nonresidential use established through a discretionary permit process, if the scale is limited to ensure compatibility with surrounding neighborhoods. This condition applies to the UR zone only if the property is located within a designated unincorporated rural town.

13. Subject to the following:

a. The park shall abut an existing park on one or more sides, intervening roads notwithstanding;

334                   b. No bleachers or stadiums are permitted if the site is less than ten acres, and  
335 no public amusement devices for hire are permitted;

336                   c. Any lights provided to illuminate any building or recreational area shall be  
337 so arranged as to reflect the light away from any premises upon which a dwelling unit is  
338 located; and

339                   d. All buildings or structures or service yards on the site shall maintain a  
340 distance not less than fifty feet from any property line and from any public street.

341                   14. Excluding amusement and recreational uses classified elsewhere in this  
342 chapter.

343                   15. Limited to golf driving ranges and subject to subsection B.7. of this section.

344                   16. Subject to the following conditions:

345                   a. The length of stay per party in campgrounds shall not exceed one hundred  
346 eighty days during a three-hundred-sixty-five-day period; and

347                   b. Only for campgrounds that are part of a proposed or existing county park,  
348 which are subject to review and public meetings through the department of natural  
349 resources and parks.

350                   17. Only for stand-alone sports clubs that are not part of a park.

351                   18. Subject to review and approval of conditions to comply with trail corridor  
352 provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian  
353 community designated by the Comprehensive Plan.

354                   19. Only as an accessory to a large active recreation and multiuse park.

355           20. Only as an accessory to a large active recreation and multiuse park with the  
356 floor area of an individual outdoor performance center stage limited to three thousand  
357 square feet.

358           21. Only as an accessory to a park, or a large active recreation and multiuse park  
359 in the RA zones, and limited to:

- 360           a. rentals of sports and recreation equipment; and  
361           b. a total floor area of seven hundred and fifty square feet.

362           22. Only as an accessory to a large active recreation and multiuse park and  
363 limited to:

- 364           a. water slides, wave pools and associated water recreation facilities; and  
365           b. rentals of sports and recreation equipment.

366           23. Limited to natural resource and heritage museums and only allowed in a  
367 farm or forestry structure, including but not limited to barns or sawmills, existing as of  
368 December 31, 2003.

369           24. Use is permitted without a conditional use permit only when in compliance  
370 with all of the following conditions:

371           a. The use is limited to camps for youths or for persons with special needs due  
372 to a disability, as defined by the American With Disabilities Act of 1990, or due to a  
373 medical condition and including training for leaders for those who use the camp and shall  
374 not have as a primary purpose:

- 375           (1) treatment for addictions,  
376           (2) correctional or disciplinary training, or  
377           (3) housing for homeless persons;

b. Active recreational activities shall not involve the use of motorized vehicles such as cross-country motorcycles or all-terrain vehicles or the use of firearms. The prohibition on motorized vehicles does not apply to such vehicles that may be necessary for operation and maintenance of the facility or to a client-specific vehicle used as a personal mobility device;

c. (1) Except as provided in subsection c.(2)(b), the number of overnight campers, not including camp personnel, in a new camp shall not exceed:

(a) one hundred and fifty for a camp between twenty and forty acres; or

(b) for a camp greater than forty acres, but less than two hundred and fifty acres, the number of users allowed by the design capacity of a water system and on-site sewage disposal system approved by the department of health, seattle/king county, up to a maximum of three hundred and fifty; and

(2) Existing camps shall be subject to the following:

(a) For a camp established prior to the effective date of this ordinance with a conditional use permit and is forty acres or larger, but less than one hundred and sixty acres, the number of overnight campers, not including camp personnel, may be up to one hundred and fifty campers over the limit established by subsection c. (1)(b).

(b) For a camp established prior to the effective date of this ordinance with a conditional use permit and is one hundred and sixty acres or larger, but less than two hundred acres, the number of overnight campers, not including camp personnel, may be up to three hundred and fifty campers over the limit established by subsection c. (1)(b). The camp may terminate operations at its existing site and establish a new camp if the

400 area of the camp is greater than two hundred and fifty acres and the number of overnight  
401 campers, not including camp personnel, shall not exceed seven hundred.

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

404 e. The camp facilities, such as a medical station, food service hall, and activity  
405 rooms, shall be of a scale to serve overnight camp users;

406 f. The minimum size of parcel for such use shall be twenty acres;

407 g. Except for any permanent caretaker residence, all new structures where  
408 camp users will be housed, fed or assembled shall be no less than fifty feet from  
409 properties not related to the camp;

410 h. In order to reduce the visual impacts of parking areas, sports and activity  
411 fields or new structures where campers will be housed, fed or assembled, the applicant  
412 shall provide a Type 3 landscape buffer no less than twenty feet wide between the nearest  
413 property line and such parking area, field, or structures, by retaining existing vegetation  
414 or augmenting as necessary to achieve the required level of screening;

415 i. If the site is adjacent to an arterial roadway, access to the site shall be  
416 directly onto said arterial unless direct access is unsafe due inadequate sight distance or  
417 extreme grade separation between the roadway and the site;

418 j. If direct access to the site is via local access streets, transportation demand  
419 management measures, such as use of carpools, buses or vans to bring in campers, shall  
420 be used to minimize traffic impacts;

421 k. Any lights provided to illuminate any building or recreational area shall be  
422 so arranged as to reflect the light away from any adjacent property; and

1. A community meeting shall be convened by the applicant prior to submittal of an application for permits to establish a camp, or to expand the number of camp users on an existing camp site as provided in subsection c.(2)(b). Notice of the meeting shall be provided at least two weeks in advance to all property owners within five hundred feet (or at least twenty of the nearest property owners, whichever is greater). The notice shall at a minimum contain a brief description of the project and the location, as well as, contact persons and numbers.

25. Limited to theaters primarily for live productions located within a Rural Town designated by the King County comprehensive plan.

SECTION 4. Ordinance 10870, Section 332, as amended, and K.C.C. 21A.08.050 are each hereby amended to read as follows:

**General services land uses.**

**A. General services land uses.**

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

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72	General Personal Service						C25	C25	P	P	P	P3	P3
7216	Drycleaning Plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P24 C5, 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, 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	C33			P32 C33	P32	P32	P32	P32	P	P		P
866	Church, Synagogue, Temple				P12 C((28)) 27, 31	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 C13, 31	P12 C13	P12 C13	P12 C13	P13	P	P	P	
*	Stable	P14 C			P14 C31	P14 C	P 14 C						
*	Kennel or Cattery	P9			C	C				C	P		
*	Theatrical Production Services									P30	P28		
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29	P
*	Interim Recycling Facility	((P2 4))	((P24))	((P24))	P((22)) 21	P21	P((22)) 21	P((22)) 21	P((23)) 22	P((23)) 22	P	P21	P
*	Dog training facility	C34			C34	C34			P	P	P		P
	HEALTH SERVICES:												
801-04	Office/Outpatient Clinic				P12 C13	P12 C13	P12 C13	P12 C13	P	P	P	P	P
805	Nursing and							C		P	P		



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	Personal Care Facilities												
806	Hospital						C13	C13		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
	EDUCATION SERVICES:												
*	Elementary School				P16 15, 31	P	P	P		P16c	P16c	P16c	
*	Middle/Junior High School				P16 C15, 31	P	P	P		P16c	P16c	P16c	
*	Secondary or High School				P16 C15, ((27)) <u>26</u> , 31	P26	P(( <del>28</del> )) <u>26</u>	P(( <del>28</del> )) <u>26</u>		P16c C	P16c C	P16c	
*	Vocational School				P13 C31	P13 C	P13 C	P13 C			P	P17	P
*	Specialized Instruction School		P18		P19 C20, 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				C23, 31 P16, C15	P23 C	P23 C	P23 C	C	P	P	P	P
<b>GENERAL CROSS REFERENCES:</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.													

- B. Development condition.
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. 836-Residential Care, which is otherwise provided for on the residential permitted land use table.

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 an 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 residential zones.

6. Only as an 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 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;

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

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

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

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

474                   (1) Boarding or overnight stay of animals is allowed only on sites of five  
475 acres or more;

476                   (2) No burning of refuse or dead animals is allowed;

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

481                   (4) The provisions of K.C.C. chapter 21A.30 relative to animal keeping are  
482 met.

483                   b. The following additional provisions apply to kennels or catteries in the A  
484 zone:

485                   (1) Impervious surface for the kennel or cattery shall not exceed twelve  
486 thousand square feet;

487 (2) Obedience training classes are not allowed except as provided in  
488 subsection B.34. of this section; and

489 (3) Any buildings or structures used for housing animals and any outdoor  
490 runs shall be set back one hundred and fifty feet from property lines((;)).

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

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

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

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

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

501 13. Only as a reuse of a surplus non residential facility subject to K.C.C. chapter  
502 21A.32.

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

506 15. Limited to projects which do not require or result in an expansion of sewer  
507 service outside the urban growth area, unless a finding is made that no cost-effective  
508 alternative technologies are feasible, in which case a tightline sewer sized only to meet  
509 the needs of the public school, as defined in RCW 28A.150.010, or the school facility and

serving only the public school or the school facility may be used. New public high schools shall be permitted subject to the review process set forth in K.C.C. 21A.42.140.

16.a. For middle or junior high schools and secondary or high schools or school facilities, only as a reuse of a public school facility or school facility subject to K.C.C. chapter 21A.32. An expansion of such a school or a school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension 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 public school, as defined in RCW 28A.150.010, or the school facility may be used.

b. Renovation, expansion, modernization or reconstruction of a school, a school facility, or the addition of relocatable facilities, 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 public school, as defined in RCW 28A.150.010, or the school facility may be used.

c. 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 an accessory to residential use, and:

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

b. All instruction must be within an enclosed structure; and

c. Structures used for the school shall maintain a distance of twenty-five feet from property lines adjoining 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(~~Seattle and King County~~) 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(~~Seattle and King County~~) 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;

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

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

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

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

565 21. Limited to drop box facilities accessory to a public or community use such  
566 as a school, fire station or community center.

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

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

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

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

575 26.a. New high schools shall be permitted in the rural and the urban residential  
576 and urban reserve zones 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 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 and in an equestrian community designated by the Comprehensive Plan.

32. Limited to repair of sports and recreation equipment:

a. as an accessory to a large active recreation and multiuse park in the urban growth area; or

b. as an accessory to a park, or a large active recreation and multiuse park in the RA zones, 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.

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

**SECTION 5.** Ordinance 10870, Section 333, as amended, and K.C.C.

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

**Government/business services land uses.**

A, Government/business services land uses.

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

# Ordinance 15245

		U R E						I A L	H O D	Y			A L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I (30)
	<b>GOVERNMENT SERVICES:</b>												
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	P16
*	Public agency or utility yard				P27	P27	P27	P27			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, 33	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P29 C28	P29 C28	P29 C28	P29 C28, 33	P29 C28	P29 C28	P29 C28	P	P	P	P	P
*	Commuter Parking Lot				C 33 P19	C P19	C P19	C 19	P	P	P	P	P35
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P
	<b>BUSINESS SERVICES:</b>												
*	Construction and Trade				P34						P	P9	P
*	Individual Transportation and Taxi									P25	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							C14	<u>P37</u>	P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	P15 C36			P15, 33 C36	P15, C36							P
*	Log Storage	P15	P		P26, 33								P
47	Transportation Service												P

## Ordinance 15245

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
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental									P17	P	P17	P
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking								P20	P20	P21	P20	P
*	Off-Street Required Parking Lot				P32	P32	P32	P32	P32	P32	P32	P32	P32
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	<b>ACCESSORY USES:</b>												
*	Commercial/Industrial Accessory Uses			P	P22				P22	P22	P	P	P
*	Helistop					C23	C23	C23	C23	C23	C24	C23	C24
<b>GENERAL</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; <b>CROSS</b> Development Standards, see chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; <b>REFERENCES:</b> 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.													

- 618 B. Development conditions.
- 619 1. Except self-service storage.
- 620 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
- 621 Educational Research, see general business service/office.
- 622 3.a. Only as a re-use of a public school facility or a surplus nonresidential
- 623 facility subject to the provisions of K.C.C. chapter 21A.32; or

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

626                   4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter  
627 21A.32.

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

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

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

637                   c. No outdoor storage; and

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

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

641                   a. holding cells,

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

643                   c. long-term storage of stolen properties.

644                   8. Private stormwater management facilities serving development proposals  
645 located on commercial/industrial zoned lands shall also be located on  
646 commercial/industrial lands, unless participating in an approved shared facility drainage

647 plan. Such facilities serving development within an area designated urban in the King  
648 County Comprehensive Plan shall only be located in the urban area.

649 9. No outdoor storage of materials.

650 10. Limited to office uses.

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

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

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

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

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

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

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

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

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

666 f. No residential occupancy of the storage units;

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

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

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

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

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

679           16. Only as an accessory use to another permitted use.

680           17. No outdoor storage.

681           18. Only as an accessory use to a public agency or utility yard, or to a transfer  
682 station.

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

688           20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

689           21. No dismantling or salvage of damaged, abandoned or otherwise impounded  
690 vehicles.

691           22. Storage limited to accessory storage of commodities sold at retail on the  
692 premises or materials used in the fabrication of commodities sold on the premises.

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

696                   24. Allowed as accessory to an allowed use.

697                   25. Limited to private road ambulance services with no outside storage of  
698 vehicles.

699                   26. Limited to two acres or less.

700                   27a. Utility yards only on sites with utility district offices; or

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

703                   28. Limited to bulk gas storage tanks which pipe to individual residences but  
704 excluding liquefied natural gas storage tanks.

705                   29. Excluding bulk gas storage tanks.

706                   30. For I-zoned sites located outside the urban growth area designated by the  
707 King County Comprehensive Plan, uses shall be subject to the provisions for rural  
708 industrial uses as set forth in K.C.C. chapter 21A.12.

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

712                   32. Provided:

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

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

717                   c. Off-street required parking must be located on a lot which would permit,  
718 either outright or through a land use permit approval process, the land use the off-street  
719 parking will serve.

720                   33. Subject to review and approval of conditions to comply with trail corridor  
721 provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian  
722 community designated by the Comprehensive Plan.

723                   34. Limited to landscape and horticultural services (SIC 078) that are accessory  
724 to a use classified as retail nurseries, lawn and garden supply store (SIC 5261) and  
725 provided that construction equipment for the accessory use shall not be stored on the  
726 premises.

727                   35. Allowed as a primary or accessory use to an allowed industrial-zoned land  
728 use.

729                   36. Accessory to agricultural uses provided:

730                   a. In the RA zones and on lots less than thirty-five acres in the A zone, the floor  
731 area devoted to warehousing, refrigeration or storage shall not exceed three thousand five  
732 hundred square feet unless located in a farm structure, including but not limited to barns,  
733 existing as of December 31, 2003;

734                   b. On lots at least thirty-five acres in the A zones, the floor area devoted to  
735 warehousing, refrigeration or storage shall not exceed seven thousand square feet unless  
736 located in a farm structure, including but not limited to barns, existing as of December  
737 31, 2003;



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 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. 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 6. Ordinance 10870, Section 340 as amended, and K.C.C. 21A.12.030 are each hereby amended to read as follows:

**Densities and dimensions - residential zones.**

**A. Densities and dimensions – residential zones.**

	RESIDENTIAL													
	Z  O  N  E  S	RURAL				URBAN	URBAN  RESIDENTIAL							
						RE-								
						SERVE								
STANDARDS		RA-2.5	RA-5	RA-10	RA-20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density:		0.2	0.2	0.1	0.05	0.2	1	4	6	8	12	18	24	48

Dwelling Unit/Acre (15)	du/ac	du/ac	du/ac	du/ac	du/ac (21)	du/ac	du/ac (6)	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac
Maximum Density: Dwelling Unit/Acre (1)	0.4 du/ac (20)	((0.4 du/ac (20)))					6 du/ac (22)	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac
Minimum Density: (2)							85% (12) (18) (23)	85% (12) (18)	85% (12) (18)	80% (18)	75% (18)	70% (18)	65% (18)
Minimum Lot Area (13)	1.875 ac	3.75 ac	7.5 ac	15 ac									
Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30 ft (9)	30 ft (9)	30 ft (7)	20 ft (7)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)
Minimum Interior Setback (3) (16)	5 ft (9)	10 ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height (4)	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft	35 ft (25)	35 ft (14) (25)	35 ft (14) (25)	60 ft	60 ft (14)	60 ft (14)	60 ft (14)
Maximum Impervious Surface: Percentage (5)	25% (11) (19) (25)	20% (11) (19) (25)	15% (11) (19) (24) (25)	12.5% (11) (19) (25)	30% (11) (25)	30% (11) (25)	55% (25)	70% (25)	75% (25)	85% (25)	85% (25)	85% (25)	90% (25)

B. Development conditions.

1. This maximum density may be achieved only through the application of residential density incentives in accordance with K.C.C. chapter 21A.34 or transfers of development rights in accordance with K.C.C. chapter 21A.37, or any combination of density incentive or density transfer. Maximum density may only be exceeded in accordance with K.C.C. 21A.34.040.F.1.g. and F.6.

2. Also see K.C.C. 21A.12.060.

3. These standards may be modified under the provisions for zero-lot-line and townhouse developments.

4. Height limits may be increased if portions of the structure that exceed the base height limit provide one additional foot of street and interior setback for each foot

above the base height limit, but the maximum height may not exceed seventy-five feet.

Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior setback requirements but the maximum height shall not exceed seventy-five feet, except for large active recreation and multiuse parks, where the maximum height shall not exceed one hundred twenty-five feet, unless a golf ball trajectory study requires a higher fence.

5. Applies to each individual lot. Impervious surface area standards for:

a. Regional uses shall be established at the time of permit review;

b. Nonresidential uses in residential zones shall comply with K.C.C.

21A.12.120 and 21A.12.220;

c. Individual lots in the R-4 through R-6 zones that are less than nine thousand seventy-six square feet in area shall be subject to the applicable provisions of the nearest comparable R-6 or R-8 zone; and

d. A lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.

6. Mobile home parks shall be allowed a base density of six dwelling units per acre.

7. The standards of the R-4 zone apply if a lot is less than fifteen thousand square feet in area.

8. At least twenty linear feet of driveway shall be provided between any garage, carport or other fenced parking area and the street property line. The linear distance shall

790 be measured along the center line of the driveway from the access point to such garage,  
791 carport or fenced area to the street property line.

792 9.a. Residences shall have a setback of at least one hundred feet from any  
793 property line adjoining A, M or F zones or existing extractive operations. However,  
794 residences on lots less than one hundred fifty feet in width adjoining A, M or F zones or  
795 existing extractive operations shall have a setback from the rear property line equal to  
796 fifty percent of the lot width and a setback from the side property equal to twenty-five  
797 percent of the lot width.

798 b. Except for residences along a property line adjoining A, M or F zones or  
799 existing extractive operations, lots between one acre and two and one-half acres in size  
800 shall conform to the requirements of the R-1 zone and lots under one acre shall conform  
801 to the requirements of the R-4 zone.

802 10.a. For developments consisting of three or more single-detached dwellings  
803 located on a single parcel, the setback shall be ten feet along any property line abutting  
804 R-1 through R-8, RA and UR zones, except for structures in on-site play areas required in  
805 K.C.C. 21A.14.190, which shall have a setback of five feet.

806 b. For townhouse and apartment development, the setback shall be twenty feet  
807 along any property line abutting R-1 through R-8, RA and UR zones, except for  
808 structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback  
809 of five feet, unless the townhouse or apartment development is adjacent to property upon  
810 which an existing townhouse or apartment development is located.

811 11. Lots smaller than one-half acre in area shall comply with standards of the  
812 nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or

larger, the maximum impervious surface area allowed shall be at least ten thousand square feet. On any lot over one acre in area, an additional five percent of the lot area may be used for buildings related to agricultural or forestry practices. For lots smaller than two acres but larger than one-half acre, an additional ten percent of the lot area may be used for structures that are determined to be medically necessary, if the applicant submits with the permit application a notarized affidavit, conforming with K.C.C. 21A.32.170A.2.

12. For purposes of calculating minimum density, the applicant may request that the minimum density factor be modified based upon the weighted average slope of the net buildable area of the site in accordance with K.C.C. 21A.12.087.

13. The minimum lot area does not apply to lot clustering proposals as provided in K.C.C. chapter 21A.14.

14. The base height to be used only for projects as follows:

a. in R-6 and R-8 zones, a building with a footprint built on slopes exceeding a fifteen percent finished grade; and

b. in R-18, R-24 and R-48 zones using residential density incentives and transfer of density credits in accordance with this title.

15. Density applies only to dwelling units and not to sleeping units.

16. Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line on which a joint use driveway is located to provide a straight line length of at least twenty-six feet as measured from the center line of the garage, carport or fenced parking area, from the access point to the opposite side of the joint use driveway.

836 17.a. All subdivisions and short subdivisions in the R-1 zone shall be required to  
837 be clustered if the property is located within or contains:

- 838 (1) a floodplain;
- 839 (2) a critical aquifer recharge area;
- 840 (3) a regionally or locally significant resource area;
- 841 (4) existing or planned public parks or trails, or connections to such facilities;
- 842 (5) a category type S or F aquatic area or category I or II wetland;
- 843 (6) a steep slope; or
- 844 (7) an urban separator or wildlife habitat network designated by the  
845 Comprehensive Plan or a community plan.

846 b. The development shall be clustered away from critical areas or the axis of  
847 designated corridors such as urban separators or the wildlife habitat network to the extent  
848 possible and the open space shall be placed in a separate tract that includes at least fifty  
849 percent of the site. Open space tracts shall be permanent and shall be dedicated to a  
850 homeowner's association or other suitable organization, as determined by the director,  
851 and meet the requirements in K.C.C. 21A.14.040. On-site critical area and buffers and  
852 designated urban separators shall be placed within the open space tract to the extent  
853 possible. Passive recreation, with no development of recreational facilities, and natural-  
854 surface pedestrian and equestrian trails are acceptable uses within the open space tract.

855 18. See K.C.C. 21A.12.085.

856 19. All subdivisions and short subdivisions in R-1 and RA zones within the  
857 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North  
858 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and

Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East Sammamish Community Planning Area that drains to Patterson Creek shall have a maximum impervious surface area of eight percent of the gross acreage of the plat. Distribution of the allowable impervious area among the platted lots shall be recorded on the face of the plat. Impervious surface of roads need not be counted towards the allowable impervious area. Where both lot- and plat-specific impervious limits apply, the more restrictive shall be required.

20. This density may only be achieved on RA 2.5 (~~and RA-5~~) zoned parcels receiving density from rural forest focus areas through ~~((the))~~ a transfer of density credit ~~((pilot program outlined in))~~ pursuant to K.C.C. chapter ~~((21A.55))~~ 21A.37.

21. Base density may be exceeded, if the property is located in a designated rural city urban growth area and each proposed lot contains an occupied legal residence that predates 1959.

22. The maximum density is four dwelling units per acre for properties zoned R-4 when located in the Rural Town of Fall City.

23. The minimum density requirement does not apply to properties located within the Rural Town of Fall City.

24. The impervious surface standards for the county fairground facility are established in the King County Fairgrounds Site Development Plan, Attachment A to Ordinance 14808 on file at the department of natural resources and parks and the department of development and environmental services. Modifications to that standard may be allowed provided the square footage does not exceed the approved impervious surface square footage established in the King County Fairgrounds Site Development

Plan Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance 14808, by more than ten percent.

25. For cottage housing developments only:

a. The base height is eighteen feet.

b. Buildings have pitched roofs with a minimum slope of six and twelve may extend up to twenty-five feet at the ridge of the roof.

26. Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control.

SECTION 7. Ordinance 10870, Section 351, as amended, and K.C.C. 21A.12.140 are each hereby amended to read as follows:

**Setbacks – from regional utility corridors.**

A. Except as otherwise provided in subsection B of this section, ((F))in subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.

B. For a subdivision or short subdivision:

1. Upon mutual agreement of the utility and applicant for the subdivision or short subdivision submitted at the time of application for the preliminary plat, the area of the regional utility corridor placed in a separate tract may be less than the entire utility right-of-way or easement. The agreement may be evidenced by correspondence between the utility and the applicant;



904                    2. If the utility and applicant enter into an agreement under subsection B.1 of  
905                    this section:

906                    a. The location of the easement or right-of-way shall be shown on the face of  
907                    the plat;

908                    b. The applicant shall record on the title of all lots that extend into the right-  
909                    of-way or easement a notice approved by the department that there is an easement or  
910                    right-of-way for a regional utility corridor that may subject use of that area of the  
911                    property to conditions established by the utility; and

912                    c. The department shall include as conditions of plat approval the conditions  
913                    on use of the area within the regional utility corridor included in the agreement between  
914                    the utility and the applicant.

915                    C. In (~~(other types of)~~) land development permits other than subdivisions or short  
916                    subdivisions, easements shall be used to delineate regional utility corridors.

917                    ~~((C.))~~ D. All structures shall maintain a minimum distance of five feet from  
918                    property or easement lines delineating the boundary of regional utility corridors, except  
919                    for utility structures necessary to the operation of the regional utility corridor.

920                    ~~((D.))~~ E. Any structure designed for human occupancy, except for utility  
921                    structures not normally occupied that are necessary for the operation of the pipeline or a  
922                    minor communication facility, shall maintain a minimum distance of one hundred feet  
923                    from a hazard liquid or gas transmission pipeline located within a regional utility  
924                    corridor. The setback distance may be modified if the applicant demonstrates the  
925                    following:

- 926                   1. A one-hundred-foot setback would deny all reasonable use of the property;  
927 or  
928                   2. That the structure would be protected from radiant heat of an explosion by  
929 berming or other physical barriers; or  
930                   3. That a one-hundred-foot setback would be impractical or unnecessary due to  
931 existing geographic features, streets, lot lines, or easements; or  
932                   4. That no other practical alternative exists to meet the demand for service; and  
933                   5. That the applicant will construct a hazardous liquid or gas transmission  
934 containment system or other mitigating actions if the county finds that leakage could  
935 accumulate within one hundred feet of the pipeline. Any containment system or other  
936 mitigating actions required by this section shall meet all applicable federal, state and local  
937 regulations.

938                   SECTION 8. Ordinance 15032, Section 18 and K.C.C. 21A.14.025 are each  
939 hereby amended to read as follows:

940                   **Cottage housing development.** For cottage housing developments in the R4-R8  
941 zones:

942                   A. The total area of the common open space must be at least two hundred and  
943 fifty square feet per unit and at least fifty percent of the units must be clustered around  
944 the common space.

945                   B. The total floor area of each unit, including any enclosed parking, is limited to  
946 one thousand two hundred square feet. The footprint of each unit, including any enclosed  
947 parking, is limited to nine hundred square feet. A front or wraparound porch of up to one

hundred square feet is permitted and is not to be included in the floor area or footprint calculation.

C. Fences within the cottage housing unit development are limited to three feet in height. Fences along the perimeter of the cottage housing development are limited to six feet.

D. Individual cottage housing units must be at least ten feet apart.

SECTION 9. Ordinance 10870, Section 562 and K.C.C. 21A.34.030 are each hereby amended to read as follows:

**Maximum densities permitted through residential density incentive review.**

A. Except as otherwise provided in subsection B. of this section, ((F))the maximum density permitted through residential density incentive ("RDI") review shall be ~~((450))~~ one-hundred fifty percent of the base density of the underlying zone of the development site ~~((or 200 percent of the base density))~~.

B. The maximum density permitted through RDI review shall be two hundred percent of the base density of the underlying zone of the development site for the following RDI proposals ((with 100)):

1. For proposals where one-hundred percent of the units are affordable units; or

2. For cottage housing proposals.

SECTION 10. Ordinance 14190, Section 7, as amended, and K.C.C. 21A.37.050 are each hereby amended to read as follows:

**Transfer of development rights (TDR) program – development limitations.**

A. Following the transfer of residential development rights a sending site may subsequently accommodate remaining residential dwelling units, if any, on the buildable

971 portion of the parcel or parcels or be subdivided, consistent with the zoned base density  
972 provisions of the density and dimensions tables in K.C.C. 21A.12.030 and 21A.12.040,  
973 the allowable dwelling unit calculations in K.C.C. 21A.12.070 and other King County  
974 development regulations. For sending sites zoned RA, the subdivision potential  
975 remaining after a density transfer may only be actualized through a clustered subdivision,  
976 short subdivision or binding site plan that creates a permanent preservation tract as large  
977 or larger than the portion of the subdivision set aside as lots. Within rural forest focus  
978 areas, resource use tracts shall be at least fifteen acres of contiguous forest land.

979 ~~B. ((Residential and nonresidential uses on lots zoned R-1, RA, A and F shall be~~  
980 ~~limited to a maximum of ten percent impacting impervious surface.~~

981 ~~C.))~~ Only those nonresidential uses directly related to, and supportive of the  
982 criteria under which the site qualified are allowed on a sending site.

983 ~~((D.))~~ C. The applicable limitations in this section shall be included in the  
984 sending site conservation easement.

985 SECTION 11. Ordinance 12823, Section 17, and K.C.C. 21A.38.220 are each  
986 hereby repealed.

987            SECTION 12. Ordinance 12823, Section 18, as amended, and K.C.C.  
988            21A.38.230 are each hereby repealed.  
989            SECTION 13. Retroactive application. Section 4 of this ordinance is remedial  
990            in nature and applies retroactively to an application for a development proposal deemed  
991            complete on or after October 11, 2004.  
992

Ordinance 15245 was introduced on 3/7/2005 and passed as amended by the  
Metropolitan King County Council on 7/25/2005, by the following vote:

Yes: 13 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr.  
Pelz, Mr. Dunn, Mr. Ferguson, Mr. Hammond, Mr. Gossett, Ms. Hague, Mr.  
Irons, Ms. Patterson and Mr. Constantine  
No: 0  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

ATTEST:

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
\_\_\_\_\_

Attachments      None

