July 30, 1986 9307A/MMcF:ple

Introduced by:	Laing
Proposed No.:	86-100

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ORDINANCE NO. 7712

AN ORDINANCE relating to zoning; modifying the unclassified use permit provisions to allow transit operating bases; and amending Ordinance 1730, Section 1 and K.C.C. 21.44.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 1730, Section 1 as amended and K.C.C. 21.44.020 are each hereby amended to read as follows:

Unclassified use permits required. Unless otherwise provided in this title, the following uses may locate only after the issuance of an unclassified use permit processed as provided in Chapter 21.60:

- Α. Airports and landing fields and heliports:
- В. Correctional institutions:
- С. Dumps, public or private, and commercial incinerators:
- Hydroelectric generating plants;
- Jail farms or honor farms, publicly-owned and used for rehabilitation of prisoners;
- Quarrying and mining, including borrow pits to a depth of over three feet, the removal and processing of sand, gravel, rock, peat, black soil, other natural deposits and oil and gas exploratory drilling, together with necessary buildings, apparatus or appurtenances incident thereto, subject to the following exceptions and conditions:
- 1. Except for oil and gas exploratory drilling, no unclassified use permit is required for exploration of such materials in any zone,
- No unclassified use permit is required for uses authorized by issuing temporary permits under the grading ordinance, Section 16.82.050B of this code,

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- All operations shall be subject to the limitations on permitted uses in the Q-M classification, Sections 21.42.020 through 21.42.030 and land rehabilitation provisions, Section 21.42.120.
- 4. In conjunction with quarrying and mining operations, allied uses such as, but not limited to, rock crushers, concrete-batching plants and asphalt-batching plants may be authorized by the council. When the natural deposit has been depleted or the excavation is completed as prescribed by the permit, all allied operations shall terminate and all equipment and structures shall be removed. No such allied uses shall be permitted unless at least one of the major mineral constituents being processed is from the area covered by the permit.
- 5. Time limits may be imposed, at which time such operations shall terminate,
- A bond shall be filed prior to the issuance of a grading permit guaranteeing to the county compliance with the provisions of this title in an amount determined by the director of the Building and Land Development Division but in no case less than one thousand dollar cash bond. The bond shall be continuously maintained until the requirements of the permit have been satisfied;
- Booster stations or conversion plants with the necessary buildings, apparatus or appurtenances incident thereto of public utilities or utilities operated by mutual agencies. These uses are excluded from the R-S zones and are permitted in the M-L, M-P and M-H zones without an unclassified use permit. Distribution mains are permited in any zone without an unclassified use permit;
 - Public utility power-generating plants;
- Refuse disposal sites, provided sanitary fill method is used;
 - J. Sewage treatment plants;

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- K. Sanitary fills reclamation for public purpose by public agency;
- L. Transfer stations (refuse and garbage) when operated by public agency;
- M. Public agency training facilities, including but not limited to academies for police or fire fighters, national guard training facilities, and vocational schools;
- N. Transit park and ride lot, when operated by a public transit authority and when located in any R, S or G zone, provided:
- 1. The site has direct vehicular access to a designated arterial improved to King County standards.
- 2. Additional landscaping, screening, noise mitigation, access controls, signing restrictions, or conditions may be required to adequately accommodate pedestrians and bicyclists and ensure the compatibility of the transit park and ride lot with surrounding development.
- O. Transit operating base, when operated by a public transit authority and when located in a zone other than M-H zone, provided:
 - The site is of a minimum area of five acres;
- 2. The site has functional vehicular access to at least a designated major or secondary arterial improved to King County standards;
- 3. A protective fence or berm shall be installed on all property lines when adjacent to a residential zone.
- 4. All structures and buildings shall have a setback of fifty feet from any property lines where the adjoining property is vacant residential land or is developed with residential uses and shall meet the setback requirements of the applicable zone in all other cases.

-	5. Landscaping shall be provided in the setback area.
	Landscaping shall consist of a mix of predominantly evergreen
	trees including living trees, shrubs and ground plantings.
	Evergreen trees shall be a minimum height of four feet at the
and the feature of the same	time of planting. Plantings shall be chosen and spaced so as to
	grow together within three years sufficient to obscure sight
-00000000000000000000000000000000000000	through the barrier;
	6. Noise attenuating berms, walls or other structures may
	be provided in the setback area. The noise standards in K.C.C.
	Title 12 shall be considered to be minimum standards and shall be
	applied in determining appropriate noise mitigation methods.
	7. Additional design, landscaping, screening, noise
	mitigation, access controls, site restrictions or other
- Anna Carlos	conditions beyond those established by county code or regulation
	and consistent with the State Environmental Policy Act may be
	required in order to adequately ensure the compatibility of the
	base with surrounding development.
	SECTION 2. This ordinance shall become effective as of
	September 3, 1986.
	INTRODUCED AND READ for the first time this 18^{22} day
	of Lebenary, 1986.
	PASSED this 4th day of August, 19886.
	KING COUNTY COUNCIL KING COUNTY, WASHINGTON
- Constitution of the Cons	
-	Chair Druger
	ATTEST:
	Jointly M. Owens Clerk of the Council
	APPROVED this 13 day of August, 1985.
	APPROVED THIS / day of , 190
	(V) Delo
	King County Executive