



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**July 29, 2003**

**Ordinance 14733**

**Proposed No.** 2003-0299.2

**Sponsors** Pelz, McKenna and Lambert

1 AN ORDINANCE revising transportation concurrency  
2 exemptions for specific nonresidential development; and  
3 amending Ordinance 14050, Section 15, as amended, and  
4 K.C.C. 14.70.280.

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SECTION 1. Ordinance 14050, Section 15, as amended, and K.C.C. 14.70.280

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are each hereby amended to read as follows:

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**Exemptions — monitoring effect of exemptions.**

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A. The following applications for development approval are exempt from the  
11 concurrency test, and may commence development without a certificate of concurrency:

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1. Development that is vested before January 8, 1995, is exempt for the  
13 development approval for which vested status was achieved;

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2. Short subdivisions within the urban growth area;

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3. Building permits for single family structures;

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4. Renewals of previously issued, unexpired development approvals;

17           5. The construction or location of any residential structure of eight dwelling  
18 units or less;

19           6. The construction of a barn, loafing shed, farm equipment storage building,  
20 produce storage or packing structure, or similar agricultural structure, covering up to  
21 thirty thousand square feet;

22           7. The construction of ~~((an office, commercial, recreational, service or storage~~  
23 ~~building with twelve thousand square feet of gross floor area and with associated parking~~  
24 ~~facilities designed for forty automobiles))~~ a structure for a nonresidential use generating  
25 no more than twelve peak-period trips;

26           8. Expansions or phases of projects that were disclosed by the applicant and  
27 subject to a concurrency test as part of the original application (for example, phased  
28 development), if a certificate of concurrency was issued for the expansion or subsequent  
29 phase;

30           9. Any development that will have no transportation impact and that will not  
31 change the traffic volumes and flow patterns in the peak period, as determined by the  
32 director;

33           10. Any public elementary, middle or junior high school facilities, including  
34 new facilities and any renovation, expansion, modernization or reconstruction of existing  
35 facilities and the addition of relocatable facilities;

36           11. Any new public senior high school inside the urban boundary, and any  
37 modification to an existing public senior high school regardless of location, including any  
38 renovation, expansion, modernization or reconstruction of existing facilities and the  
39 addition of relocatable facilities, provided that the school prepare and implement a

40 transportation demand management plan. New public high schools outside the urban  
41 boundary are not exempt from the provisions of this ordinance. The high school  
42 transportation demand management plan shall be submitted to and approved by the  
43 director of the department or the director's designee before the issuance of the building  
44 permit. The high school demand management plan shall pertain to the entire school and  
45 shall specify measures to be implemented to reduce single occupant vehicle travel by  
46 students, faculty and staff. The plan shall further specify how the school district and  
47 department of transportation will cooperate in monitoring the implementation of such  
48 measures and make adjustments as needed to achieve reduction goals. A high school  
49 may voluntarily choose to prepare and implement a transportation demand management  
50 plan for any expansion of an existing public high school facility that would not generate  
51 new trips during the peak period; and

52 12. Parks, as defined in K.C.C. 21A.06.835, public agency or utility office in the  
53 urban area, as defined in K.C.C. 21A.06.930, and public agency or utility yard in the  
54 urban area, as defined in K.C.C. 21A.06.935.

55 B. The following applications for development approval are exempt from the  
56 critical segment standard, and may receive a certificate of concurrency through passage  
57 of the TAM standard only: private elementary, middle or junior high schools. This  
58 exemption from the critical segment standard shall only apply to the redevelopment of a  
59 site with an existing nonresidential use, and the TAM analysis shall include credit for the  
60 trips associated with the existing nonresidential use. To qualify for such an exemption  
61 from the critical segment standard a school must prepare and implement a transportation  
62 demand management plan. The school transportation demand management plan shall be

63 submitted to and approved by the director of the department or the director's designee  
64 before the issuance of the building permit. The school demand management plan shall  
65 pertain to the entire school and shall specify measures to be implemented to reduce single  
66 occupant vehicle travel by students, faculty and staff. The plan shall further specify how  
67 the school and department of transportation will cooperate in monitoring the  
68 implementation of such measures and make adjustments as needed to achieve reduction  
69 goals.

70 C. To monitor the cumulative effect of exempt development approvals on the  
71 level of service of transportation facilities, the department shall add the impacts of

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72 exempt development approvals to the traffic model and all other relevant concurrency  
73 monitoring records.  
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Ordinance 14733 was introduced on 6/23/2003 and passed by the Metropolitan King  
County Council on 7/28/2003, by the following vote:

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


KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Cynthia Sullivan, Chair

ATTEST:

  
\_\_\_\_\_  
Anne Noris, Clerk of the Council

APPROVED this 7 day of August, 2003.

  
\_\_\_\_\_  
Ron Sims, County Executive

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KING COUNTY COUNCIL  
CLERK

Attachments None