



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 18861

Proposed No. 2018-0559.2

Sponsors Lambert

1 AN ORDINANCE relating to permitting and zoning and
2 amending the county zoning code; amending Ordinance
3 10870, Section 337, as amended, and K.C.C. 21A.08.100;
4 and adding a new section to K.C.C. chapter 21A.06.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 NEW SECTION. SECTION 1. A new section is hereby added to K.C.C. chapter
7 21A.06 to read as follows:

8 Transit comfort facility: a restroom for public transit employees.

9 SECTION 2. Ordinance 10870, Section 337, as amended, and K.C.C. 21A.08.100
10 are each hereby amended to read as follows:

11 A. Regional land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12 -48	NB	CB	RB	O	I (15)
*	Jail						S	S	S	S	S	S	S
*	Jail Farm/Camp	S	S		S	S							
*	Work Release Facility				S19	S19	S	S	S	S	S	S	
*	Public Agency Animal Control Facility		S		S	S					S		P
*	Public Agency Training Facility		S		S3					S3	S3	S3	C4

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*	Hydroelectric Generation Facility		C14 S		C14 S	C14 S	C14 S						
*	Non-hydroelectric Generation Facility	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P
13	Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Regional Transit Authority Facility					P25							
*	Rural Public Infrastructure Maintenance Facility				C23								
*	Transit Bus Base						S	S	S	S	S	S	P
*	<u>Transit Comfort</u> Facility				P26		P26	P26	P26	P26	P26	P26	P26
*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24
*	Regional Motor Sports Facility												P
*	County Fairgrounds				P21								

	Facility				S22								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S
8221-8222	College/University(1)	P10	P10		P10	P10	P10	P10	P10	P	P	P	P
					C11	C11	C11	C11	C11				
					S18	S18	S	S	S				
*	Zoo Animal Breeding Facility	P16	P16		P16								

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B. Development conditions.

1. Except technical institutions. See vocational schools on general services land use table, K.C.C. 21A.08.050.
2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.
3. Except weapons armories and outdoor shooting ranges.
4. Except outdoor shooting range.
5. Only in conjunction with an existing or proposed school.
- 6.a. Limited to no more than three satellite dish antennae.
- b. Limited to one satellite dish antenna.
- c. Limited to tower consolidations.
7. Limited to landing field for aircraft involved in forestry or agricultural practices or for emergency landing sites.
8. Except racing of motorized vehicles.
9. Limited to wildlife exhibit.
10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter

28 21A.32.

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

30 13. Excluding impoundment of water using a dam.

31 14. Limited to facilities that comply with the following:

32 a. Any new diversion structure shall not:

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

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

36 b. There shall be no active storage;

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

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

41 e. Any transmission line shall be limited to a:

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

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

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

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

47 15. For I-zoned sites located outside the urban growth area designated by the
48 King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.
49 21A.08.100.A, except for waste water treatment facilities and racetracks, shall be
50 prohibited. All other uses, including waste water treatment facilities, shall be subject to

51 the provisions for rural industrial uses in K.C.C. chapter 21A.12.

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

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

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

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

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

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

73 a. building square footage;

- 74 b. landscaping;
- 75 c. parking;
- 76 d. building height; or
- 77 e. impervious surface.

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

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

- 84 a. The minimum site area shall be ten acres, unless:
 - 85 (1) the facility is a reuse of a public agency yard; or
 - 86 (2) the site is separated from a county park by a street or utility right-of-way;
- 87 b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
88 between any stockpiling or grinding operations and adjacent residential zoned property;
- 89 c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
90 between any office and parking lots and adjacent residential zoned property;
- 91 d. Access to the site does not use local access streets that abut residential zoned
92 property, unless the facility is a reuse of a public agency yard;
- 93 e. Structural setbacks from property lines shall be as follows:
 - 94 (1) Buildings, structures and stockpiles used in the processing of materials
95 shall be no closer than:
 - 96 (a) one hundred feet from any residential zoned properties, except that the

97 setback may be reduced to fifty feet when the grade where the building or structures are
98 proposed is fifty feet or greater below the grade of the residential zoned property;

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

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

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

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

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

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

117 a. motocross;

118 b. autocross;

119 c. skidpad;

120 d. garage;

121 e. driving school; and

122 f. fire station.

123 25. Regional transit authority facilities shall be exempt from setback and height

124 requirements.

125 26. Transit comfort facility shall:

126 a. only be located outside of the urban growth area boundary;

127 b. be exempt from street setback requirements; and

128 c. be no more than 200 square feet in size.

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Ordinance 18861 was introduced on 12/3/2018 and hearing held/closed and passed by the Metropolitan King County Council on 1/14/2019, by the following vote:

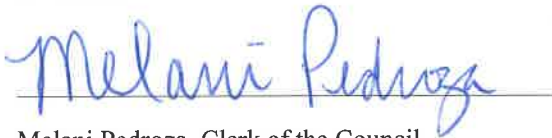
Yes: 8 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr. Dunn,
Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles and Ms. Balducci
No: 0
Excused: 1 - Mr. McDermott

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Rod Dembowski, Chair

ATTEST:



Melani Pedroza, Clerk of the Council

APPROVED this 24 day of JANUARY, 2019.



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2019 JAN 25 PM 4: 09
CLERK
KING COUNTY COUNCIL



Dow Constantine, County Executive

Attachments: None