

ORDINANCE NO. **10338**

AN ORDINANCE relating to Zoning; adding Public School Bus operating base as a use requiring the issuance of an unclassified use permit and amending Ordinance 1730, Section 1, and K.C.C. 21.44.020, as amended.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 1730 Section 1 and K. C. C. 21.44.020 is hereby amended as follows: :

21.44.020 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:

- A. Airports and landing fields and heliports;
- B. Correctional institutions;
- C. Dumps, public or private, and commercial incinerators;
- D. Hydroelectric generating plants;
- E. Jail farms or honor farms, publicly-owned and used for rehabilitation of prisoners;
- F. 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, as well as the processing, for the purposes of recycling or composting, of organic matter limited to the receiving and processing of lawn clippings, leaves, branches, limbs, stumps, scrap lumber, and salvaged wood which has not been chemically treated and other acceptable organic materials necessary for conversion into marketable recycling/composted products, subject to the following exceptions and conditions:

1 1. Except for oil and gas exploratory drilling, no
2 unclassified use permit is required for exploration of such
3 materials in any zone,

4 2. No unclassified use permit is required for uses
5 authorized by issuing temporary permits under the grading
6 ordinance, Section 16.82.050B of this code,

7 3. All operations shall be subject to the limitations
8 on permitted uses in the Q-M classification, Sections 21.42.020
9 through 21.42.030 and land rehabilitation provisions, Section
10 21.42.120,

11 4. In conjunction with quarrying and mining
12 operations, allied uses such as, but not limited to, rock
13 crushers, concrete-batching plants and asphalt-batching plants
14 may be authorized by the council. When the natural deposit has
15 been depleted or the excavation is completed as prescribed by
16 the permit, all allied operations shall terminate and all
17 equipment and structures shall be removed. No such allied uses
18 shall be permitted unless at least one of the major mineral
19 constituents being processed is from the area covered by the
20 permit,

21 5. Time limits may be imposed, at which time such
22 operations shall terminate,

23 6. A bond shall be filed prior to the issuance of a
24 grading permit guaranteeing to the county compliance with the
25 provisions of this title in an amount determined by the
26 director of the building and land development division but in
27 no case less than one thousand dollar cash bond. The bond
28 shall be continuously maintained until the requirements of the
29 permit have been satisfied;

1 7. The processing of organic matter as permitted by
2 this section, shall occur only in conjunction with an active
3 quarrying or mining operation where the quarrying or mining is
4 the primary use of the site. In no case shall the material-
5 hauling traffic generated by the organic matter-processing
6 operation exceed twenty-five percent of the total material-
7 hauling traffic to and from the site. When the natural deposit
8 has been depleted or the excavation is completed as prescribed
9 by the permit, the organic matter-processing operation shall
10 terminate and all equipment and structures shall be removed.

11 G. Booster stations or conversion plants with the
12 necessary buildings, apparatus or appurtenances incident
13 thereto of public utilities or utilities operated by mutual
14 agencies. These uses are excluded from the R-S zones and are
15 permitted in the M-L, M-P and M-H zones without an unclassified
16 use permit. Distribution mains are permitted in any zone
17 without an unclassified use permit;

18 H. Public utility power-generating plants;

19 I. Refuse disposal sites, provided sanitary fill method
20 is used;

21 J. Sewage treatment plants;

22 K. Sanitary fills - reclamation for public purpose by
23 public agency;

24 L. Transfer stations (refuse and garbage) when operated
25 by a public agency.

26 M. Public agency training facilities, including but not
27 limited to academies for police or fire fighters, national
28 guard training facilities, and vocational schools.

29 N. Transit park and ride lot, when operated by a public
30 transit authority and when located in any R, S or G zone,
31 provided:

1 1. The site has direct vehicular access to a designated
2 arterial improved to King County standards.

3 2. Additional landscaping, screening, noise mitigation,
4 access controls, signing restrictions, or conditions may be
5 required to adequately accommodate pedestrians and bicyclists
6 and ensure the compatibility of the transit park and ride lot
7 with surrounding development.

8 O. Transit or school bus operating base, when operated by
9 a public transit authority or a public school district, and
10 when located in a zone other than M-H zone, provided:

11 1. The site is of a minimum area of five acres;

12 2. The site has functional vehicular access to at least
13 a designated major or secondary arterial improved to King
14 County standards;

15 3. A protective fence or berm shall be installed on all
16 property lines when adjacent to a residential zone.

17 4. All structures and buildings shall have a setback of
18 fifty feet from any property lines where the adjoining property
19 is vacant residential land or is developed with residential
20 uses and shall meet the setback requirements of the applicable
21 zone in all other cases.

22 5. Landscaping shall be provided in the setback area.
23 Landscaping shall consist of a mix of predominantly evergreen
24 trees including living trees, shrubs and ground plantings.
25 Evergreen trees shall be a minimum height of four feet at the
26 time of planting. Plantings shall be chosen and spaced so as
27 to grow together within three years sufficient to obscure sight
28 through the barrier;

1 6. Noise attenuating berms, walls or other structures
2 may be provided in the setback area. The noise standards in
3 Title 12 shall be considered to be minimum standards and shall
4 be applied in determining appropriate noise mitigation methods.

5 7. Additional design, landscaping, screening, noise
6 mitigation, access controls, site restrictions or other
7 conditions beyond those established by county code or
8 regulation and consistent with the State Environmental Policy
9 Act may be required in order to adequately ensure the
10 compatibility of the base with surrounding development.

11 P. Communication facility, subject to K.C.C. 21.80.020 -
12 21.80.190.

13 INTRODUCED AND READ for the first time this 10th
14 day of February, 1992.

15 PASSED this 13th day of April, 1992

16 KING COUNTY COUNCIL
17 KING COUNTY, WASHINGTON

18 Audrey Luyzer
19 Chair

20 ATTEST:

21 Gerald A. Peterson
22 Clerk of the Council

23 APPROVED this 24th day of April, 1992

24 Jim Hill
25 King County Executive