

Ms. Sullivan moved Amendment No. 91A.
Amendments see page 2.

91A

Voting on Ms. Sullivan's motion, the motion passed 10 to 2, Maggi Fimia and Mr. Derdowski voting "no", Mr. Sims excused, as amended.

January 9, 1994

Introduced By: _____

ATTACHMENT/APPENDIX N
Amendment 91A

1 AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-737 RELATING TO
2 AREA ZONING - AS PRESENTED IN LEGISLATIVE FORMAT

3 Add new Appendix N to Ordinance 94-737 with text as follows:

4 Appendix N to 94-737

5 The following King County Resource Lands Area Zoning P-Suffix conditions are hereby
6 adopted:

7 1. Torrance Property

8 The following P-Suffix Conditions apply to the subject property consisting of tax lots
9 0006800021 and 0006800023:

10 A. Permitted Uses

11 The following uses are conditionally permitted: retail nursery operations, garden store, food
12 stores, specialty food store, university agricultural programs, restaurants, microbrewery, and
13 winery.

14 Any development proposal is subject to a conditional use permit pursuant to
15 K.C.C21.24.040 to ensure that the building and site design do not detract from the
16 agricultural and open space character of the area. Application for a conditional use permit
17 shall include:

- 18 1). Demonstration that construction of the development project shall result in
- 19 minimal disruption to areas of the site that will not have permanent buildings or
- 20 pavement.
- 21 2). Wetland and other environmental analyses to define the environmentally
- 22 sensitive areas on the site that may be limiting factors for development.

23 B. Dimensional Standards

24 The Maximum impervious surface allowed shall be 45 percent of the project area. This
25 maximum can be exceeded in the case of temporary greenhouses, covered paths, or other
26 farm buildings that do not disrupt the soil.

27 The maximum building coverage allowed shall be 25 percent of the project area. This
28 maximum can be exceeded in the case of temporary greenhouses, covered paths, or other
29 farm buildings that do not disrupt the soil.

1 There shall be no limit on the percent of the project area devoted to retail sales area as long as
2 it is within the maximum percentages allowed for building and impervious surfaces coverage.

3 [REDACTED]
4 [REDACTED]
5 C. Building and Site Design:

6 Design of site layout, buildings, and landscaping shall be of high quality. Design and scale
7 shall be compatible with and transition into the agricultural and open space character of the
8 surrounding farmland. buildings shall have design elements and colors appropriate to an
9 agricultural area.

10 Landscape design shall reflect agricultural character and maintain the impression of
11 continuous open space between the Green River and S. 277th, especially as viewed from
12 Central Avenue. Type 1 landscape buffers shall be required between the development and
13 both the Green River and the property to the south.

14 There shall be a 50 ft. buffer along Central Avenue that can include landscaping and
15 pathways. There shall be a minimum 200 ft. from the Green River. However, this area may
16 be used as a park and outdoor entertainment area. There shall be a minimum 100 ft. buffer
17 from the south property line that may be used for non-impervious retail nursery operations, or
18 retention/detention facilities.

19 **Rationale:** The amendment implements policy I-401 relating to retaining or repealing P-
20 Suffix development conditions. The amendment also adds a P-Suffix conditions to
21 implement legislative direction of Substitute Amendment 107A to the Executive Proposed
22 Land Use Map as reported out of Committee. The amendment sets conditions for
23 agriculturally-related commercial development which would maintain the agricultural
24 character of the lower Green River Valley.

AMENDMENTS

A motion was made by Mr. Phillips to amend page 1, line 16 and
page 2, line 7, after 'agricultural' and before 'and' to insert
", urban separators". This was accepted by Ms. Sullivan. A
motion was made by Mr. Derdowski to amend page 1, line 25 and
line 28, after 'of' and before 'greenhouses,' to delete "temporary"
and insert "seasonal"; and after 'other' and before 'farm' to
insert "temporary". The Chair restated Mr. Derdowski's amendment
on line 25 and 25, after 'or' and before 'farm' to delete "other"
and insert "temporary". This was not accepted by Ms. Sullivan.
Voting on Mr. Phillips' amendment, the motion passed 11 to 1,
Maggi Fimia voting "no" and Mr. Sims excused.

6:07 AM 1/09/94