



Signature Report

September 25, 2007

Ordinance 15909

Proposed No. 2007-0442.2

Sponsors Phillips, Lambert, Hague, Gossett,
Patterson and Ferguson

1 AN ORDINANCE relating to agriculture-related special
2 needs camp; amending Ordinance 10870, Section 336, as
3 amended and K.C.C. 21A.08.090 and adding a new section
4 to K.C.C. chapter 21A.060.

5
6 SECTION 1. There is hereby added to K.C.C. chapter 21A.060 a new section to
7 read as follows:

8 Camp, agriculture-related special needs: An establishment primarily engaged in
9 operating a camp for youths with special needs due to a disability, as defined by the
10 American with Disabilities Act of 1990, or due to medical conditions, that engages in
11 activities that are related to or coexist with agriculture and agricultural activities onsite.
12 Agriculture-related special needs camps do not include establishments that have as a
13 primary purpose the treatment of addictions, correctional or disciplinary training, or
14 housing for homeless persons.

15 SECTION 2. Ordinance 10870, Section 336, as amended, and K.C.C.
16 21A.08.090 are each hereby amended to read as follows:

A. Resource land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use	Z O N E	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use		R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		U	T	A			V		E	B	E	N	E	N	E	E	T
		L		L			E		N	O	S	I	S	A	S		R
		T							T	R	S	T	S	L	S		I
		U							I	H		Y					A
		R							A	O							L
		E							L	O							
									D								
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I				
	AGRICULTURE:																
01	Growing and Harvesting Crops	P	P		P	P	P						P				
02	Raising Livestock and Small Animals	P	P		P	P	P6						P				
*	Agriculture Training Facility	C10															
*	<u>Agriculture-related special needs camp</u>	P12															
	FORESTRY:																
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P				
*	Forest Research		P		P	P						P2	P				
	FISH AND WILDLIFE MANAGEMENT:																
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P				
0273	Aquaculture (1)	P	P		P	P	C						P				
*	Wildlife Shelters	P	P		P	P											
	MINERAL:																

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10,12,14	Mineral Extraction and Processing		P9 C	P C11									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C11	P8 C11									P
	ACCESSORY USES:												
*	Resource Accessory Uses	P3	P4	P5	P3	P3							P4
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;											
REFERENCES:		Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*Definition of this specific land use, see K.C.C. chapter 21A.06.											

- 18 B. Development conditions.
- 19 1. May be further subject to K.C.C. Title 25, Shoreline Management.
- 20 2. Only forest research conducted within an enclosed building.
- 21 3. Accessory dwelling units in accordance with K.C.C. 21A.08.030.
- 22 4. Excluding housing for agricultural workers.
- 23 5. Limited to either maintenance or storage facilities, or both, in conjunction
- 24 with mineral extraction or processing operation.
- 25 6. Large livestock allowed in accordance with K.C.C. chapter 21A.30.
- 26 7. Only in conjunction with a mineral extraction site plan approved in
- 27 accordance with K.C.C. chapter 21A.22.
- 28 8. Only on the same lot or same group of lots under common ownership or
- 29 documented legal control, which includes, but is not limited to, fee simple ownership, a
- 30 long-term lease or an easement:
- 31 a. as accessory to a primary mineral extraction use;

32 b. as a continuation of a mineral processing only for that period to complete
33 delivery of products or projects under contract at the end of a mineral extraction; or

34 c. for a public works project under a temporary grading permit issued in
35 accordance with K.C.C. 16.82.152.

36 9. Limited to mineral extraction and processing:

37 a. on a lot or group of lots under common ownership or documented legal
38 control, which includes but is not limited to, fee simple ownership, a long-term lease or
39 an easement;

40 b. that are located greater than one-quarter mile from an established residence;
41 and

42 c. that do not use local access streets that abut lots developed for residential
43 use.

44 10. Agriculture training facilities are allowed only as an accessory to existing
45 agricultural uses and are subject to the following conditions:

46 a. The impervious surface associated with the agriculture training facilities
47 shall comprise not more than ten percent of the allowable impervious surface permitted
48 under K.C.C. 21A.12.040;

49 b. New or the expansion of existing structures, or other site improvements,
50 shall not be located on class 1, 2 or 3 soils;

51 c. The director may require reuse of surplus structures to the maximum extent
52 practical;

53 d. The director may require the clustering of new structures with existing
54 structures;

55 e. New structures or other site improvements shall be set back a minimum
56 distance of seventy-five feet from property lines adjoining residential zones;

57 f. Bulk and design of structures shall be compatible with the architectural style
58 of the surrounding agricultural community;

59 g. New sewers shall not be extended to the site;

60 h. Traffic generated shall not impede the safe and efficient movement of
61 agricultural vehicles, nor shall it require capacity improvements to rural roads;

62 i. Agriculture training facilities may be used to provide educational services to
63 the surrounding rural/agricultural community or for community events. Property owners
64 may be required to obtain a temporary use permit for community events in accordance
65 with K.C.C. chapter 21A.32;

66 j. Use of lodging and food service facilities shall be limited only to activities
67 conducted in conjunction with training and education programs or community events
68 held on site;

69 k. Incidental uses, such as office and storage, shall be limited to those that
70 directly support education and training activities or farm operations; and

71 l. The King County agriculture commission shall be notified of and have an
72 opportunity to comment upon all proposed agriculture training facilities during the permit
73 process in accordance with K.C.C. chapter 21A.40.

74 11. Continuation of mineral processing and asphalt/concrete mixtures and block
75 uses after reclamation in accordance with an approved reclamation plan.

76 12.a. Activities at the camp shall be limited to agriculture and agricultural-
77 oriented activities. In addition, activities that place minimal stress on the site's

78 agricultural resources or activities that are compatible with agriculture are permitted.

79 Such activities include, but are not limited to:

80 (1) passive recreation;

81 (2) training of individuals who will work at the camp;

82 (3) special events for families of the campers; and

83 (4) agriculture education for youth.

84 b. Outside the camp center, as provided for in subsection B.12.e of this section,
85 camp activities shall not preclude the use of the site for agriculture and agricultural
86 related activities, such as the processing of local food to create value-added products and
87 the refrigeration and storage of local agricultural products. The camp shall be managed
88 to coexist with agriculture and agricultural activities both onsite and in the surrounding
89 area.

90 c. A farm plan shall be required for commercial agricultural production to
91 ensure adherence to best management practices and soil conservation.

92 d.(1) The minimum site area shall be five hundred acres. Unless the property
93 owner has sold or transferred the development rights as provided in subsection B.12.c.(3)
94 of this section, a minimum of five hundred acres of the site must be owned by a single
95 individual, corporation, partnership or other legal entity and must remain under the
96 ownership of a single individual, corporation, partnership or other legal entity for the
97 duration of the operation of the camp.

98 (2) Nothing in subsection B.12.d.(1) of this section prohibits the property
99 owner from selling or transferring the development rights for a portion or all of the site to

100 the King County farmland preservation program or, if the development rights are
101 extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

102 e. The impervious surface associated with the camp shall comprise not more
103 than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

104 f. Structures for living quarters, dining facilities, medical facilities and other
105 nonagricultural camp activities shall be located in a camp center. The camp center shall
106 be no more than fifty acres and shall depicted on a site plan. New structures for
107 nonagricultural camp activities shall be clustered with existing structures;

108 g. To the extent practicable, existing structures shall be reused. The applicant
109 shall demonstrate to the director that a new structure for nonagricultural camp activities
110 cannot be practicably accommodated within an existing structure on the site, though
111 cabins for campers shall be permitted only if they do not already exist on site;

112 h. Camp facilities may be used to provide agricultural educational services to
113 the surrounding rural and agricultural community or for community events. If required
114 by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for
115 community events;

116 i. Lodging and food service facilities shall only be used for activities related to
117 the camp or for agricultural education programs or community events held on site;

118 j. Incidental uses, such as office and storage, shall be limited to those that
119 directly support camp activities, farm operations or agricultural education programs;

120 k. New nonagricultural camp structures and site improvements shall maintain a
121 minimum set-back of seventy-five feet from property lines adjoining residential zones;

122 l. Except for legal nonconforming structures existing as of January 1, 2007,
123 camp facilities, such as a medical station, food service hall and activity rooms, shall be of
124 a scale to serve overnight camp users;

125 m. Landscaping equivalent to a type III landscaping screen, as provided for in
126 K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures
127 and site improvements located within two hundred feet of an adjacent residential zoned
128 property not associated with the camp;

129 n. New sewers shall not be extended to the site;

130 o. The total number of persons staying overnight shall not exceed three
131 hundred;

132 p. The length of stay for any individual overnight camper, not including camp
133 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

134 q. Traffic generated by camp activities shall not impede the safe and efficient
135 movement of agricultural vehicles nor shall it require capacity improvements to rural
136 roads;

137 r. If the site is adjacent to an arterial roadway, access to the site shall be
138 directly onto the arterial unless the county road engineer determines that direct access is
139 unsafe;

140 s. If direct access to the site is via local access streets, transportation
141 management measures shall be used to minimize adverse traffic impacts;

142 t. Camp recreational activities shall not involve the use of motor vehicles
143 unless the motor vehicles are part of an agricultural activity or are being used for the
144 transportation of campers, camp personnel or the families of campers. Camp personnel

145 may use motor vehicles for the operation and maintenance of the facility. Client-specific
146 motorized personal mobility devices are allowed; and


147 u. Lights to illuminate the camp or its structures shall be arranged to reflect the
148 light away from any adjacent property.

149

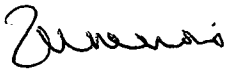
Ordinance 15909 was introduced on 8/20/2007 and passed by the Metropolitan King County Council on 9/24/2007, by the following vote:

Yes: 9 - Mr. Gossett, Ms. Patterson, Ms. Lambert, Mr. von Reichbauer, Mr. Dunn, Mr. Ferguson, Mr. Phillips, Ms. Hague and Mr. Constantine
No: 0
Excused: 0

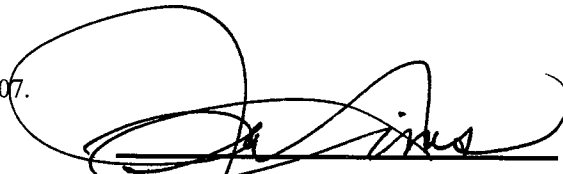
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Gossett, Chair

ATTEST:


Anne Noris, Clerk of the Council

APPROVED this 5 day of OCTOBER, 2007.


Ron Sims, County Executive

Attachments None

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