



King County Department of Local Services:

Temporary Use Permit Report Briefing

January 21, 2026

Today we will cover....

- Overview of Temporary Use Permits
- Alignment with Growth Management Act (GMA)
- Current Temporary Use Permit structure
- Activity & impacts
- Recommended changes



Temporary Use Permits (TUPs) - Overview

Temporary Use Permits (TUP's) allow a use for a limited duration or frequency that would otherwise not be allowed by the current zoning for a parcel.

- Department of Local Services - Permitting reviews applications for TUP's and issues permits
- Surrounding counties have similar approaches to managing activities such as: agritourism, event rentals, etc.
- Common uses: Wedding Venues, Music Venues, Special Events, Expansion of an existing Conditional Use Permit
- Special event permits may also be required on a case-by-case basis (ex: large tents for an outdoor wedding or entertainment venue)

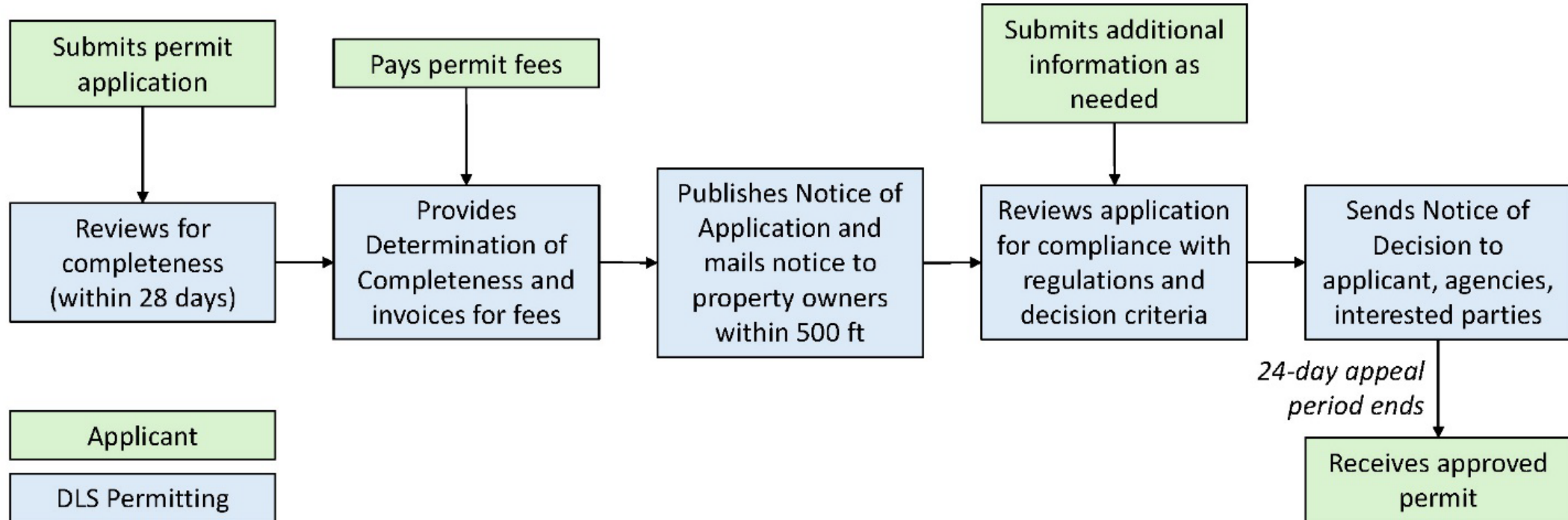


Current Criteria and Conditions on New and Renewal TUP's

- TUP events are limited to a maximum of 60 days in a 365-day period
- Application must demonstrate how activity impacts will be lessened/ mitigated in the proposal
- TUP application process contains a public comment period
- TUPs issued for 30 or more days are required to meet additional parking and stormwater requirements
- An issued TUP may be renewed annually up to 4 times for a total of 5 years



TUP Review Process



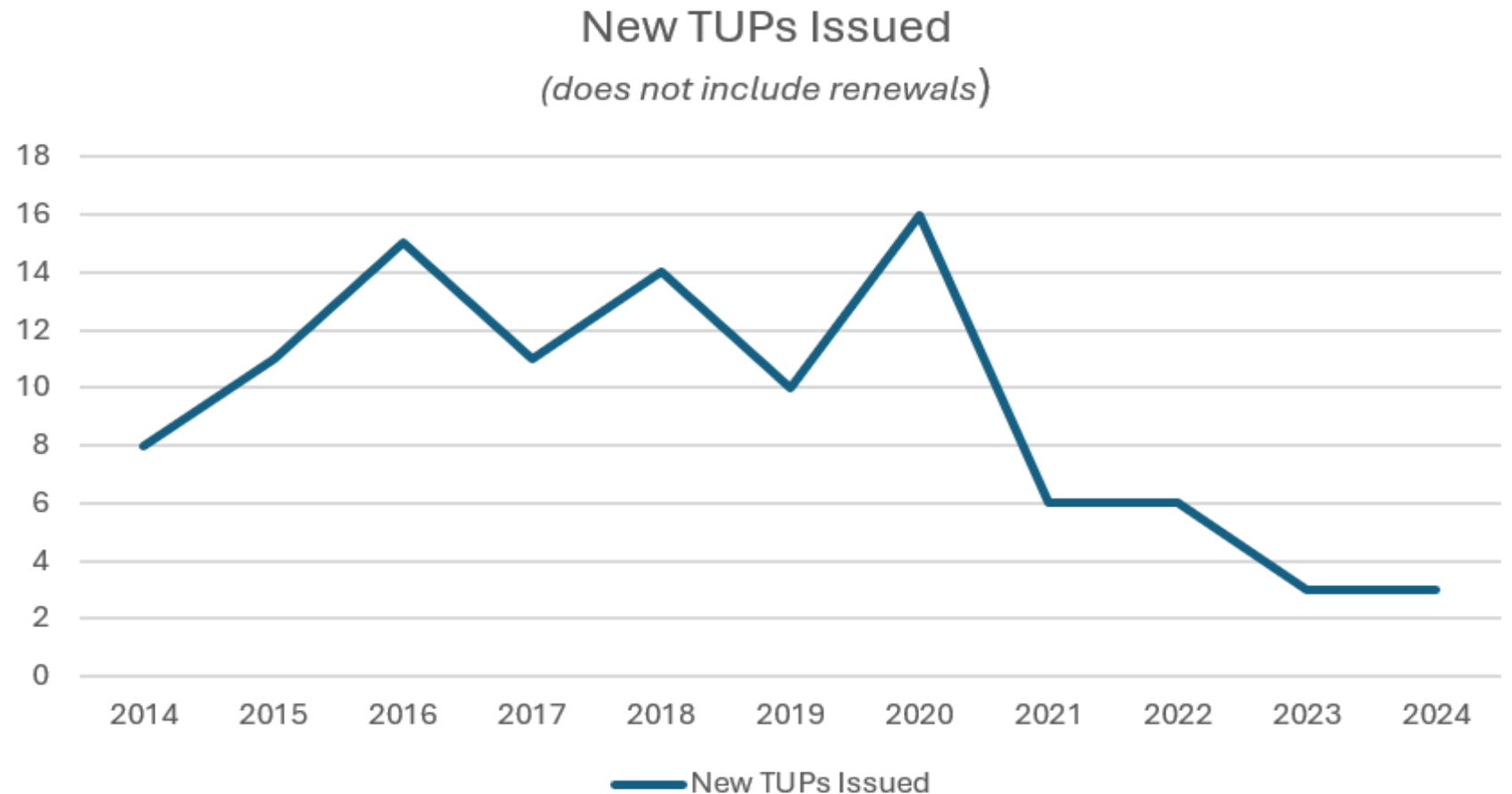
Growth Management Framework and Policy Alignment

- Must align with State and County planning frameworks
- Temporary uses must be compatible with policies guiding Rural Areas and Natural Resource Lands



TUP and Event Permit Activity (2014 - 2024)

- New TUP's issued 2014 – 2024
- Average # of permitted days/ TUP/ year ~40
- Number of currently active TUP's ~30



Complaint Trends and Resolution

- During the period of 2014-2024, DLS received 105 complaints related to events occurring on properties that would require a TUP
- Majority of the complaints were associated with events on properties where no TUP had been obtained
- Complaint resolution most frequently involves an investigation leading to an application being made for a TUP to explore temporary use of property for the activity (weddings, etc.)



Anecdotal Feedback on Temporary Use Permit Impacts

- Once a TUP has been obtained complaints tend to drop off
- Most reported complaints are related to traffic and noise
- Feedback impressions from staff led to recommendation to re-examine event frequency & duration limits
- Exempted events (Christmas tree lots, Carnivals, and others) should have limits on size (# of attendees)



Proposed Regulatory Changes for Consideration

- Consider reducing maximum potential number of days allowed per TUP
- Consider implementing restrictions on the frequency and clustering of events to minimize impacts
- Attenuate event size limits to align with site infrastructure and access/ egress capabilities
- Consider limiting size and scope of code exempt events (Christmas tree stands, Carnivals, etc.) to minimize impacts
- Update Code to reflect any change in requirements



Questions?



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