

7/25/16

**S1**

CB-S1

Revised 7/25/16 217 pm

Sponsor:

Balducci

*AS Amended*

cc

CB →

*passed*

Proposed No.: 2016-0254.2

1 STRIKING AMENDMENT TO PROPOSED ORDINANCE 2016-0254, VERSION

2 2

3 On page 1, beginning on line 11, strike everything through page 46, line 848, and insert:

4 "BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 SECTION 1. Findings: For the purposes of effective land use planning and

6 regulation, the King County council makes the following legislative findings:

7 A. King County adopted zoning regulations for marijuana retail, processing and

8 production activities in Ordinances 17710, 17725 and 17841 to address the land uses

9 allowed under Washington state Initiative 502.

10 B. In 2015, the Washington state legislature adopted changes to the marijuana

11 regulatory system as part of Chapter 70, Laws of Washington 2015 and Chapter 4, Laws

12 of Washington 2015 2nd Special Session.

13 C. In response to the 2015 laws, the Washington state Liquor and Cannabis

14 Board has accepted a large number of applications for additional producer and processor

15 licenses and additional retail license applications.

16 D. King County has received notice that many additional license applications

17 have been submitted to the Washington state Liquor and Cannabis Board for marijuana

18 producers and processors seeking to become established in rural and agriculturally zoned

19 areas of unincorporated King County, leading to increased concerns that King County's  
20 adopted zoning regulations neither adequately comply with the King County  
21 Comprehensive Plan policies to preserve rural character, nor sufficiently address the  
22 impacts and proliferation of these businesses in unincorporated King County.

23 E. King County has also received notice that many additional license applications  
24 have been submitted to the Washington state Liquor and Cannabis Board for marijuana  
25 retailers seeking to locate in urban areas of unincorporated King County, leading to  
26 increased concerns that King County's adopted zoning regulations neither sufficiently  
27 address the impact of retailer density in close proximity to low income residential areas  
28 nor assure patients access to medical marijuana.

29 F. In order to preserve King County's regulatory authority and the validity of its  
30 legislative process, and to allow sufficient time for policy discussion on the issues raised,  
31 the King County council enacted a temporary, four-month moratorium on new marijuana  
32 producers, processors and retailers with Ordinance 18269 on April 25, 2016.

33 G. King County has completed the policy discussion on the marijuana zoning  
34 regulations, and now proposes modifications to those zoning regulations, in order to  
35 address the impacts in unincorporated King County of marijuana businesses, to allow for  
36 orderly development of marijuana businesses, and to maintain consistency with King  
37 County Comprehensive Plan policies.

38 H. King County acknowledges that state licensed marijuana businesses have  
39 impacts that are subject to the jurisdiction of multiple state and local regulatory agencies,  
40 including, but not limited to, the Puget Sound Clean Air Agency, which has adopted its  
41 own regulations and enforcement system applicable to marijuana odor emissions.

42 I. Healthy, vibrant business districts should offer multiple types of retail,  
43 banking, office and other businesses used by residents.

44 J. Access to cannabis for medical patients with valid medical marijuana  
45 authorization cards is of concern to the county and is proposed to be addressed through  
46 appropriate zoning, preserving patient access to cannabis for legal medical purposes.

47 K. The changes to zoning contained in this ordinance bear a substantial  
48 relationship to, and are necessary for, the public health, safety and general welfare of  
49 King County and its residents.

50 SECTION 2. Sections 3 through 9 of this ordinance should constitute a new  
51 chapter in K.C.C. Title 6.

52 NEW SECTION. SECTION 3. There is hereby added to the chapter established  
53 in section 2 of this ordinance a new section to read as follows:

54 It is the purpose of this chapter to establish business licensing standards for  
55 marijuana retail activities and businesses licensed by the Washington state Liquor and  
56 Cannabis Board and located in unincorporated King County, in order to promote and  
57 protect the health, safety and general welfare of unincorporated King County's residents.

58 NEW SECTION. SECTION 4. There is hereby added to the chapter established  
59 in section 2 of this ordinance a new section to read as follows:

60 A person or entity shall not operate or maintain a retail marijuana business in  
61 unincorporated King County unless the business has obtained a business license issued by  
62 the director as provided by this chapter. A current marijuana retail business license  
63 issued under this chapter shall be prominently displayed on the licensed premises.

64 NEW SECTION. SECTION 5. There is hereby added to the chapter established

65 in section 2 of this ordinance a new section to read as follows:

66 An application for a retail marijuana business license or license renewal must be  
67 submitted in the name of the person or persons or the entity proposing to operate the  
68 business. The application shall be signed by each person, or a responsible principle or  
69 officer of any entity, proposing to operate the business, certified as true under penalty of  
70 perjury. All applications shall be submitted on a form supplied by the director, and shall  
71 include the following:

72 A. The full name, birthdate, current residential, email and mailing address of  
73 each person, including all partners if the applicant is a partnership, and all officers or  
74 principles if the applicant is a corporation or limited liability company, with a financial  
75 interest in the business; and the Universal Business Identifier number, the identity of the  
76 registered agent and the address of the principle office, if the applicant is a corporation or  
77 limited liability company;

78 B. The name, street address and telephone number of the retail marijuana  
79 business;

80 C. A copy of the Washington state Liquor and Cannabis Board retail marijuana  
81 license associated with the business address or, if a state license has not been issued, a  
82 complete copy of a retail marijuana license application submitted to and accepted by the  
83 Washington state Liquor and Cannabis Board; and

84 D. A copy of a medical marijuana endorsement approval letter issued by the  
85 Washington state Liquor and Cannabis Board, if applicable.

86 NEW SECTION. SECTION 6. There is hereby added to the chapter established  
87 in section 2 of this ordinance a new section to read as follows:

88 An applicant for a retail marijuana business license or renewal under this chapter  
89 shall pay an application fee at the time of application submittal. The nonrefundable  
90 application fee for a retail marijuana business license or renewal is set under section 16 of  
91 this ordinance. The nonrefundable application fee for a retail marijuana business license  
92 or renewal shall be reduced by fifty percent if at the time of application, the applicant  
93 shows proof of a current medical marijuana endorsement issued by the Washington state  
94 Liquor and Cannabis Board.

95 NEW SECTION. SECTION 7. There is hereby added to the chapter established  
96 in section 2 of this ordinance a new section to read as follows:

97 The director shall deny, suspend or revoke a license issued under this chapter if  
98 the Washington state Liquor and Cannabis Board does not issue a license to the business,  
99 or if the department of permitting and environmental review receives notice that the state  
100 license issued to the business is suspended or revoked, or was not reissued. A business  
101 owner whose application for a business license has been denied or whose license has  
102 been suspended or revoked may appeal the decision to the office of the hearing examiner  
103 in accordance with K.C.C. 6.01.150.

104 NEW SECTION. SECTION 8. There is hereby added to the chapter established  
105 in section 2 of this ordinance a new section to read as follows:

106 A retail marijuana business license expires one year from the date the business  
107 license is issued by the department of permitting and environmental review. To avoid a  
108 lapse in the effectiveness of a license, an application to renew a license must be submitted  
109 to the director, on a form provided by the director, at least thirty days before the  
110 expiration of the business license. A retail marijuana business license renewal expires

111 one year from the previous license's expiration date.

112 NEW SECTION. SECTION 9. There is hereby added to the chapter established  
113 in section 2 of this ordinance a new section to read as follows:

114 Within thirty days of the director's receipt of a complete retail marijuana business  
115 license application, the director shall issue or deny the license. Within thirty days of the  
116 director's receipt of a complete renewal application, the director shall issue or deny the  
117 renewal.

118 SECTION 10. Ordinance 17710, Section 4, and K.C.C. 21A.06.7344 are hereby  
119 amended as follows:

120 Marijuana processor(~~(, recreational)~~): a facility licensed by the Washington state  
121 Liquor (~~(Control)~~) and Cannabis Board to process marijuana into useable marijuana and  
122 marijuana-infused products, package and label useable marijuana and marijuana-infused  
123 products for sale in retail outlets, and sell useable marijuana and marijuana-infused  
124 products at wholesale to marijuana retailers. (~~(Recreational m)~~)Marijuana processors are  
125 classified as follows:

126 A. (~~(Recreational m)~~)Marijuana processor I -- processing (~~(which)~~) that is limited  
127 to:

- 128 1. Drying, curing(~~(,)~~) and trimming; and
- 129 2. Packaging.

130 B. (~~(Recreational m)~~)Marijuana processor II -- all elements of processing  
131 including:

- 132 1. All (~~(recreational)~~) marijuana processor I activities;
- 133 2. Extracting concentrates and infusing products;

134 3. Mechanical and chemical processing; and

135 4. Packaging.

136 SECTION 11. Ordinance 17710, Section 5, and K.C.C. 21A.06.7346 shall be  
137 amended as follows:

138 Marijuana producer(~~(, recreational)~~): a facility licensed by the Washington state  
139 Liquor (~~(Control)~~) and Cannabis Board for the production and sale at wholesale of  
140 marijuana to marijuana processors and other marijuana producers.

141 SECTION 12. Ordinance 17710, Section 6, and K.C.C. 21A.06.7348 shall be  
142 amended as follows:

143 Marijuana retailer(~~(, recreational)~~): a facility licensed by the Washington state  
144 Liquor (~~(Control)~~) and Cannabis Board where useable marijuana and marijuana-infused  
145 products may be sold at retail.

146 SECTION 13. Ordinance 10870, Section 334, as amended, and K.C.C.  
147 21A.08.070 shall be amended as follows:

148 A. Retail land uses.

KEY		RESOURCE			R U R A L	RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
		P-Permitted Use	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
	L			L	A		E		N	O	S	I	S	A	S		R
	T				R				T	R	S	T	S	L	S		I

		U			E			I	H	Y		A	
		R			A			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 (30)
*	Building Materials and Hardware Stores		P23						P2	P	P		
*	Retail Nursery, Garden Center and Farm Supply Stores	P1 C1			P1 C1				P	P	P		
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P		
*	Department and Variety Stores						C14a	P14	P5	P	P		
54	Food Stores						C15a	P15	P	P	P	C	P6
*	Agricultural Product Sales	P7 C7	P4		P7 C7	P3	P3	P25	P25	P25	P25	P25	P25
*	Farmers Market	P24	P24		P24	P24	P24	P24	P24	P24	P24	P24	P24
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and									P	P		

	Accessory Stores											
*	Furniture and Home Furnishings Stores								P	P		
58	Eating and Drinking Places			P21 C19		P20 C16	P20 P16	P10	P	P	P	P
*	Drug Stores					C15	P15	P	P	P	C	
*	((Recreational m)) Marijuana retailer								P26 C27	P26 C27		
592	Liquor Stores	P13		P13	P13			P13	P	P		
593	Used Goods: Antiques/ Secondhand Shops								P	P		
*	Sporting Goods and Related Stores			P22	P22	P22	P22	P22	P	P	P22	P22
*	Book, Stationery, Video and Art Supply Stores					C15a	P15	P	P	P		
*	Jewelry Stores								P	P		
*	Monuments, Tombstones, and Gravestones									P		
*	Hobby, Toy, Game Shops							P	P	P		
*	Photographic and Electronic							P	P	P		

	Shops												
*	Fabric Shops								P	P			
598	Fuel Dealers								C11	P			P
*	Florist Shops					C15a	P15	P	P	P	P		
*	Personal Medical Supply Stores								P	P			
*	Pet Shops							P	P	P			
*	Bulk Retail								P	P			
*	Auction Houses									P12			P
*	Livestock Sales	P17	P17		P17	P17	P17						P
<b>GENERAL CROSS</b>		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C.											
<b>REFERENCES:</b>		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.											

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B. Development conditions.

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1.a. As a permitted use, covered sales areas shall not exceed a total area of two

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thousand square feet, unless located in a building designated as historic resource under

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K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three

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thousand five hundred square feet may be allowed. Greenhouses used for the display of

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merchandise other than plants shall be considered part of the covered sales area.

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Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not

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considered part of the covered sales area;

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b. The site area shall be at least four and one-half acres;

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c. Sales may include locally made arts and crafts; and

159

d. Outside lighting is permitted if no off-site glare is allowed.

- 160           2. Only hardware stores.
- 161           3.a. Limited to products grown on site.
- 162           b. Covered sales areas shall not exceed a total area of five hundred square feet.
- 163           4. No permanent structures or signs.
- 164           5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a
- 165 maximum of two thousand square feet of gross floor area.
- 166           6. Limited to a maximum of five thousand square feet of gross floor area.
- 167           7.a. As a permitted use, the covered sales area shall not exceed two thousand
- 168 square feet, unless located in a building designated as a historic resource under K.C.C.
- 169 chapter 20.62. As a conditional use, up to three thousand five hundred square feet of
- 170 covered sales area may be allowed;
- 171           b. The site area shall be at least four and one-half acres;
- 172           c. Forty percent or more of the gross sales of agricultural product sold through
- 173 the store must be sold by the producers of primary agricultural products;
- 174           d. Sixty percent or more of the gross sales of agricultural products sold through
- 175 the store shall be derived from products grown or produced in the Puget Sound counties.
- 176 At the time of the initial application, the applicant shall submit a reasonable projection of
- 177 the source of product sales;
- 178           e. Sales shall be limited to agricultural products and locally made arts and
- 179 crafts;
- 180           f. Storage areas for agricultural products may be included in a farm store
- 181 structure or in any accessory building; and
- 182           g. Outside lighting is permitted if no off-site glare is allowed.

- 183 8. Excluding retail sale of trucks exceeding one-ton capacity.
- 184 9. Only the sale of new or reconditioned automobile supplies is permitted.
- 185 10. Excluding SIC Industry No. 5813-Drinking Places.
- 186 11. No outside storage of fuel trucks and equipment.
- 187 12. Excluding vehicle and livestock auctions.
- 188 13. Only as accessory to a winery or SIC Industry No. 2082-Malt Beverages,  
189 and limited to sales of products produced on site and incidental items where the majority  
190 of sales are generated from products produced on site.
- 191 14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to  
192 a maximum of five thousand square feet of gross floor area, and subject to K.C.C.  
193 21A.12.230; and
- 194 b. Before filing an application with the department, the applicant shall hold a  
195 community meeting in accordance with K.C.C. 20.20.035.
- 196 15.a. Not permitted in R-1 and limited to a maximum of five thousand square  
197 feet of gross floor area and subject to K.C.C. 21A.12.230; and
- 198 b. Before filing an application with the department, the applicant shall hold a  
199 community meeting in accordance with K.C.C. 20.20.035.
- 200 16.a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking  
201 Places, and limited to a maximum of five thousand square feet of gross floor area and  
202 subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and
- 203 b. Before filing an application with the department, the applicant shall hold a  
204 community meeting in accordance with K.C.C. 20.20.035.
- 205 17. Retail sale of livestock is permitted only as accessory to raising livestock.

- 206           18. Limited to the R-1 zone.
- 207           19. Only as:
- 208           a. an accessory use to a permitted manufacturing or retail land use, limited to
- 209 espresso stands to include sales of beverages and incidental food items, and not to include
- 210 drive-through sales; or
- 211           b. an accessory use to a recreation or multiuse park, limited to a total floor area
- 212 of three thousand five hundred square feet.
- 213           20. Only as:
- 214           a. an accessory use to a recreation or multiuse park; or
- 215           b. an accessory use to a park and limited to a total floor area of one thousand
- 216 five hundred square feet.
- 217           21. Accessory to a park, limited to a total floor area of seven hundred fifty
- 218 square feet.
- 219           22. Only as an accessory use to:
- 220           a. a large active recreation and multiuse park in the urban growth area; or
- 221           b. a park, or a recreation or multiuse park in the RA zones, and limited to a
- 222 total floor area of seven hundred and fifty square feet.
- 223           23. Only as accessory to SIC Industry Group No. 242-Sawmills and SIC
- 224 Industry No. 2431-Millwork and;
- 225           a. limited to lumber milled on site; and
- 226           b. the covered sales area is limited to two thousand square feet. The covered
- 227 sales area does not include covered areas used to display only milled lumber.
- 228           24. Requires at least five farmers selling their own products at each market and

229 the annual value of sales by farmers should exceed the annual sales value of nonfarmer  
230 vendors.

231 25. Limited to sites located within the urban growth area and:

232 a. The sales area shall be limited to three hundred square feet and must be  
233 removed each evening;

234 b. There must be legal parking that is easily available for customers; and

235 c. The site must be in an area that is easily accessible to the public, will  
236 accommodate multiple shoppers at one time and does not infringe on neighboring  
237 properties.

238 26.a. Per ~~((parcel))~~ lot, limited to a maximum aggregated total of two thousand  
239 square feet of gross floor area devoted to, and in support of, the retail sale of marijuana.

240 b. Notwithstanding subsection B.26.a. of this section, the maximum aggregated  
241 total gross floor area devoted to, and in support of, the retail sale of marijuana may be  
242 increased to up to three thousand square feet if the retail outlet devotes at least five  
243 hundred square feet to the sale, and the support of the sale, of medical marijuana, and the  
244 operator maintains a current medical marijuana endorsement issued by the Washington  
245 state Liquor and Cannabis Board.

246 c. Any lot line of a lot having any area devoted to retail marijuana activity  
247 must be one thousand feet or more from any lot line of any other lot having any area  
248 devoted to retail marijuana activity; and a lot line of a lot having any area devoted to new  
249 retail marijuana activity may not be within one thousand feet of any lot line of any lot  
250 having any area devoted to existing retail marijuana activity.

251 d. Whether a new retail marijuana activity complies with this locational

252 requirement shall be determined based on the date a conditional use permit application  
253 submitted to the department of permitting and environmental review became or was  
254 deemed complete, and:

255 (1) if a complete conditional use permit application for the proposed retail  
256 marijuana use was not submitted, or if more than one conditional use permit application  
257 became or was deemed complete on the same date, then the director shall determine  
258 compliance based on the date the Washington state Liquor and Cannabis Board issues a  
259 Notice of Marijuana Application to King County;

260 (2) if the Washington state Liquor and Cannabis Board issues more than one  
261 Notice of Marijuana Application on the same date, then the director shall determine  
262 compliance based on the date either any complete building permit or change of use  
263 permit application, or both, were submitted to the department declaring retail marijuana  
264 activity as an intended use;

265 (3) if more than one building permit or change of use permit application was  
266 submitted on the same date, or if no building permit or change of use permit application  
267 was submitted, then the director shall determine compliance based on the date a complete  
268 business license application was submitted; and

269 (4) if a business license application was not submitted or more than one  
270 business license application was submitted, then the director shall determine compliance  
271 based on the totality of the circumstances, including, but not limited to, the date that a  
272 retail marijuana license application was submitted to the Washington state Liquor and  
273 Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease  
274 or purchased the lot at issue for the purpose of retail marijuana use and any other facts

275 illustrating the timing of substantial investment in establishing a licensed retail marijuana  
276 use at the proposed location.

277 e. Retail marijuana businesses licensed by the Washington state Liquor and  
278 Cannabis Board and operating within one thousand feet of each other as of the effective  
279 date of this ordinance, and retail marijuana businesses that do not require a permit issued  
280 by King County, that received a Washington state Liquor and Cannabis Board license to  
281 operate in a location within one thousand feet of another licensed retail marijuana  
282 business prior to the effective date of this ordinance, and that King County did not object  
283 to within the Washington state Liquor and Cannabis Board marijuana license application  
284 process, shall be considered nonconforming and may remain in their current location,  
285 subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming  
286 uses, except:

287 (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months;  
288 and

289 (2) the gross floor area of a nonconforming retail outlet may be increased up  
290 to the limitations in subsection B.26.a. and B.26.b. of this section .

291 27. Per ((parcel)) lot, limited to a maximum aggregated total of five thousand  
292 square feet gross floor area devoted to, and in support of, the retail sale of marijuana, and;

293 a. Any lot line of a lot having any area devoted to retail marijuana activity  
294 must be one thousand feet or more from any lot line of any other lot having any area  
295 devoted to retail marijuana activity; and any lot line of a lot having any area devoted to  
296 new retail marijuana activity may not be within one thousand feet of any lot line of any  
297 lot having any area devoted to existing retail marijuana activity; and

298 b. Whether a new retail marijuana activity complies with this locational  
299 requirement shall be determined based on the date a conditional use permit application  
300 submitted to the department of permitting and environmental review became or was  
301 deemed complete, and:

302 (1) if a complete conditional use permit application for the proposed retail  
303 marijuana use was not submitted, or if more than one conditional use permit application  
304 became or was deemed complete on the same date, then the director shall determine  
305 compliance based on the date the Washington state Liquor and Cannabis Board issues a  
306 Notice of Marijuana Application to King County;

307 (2) if the Washington state Liquor and Cannabis Board issues more than one  
308 Notice of Marijuana Application on the same date, then the director shall determine  
309 compliance based on the date either any complete building permit or change of use  
310 permit application, or both, were submitted to the department declaring retail marijuana  
311 activity as an intended use;

312 (3) if more than one building permit or change of use permit application was  
313 submitted on the same date, or if no building permit or change of use permit application  
314 was submitted, then the director shall determine compliance based on the date a complete  
315 business license application was submitted; and

316 (4) if a business license application was not submitted or more than one  
317 business license application was submitted, then the director shall determine compliance  
318 based on the totality of the circumstances, including, but not limited to, the date that a  
319 retail marijuana license application was submitted to the Washington state Liquor and  
320 Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease

321 or purchased the lot at issue for the purpose of retail marijuana use, and any other facts  
 322 illustrating the timing of substantial investment in establishing a licensed retail marijuana  
 323 use at the proposed location; and

324 c. Retail marijuana businesses licensed by the Washington state Liquor and  
 325 Cannabis Board and operating within one thousand feet of each other as of the effective  
 326 date of this ordinance, and retail marijuana businesses that do not require a permit issued  
 327 by King County, that received a Washington state Liquor and Cannabis Board license to  
 328 operate in a location within one thousand feet of another licensed retail marijuana  
 329 business prior to the effective date of this ordinance, and that King County did not object  
 330 to within the Washington state Liquor and Cannabis Board marijuana license application  
 331 process, shall be considered nonconforming and may remain in their current location,  
 332 subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming  
 333 uses, except:

334 (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months;  
 335 and

336 (2) the gross floor area of a nonconforming retail outlet may be increased up  
 337 to the limitations in subsection B.27. of this section, subject to K.C.C. 21A.42.190.

338 SECTION 14. Ordinance 10870, Section 335, as amended, and K.C.C.

339 21A.08.080 shall be amended as follows:

340 A. Manufacturing land uses.

KEY	Z	RESOURCE			RURA	RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
		A	F	M	L	U	R	U	R	N	B	C	B	R	B	O	I
P-Permitted Use					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	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)
20	Food and Kindred Products	P1 C1	P1		P1 C1	P1			P2	P2	P2 C		P2 C
*/2082 /2085	Winery/Brewery /Distillery	P3 C12			P3 C12	P3			P17	P17	P		P
*	Materials Processing Facility		P13 C	P14 C15	P16 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P
24	Wood Products, except furniture	P4 P18	P4 P18 C5		P4 P18 C5	P4					C6		P
25	Furniture and Fixtures		P19		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7C	P7C	P
*	<del>((Recreational-m))</del> Marijuana Processor I	P20			<del>((P20))</del> P27					P21 C22	P21 C22		
*	<del>((Recreational-m))</del> Marijuana Processor II									P23 C24	P23 C24		P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and												C

	Related Industries												
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods									C			P
32	Stone, Clay, Glass and Concrete Products							P6	P9				P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment									C	C		P
36	Electronic and other Electric Equipment									C			P
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments									C	C		P
39	Miscellaneous Light Manufacturing									C			P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10C
7534	Tire Retreading									C			P
781-82	Movie									P			P

	Production/Distribution											
<b>GENERAL CROSS</b>		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C.										
<b>REFERENCES:</b>		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										

- 341           B. Development conditions.
- 342           1.a. Excluding wineries and SIC Industry No. 2082-Malt Beverages;
- 343           b. In the A zone, only allowed on sites where the primary use is SIC industry
- 344   Group No. 01-Growing Harvesting Crops or No. 02-Raising Livestock and Small
- 345   Animals;
- 346           c. In the RA and UR zones, only allowed on lots of at least four and one-half
- 347   acres and only when accessory to an agricultural use;
- 348           d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section,
- 349   the floor area devoted to all processing shall not exceed three thousand five hundred
- 350   square feet, unless located in a building designated as historic resource under K.C.C.
- 351   chapter 20.62;
- 352           (2) With a conditional use permit, up to five thousand square feet of floor
- 353   area may be devoted to all processing; and
- 354           (3) In the A zone, on lots thirty-five acres or greater, the floor area devoted to
- 355   all processing shall not exceed seven thousand square feet, unless located in a building
- 356   designated as historic resource under K.C.C. chapter 20.62;
- 357           e. Structures and areas used for processing shall maintain a minimum distance
- 358   of seventy-five feet from property lines adjoining rural area and residential zones, unless
- 359   located in a building designated as historic resource under K.C.C. chapter 20.62;
- 360           f. Processing is limited to agricultural products and sixty percent or more of

361 the products processed must be grown in the Puget Sound counties. At the time of initial  
362 application, the applicant shall submit a projection of the source of products to be  
363 produced;

364 g. In the A zone, structures used for processing shall be located on portions of  
365 agricultural lands that are unsuitable for other agricultural purposes, such as areas within  
366 the already developed portion of such agricultural lands that are not available for direct  
367 agricultural production, or areas without prime agricultural soils; and

368 h. Tasting of products produced on site may be provided in accordance with  
369 state law. The area devoted to tasting shall be included in the floor area limitation in  
370 subsection B.1.d. of this section.

371 2. Except slaughterhouses.

372 3.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC  
373 Industry No. 2085-Distilled and Blended Liquors;

374 b. In the A zone, only allowed on sites where the primary use is SIC Industry  
375 Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small  
376 Animals;

377 c. In the RA and UR zones, only allowed on lots of at least four and one-half  
378 acres;

379 d. The floor area devoted to all processing shall not exceed three thousand five  
380 hundred square feet, unless located in a building designated as historic resource under  
381 K.C.C. chapter 20.62;

382 e. Structures and areas used for processing shall maintain a minimum distance  
383 of seventy-five feet from property lines adjoining rural area and residential zones, unless

384 located in a building designated as historic resource under K.C.C. chapter 20.62;

385 f. Sixty percent or more of the products processed must be grown in the Puget  
386 Sound counties. At the time of the initial application, the applicant shall submit a  
387 projection of the source of products to be produced; and

388 g. Tasting of products produced on site may be provided in accordance with  
389 state law. The area devoted to tasting shall be included in the floor area limitation in  
390 subsection B.3.c. of this section.

391 4. Limited to rough milling and planing of products grown on-site with portable  
392 equipment.

393 5. Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No.  
394 2431-Millwork. For RA zoned sites, if using lumber or timber grown off-site, the  
395 minimum site area is four and one-half acres.

396 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and  
397 No. 2431-Millwork, (excluding planing mills).

398 7. Limited to photocopying and printing services offered to the general public.

399 8. Only within enclosed buildings, and as an accessory use to retail sales.

400 9. Only within enclosed buildings.

401 10. Limited to boat building of craft not exceeding forty-eight feet in length.

402 11. For I-zoned sites located outside the urban growth area designated by the  
403 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.  
404 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for  
405 rural industrial uses as set forth in K.C.C. chapter 21A.12.

406 12.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC

407 Industry No. 2085-Distilled and Blended Liquors;

408           b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area  
409 of structures for wineries, breweries and distilleries and any accessory uses shall not  
410 exceed a total of eight thousand square feet. The floor area may be increased by up to an  
411 additional eight thousand square feet of underground storage that is constructed  
412 completely below natural grade, not including required exits and access points, if the  
413 underground storage is at least one foot below the surface and is not visible above  
414 ground; and

415           (2) On Vashon-Maury Island, the total floor area of structures for wineries,  
416 breweries and distilleries and any accessory uses may not exceed six thousand square  
417 feet, including underground storage;

418           c. Wineries, breweries and distilleries shall comply with Washington state  
419 Department of Ecology and King County board of health regulations for water usage and  
420 wastewater disposal. Wineries, breweries and distilleries using water from exempt wells  
421 shall install a water meter;

422           d. Off-street parking is limited to one hundred and fifty percent of the  
423 minimum requirement for wineries, breweries or distilleries specified in K.C.C.  
424 21A.18.030;

425           e. Structures and areas used for processing shall be set back a minimum  
426 distance of seventy-five feet from property lines adjacent to rural area and residential  
427 zones, unless the processing is located in a building designated as historic resource under  
428 K.C.C. chapter 20.62;

429           f. The minimum site area is four and one-half acres. If the total floor area of

430 structures for wineries, breweries and distilleries and any accessory uses exceed six  
431 thousand square feet, including underground storage:

432 (1) the minimum site area is ten acres; and

433 (2) a minimum of two and one-half acres of the site shall be used for the  
434 growing of agricultural products;

435 g. The facility shall be limited to processing agricultural products and sixty  
436 percent or more of the products processed must be grown in the Puget Sound counties.

437 At the time of the initial application, the applicant shall submit a projection of the source  
438 of products to be processed; and

439 h. Tasting of products produced on site may be provided in accordance with  
440 state law. The area devoted to tasting shall be included in the floor area limitation in  
441 subsection B.12.b. of this section.

442 13. Only on the same lot or same group of lots under common ownership or  
443 documented legal control, which includes, but is not limited to, fee simple ownership, a  
444 long-term lease or an easement:

445 a. as accessory to a primary forestry use and at a scale appropriate to process  
446 the organic waste generated on the site; or

447 b. as a continuation of a sawmill or lumber manufacturing use only for that  
448 period to complete delivery of products or projects under contract at the end of the  
449 sawmill or lumber manufacturing activity.

450 14. Only on the same lot or same group of lots under common ownership or  
451 documented legal control, which includes, but is not limited to, fee simple ownership, a  
452 long-term lease or an easement:

453 a. as accessory to a primary mineral use; or  
454 b. as a continuation of a mineral processing use only for that period to  
455 complete delivery of products or projects under contract at the end of mineral extraction.

456 15. Continuation of a materials processing facility after reclamation in  
457 accordance with an approved reclamation plan.

458 16. Only a site that is ten acres or greater and that does not use local access  
459 streets that abut lots developed for residential use.

460 17.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC  
461 Industry No. 2085-Distilled and Blended Liquors;

462 b. The floor area devoted to all processing shall not exceed three thousand five  
463 hundred square feet, unless located in a building designated as historic resource under  
464 K.C.C. chapter 20.62;

465 c. Structures and areas used for processing shall maintain a minimum distance  
466 of seventy-five feet from property lines adjoining rural area and residential zones, unless  
467 located in a building designated as historic resource under K.C.C. chapter 20.62; and

468 d. Tasting of products produced on site may be provided in accordance with  
469 state law. The area devoted to tasting shall be included in the floor area limitation in  
470 subsection B.18.b. of this section.

471 18. Limited to:

472 a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-  
473 Millwork, as follows:

474 (1) If using lumber or timber grown off-site, the minimum site area is four  
475 and one-half acres;

476 (2) The facility shall be limited to an annual production of no more than one  
477 hundred fifty thousand board feet;

478 (3) Structures housing equipment used in the operation shall be located at  
479 least one-hundred feet from adjacent properties with residential or rural area zoning;

480 (4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to  
481 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

482 (6) In the RA zone, the facility's driveway shall have adequate entering sight  
483 distance required by the 2007 King County Road Design and Construction Standards. An  
484 adequate turn around shall be provided on-site to prevent vehicles from backing out on to  
485 the roadway that the driveway accesses; and

486 (7) Outside lighting is limited to avoid off-site glare; and

487 b. SIC Industry No. 2411-Logging.

488 19. Limited to manufacture of custom made wood furniture or cabinets.

489 20.a: Only allowed on lots of at least four and one-half acres;

490 b. Only as an accessory use to a Washington state Liquor Control Board  
491 licensed marijuana production facility on the same lot;

492 c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

493 d. Only with documentation that the operator has applied for a Puget Sound  
494 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
495 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
496 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
497 are imported onto the site;

498 and

499 e. Accessory marijuana processing uses allowed under this section are subject  
500 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

501 21.a. Only in the CB and RB zones located outside the urban growth area;

502 ((and))

503 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

504 c. Only with documentation that the operator has applied for a Puget Sound

505 Clean Air Agency Notice of Construction Permit. All department permits issued to either

506 marijuana producers or marijuana processors, or both, shall require that a Puget Sound

507 Clean Air Agency Notice of Construction Permit be approved before marijuana products

508 are imported onto the site;

509 d. Per ((~~parcel~~)) lot, the aggregated total gross floor area devoted to the use of,

510 and in support of, processing marijuana together with any separately authorized

511 production of marijuana shall be limited to a maximum of two thousand square feet; and

512 ((e.)) e. If the two-thousand-square-foot-per ((~~parcel~~)) -lot threshold is

513 exceeded, each and every marijuana-related entity occupying space in addition to the

514 two-thousand-square-foot threshold area on that ((~~parcel~~)) lot shall obtain a conditional

515 use permit as set forth in subsection ((~~B.23.~~)) B.22. of this section.

516 22.a. Only in the CB and RB zones located outside the urban growth area;

517 ((and))

518 b. Per ((~~parcel~~)) lot, the aggregated total gross floor area devoted to the use of,

519 and in support of, processing marijuana together with any separately authorized

520 production of marijuana shall be limited to a maximum of thirty thousand square feet

521 c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.; and

522 d. Only with documentation that the operator has applied for a Puget Sound  
523 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
524 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
525 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
526 are imported onto the site.

527 23.a. Only in the CB and RB zones located inside the urban growth area; ~~((and))~~

528 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

529 c. Only with documentation that the operator has applied for a Puget Sound  
530 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
531 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
532 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
533 are imported onto the site;

534 d. Per ~~((parcel))~~ lot, the aggregated total gross floor area devoted to the use of,  
535 and in support of, processing marijuana together with any separately authorized  
536 production of marijuana shall be limited to a maximum of two thousand square feet; and

537 ~~((e.))~~ e. If the two-thousand-square-foot-per ~~((parcel))~~ -lot threshold is  
538 exceeded, each and every marijuana-related entity occupying space in addition to the  
539 two-thousand-square-foot threshold area on that ~~((parcel))~~ lot shall obtain a conditional  
540 use permit as set forth in subsection ~~((B.25))~~ B.24. of this section.

541 24.a. Only in the CB and RB zones located inside the urban growth area;

542 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

543 c. Only with documentation that the operator has applied for a Puget Sound  
544 Clean Air Agency Notice of Construction Permit. All department permits issued to either

545 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
546 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
547 are imported onto the site; and

548         d. Per ((pareel)) lot, the aggregated total gross floor area devoted to the use of,  
549 and in support of, processing marijuana together with any separately authorized  
550 production of marijuana shall be limited to a maximum of thirty thousand square feet.

551         25.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

552         b. Only with documentation that the operator has applied for a Puget Sound  
553 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
554 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
555 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
556 are imported onto the site; and

557         c. Per ((pareel)) lot, limited to a maximum aggregate total of two thousand  
558 square feet of gross floor area devoted to, and in support of, the processing of marijuana  
559 together with any separately authorized production of marijuana.

560         26.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

561         b. Only with documentation that the operator has applied for a Puget Sound  
562 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
563 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
564 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
565 are imported onto the site; and

566 c. Per ((~~parcel~~)) lot, limited to a maximum aggregate total of thirty thousand  
567 square feet of gross floor area devoted to, and in support of, the processing of marijuana  
568 together with any separately authorized production of marijuana.

569 27.a. Marijuana processors in all RA zoned areas except for Vashon-Murray  
570 Island, that do not require a conditional use permit issued by King County, that receive a  
571 Washington state Liquor and Cannabis Board license business prior to October 1, 2016,  
572 and that King County did not object to within the Washington state Liquor and Cannabis  
573 Board marijuana license application process, shall be considered nonconforming, subject  
574 to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses;

575 b. Only with a lighting plan that complies with K.C.C. 21A.12.220.G.;

576 c. Only with documentation that the operator has applied for a Puget Sound  
577 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
578 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
579 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
580 are imported onto the site;

581 d. Only allowed on Vashon-Maury Island;

582 e. Only allowed on lots of at least four and one-half acres;

583 f. Only as an accessory use to a Washington state Liquor Cannabis Board  
584 licensed marijuana production facility on the same lot; and

585 g. Accessory marijuana processing uses allowed under this section are subject  
586 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

587 SECTION 15. Ordinance 10870, Section 336, as amended, and K.C.C

588 21A.08.090 are hereby amended as follows:

A. Resource land uses.

KEY		RESOURCE				RU RA L	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					
		O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	U	
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		E	U	T	A		V		E	B	E	N	E	N	E	E	T	
		L		L	A		E		N	O	S	I	S	A	S		R	
		T			R				T	R	S	T	S	L	S		I	
		U			E				I	H		Y				A		
		R			A				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					
	<b>AGRICULTURE:</b>																	
01	Growing and Harvesting Crops	P	P		P	P	P						P					
02	Raising Livestock and Small Animals (6)	P	P		P	P							P					
*	<del>((Recreational m))</del> Marijuana producer	P15 C22			P16 C17					P18 C19	P18 C19		P20 C21					
*	Agriculture Training Facility	C10																
*	Agriculture-related special needs camp	P12																
*	Agricultural Anaerobic Digester	P13																
	<b>FORESTRY:</b>																	
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P					

*	Forest Research		P		P	P							P2	P
	<b>FISH AND WILDLIFE MANAGEMENT:</b>													
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								
	<b>MINERAL:</b>													
10,12,14	Mineral Extraction and Processing		P9 C	P C1 1										
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C1 1	P8 C1 1										P
	<b>ACCESSORY USES:</b>													
*	Resource Accessory Uses	P3 P23	P4	P5	P3	P3								P4
*	Temporary Farm Worker Housing	P14	P14		P14									
<b>GENERAL CROSS REFERENCES:</b>		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; 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.												

- 590 B. Development conditions.
- 591 1. May be further subject to K.C.C. chapter 21A.25.
- 592 2. Only forest research conducted within an enclosed building.
- 593 3. Accessory dwelling units in accordance with K.C.C. 21A.08.030.
- 594 4. Excluding housing for agricultural workers.
- 595 5. Limited to either maintenance or storage facilities, or both, in conjunction
- 596 with mineral extraction or processing operation.

- 597           6. Allowed in accordance with K.C.C. chapter 21A.30.
- 598           7. Only in conjunction with a mineral extraction site plan approved in  
599 accordance with K.C.C. chapter 21A.22.
- 600           8. Only on the same lot or same group of lots under common ownership or  
601 documented legal control, which includes, but is not limited to, fee simple ownership, a  
602 long-term lease or an easement:
- 603           a. as accessory to a primary mineral extraction use;
- 604           b. as a continuation of a mineral processing only for that period to complete  
605 delivery of products or projects under contract at the end of a mineral extraction; or
- 606           c. for a public works project under a temporary grading permit issued in  
607 accordance with K.C.C. 16.82.152.
- 608           9. Limited to mineral extraction and processing:
- 609           a. on a lot or group of lots under common ownership or documented legal  
610 control, which includes but is not limited to, fee simple ownership, a long-term lease or  
611 an easement;
- 612           b. that are located greater than one-quarter mile from an established residence;  
613 and
- 614           c. that do not use local access streets that abut lots developed for residential  
615 use.
- 616           10. Agriculture training facilities are allowed only as an accessory to existing  
617 agricultural uses and are subject to the following conditions:
- 618           a. The impervious surface associated with the agriculture training facilities  
619 shall comprise not more than ten percent of the allowable impervious surface permitted

620 under K.C.C. 21A.12.040;

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

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

625 d. The director may require the clustering of new structures with existing  
626 structures;

627 e. New structures or other site improvements shall be set back a minimum  
628 distance of seventy-five feet from property lines adjoining rural area and residential  
629 zones;

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

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

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

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

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

642 k. Incidental uses, such as office and storage, shall be limited to those that

643 directly support education and training activities or farm operations; and

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

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

649           12.a. Activities at the camp shall be limited to agriculture and agriculture-  
650 oriented activities. In addition, activities that place minimal stress on the site's  
651 agricultural resources or activities that are compatible with agriculture are permitted.

652                   (1) passive recreation;

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

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

655                   (4) agriculture education for youth.

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

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

664           d.(1) The minimum site area shall be five hundred acres. Unless the property  
665 owner has sold or transferred the development rights as provided in subsection B.12.c.(3)

666 of this section, a minimum of five hundred acres of the site must be owned by a single  
667 individual, corporation, partnership or other legal entity and must remain under the  
668 ownership of a single individual, corporation, partnership or other legal entity for the  
669 duration of the operation of the camp.

670 (2) Nothing in subsection B.12.d.(1) of this section prohibits the property  
671 owner from selling or transferring the development rights for a portion or all of the site to  
672 the King County farmland preservation program or, if the development rights are  
673 extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

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

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

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

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

688 i. Lodging and food service facilities shall only be used for activities related to

689 the camp or for agricultural education programs or community events held on site;

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

692 k. New nonagricultural camp structures and site improvements shall maintain a  
693 minimum set-back of seventy-five feet from property lines adjoining rural area and  
694 residential zones;

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

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

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

703 o. The total number of persons staying overnight shall not exceed three  
704 hundred;

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

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

710 r. If the site is adjacent to an arterial roadway, access to the site shall be  
711 directly onto the arterial unless the county road engineer determines that direct access is

712 unsafe;

713 s. If direct access to the site is via local access streets, transportation

714 management measures shall be used to minimize adverse traffic impacts;

715 t. Camp recreational activities shall not involve the use of motor vehicles

716 unless the motor vehicles are part of an agricultural activity or are being used for the

717 transportation of campers, camp personnel or the families of campers. Camp personnel

718 may use motor vehicles for the operation and maintenance of the facility. Client-specific

719 motorized personal mobility devices are allowed; and

720 u. Lights to illuminate the camp or its structures shall be arranged to reflect the

721 light away from any adjacent property.

722 13. Limited to digester receiving plant and animal and other organic waste from

723 agricultural activities, as follows:

724 a. the digester must be included as part of a Washington state Department of

725 Agriculture approved dairy nutrient plan;

726 b. the digester must process at least seventy percent livestock manure or other

727 agricultural organic material from farms in the vicinity, by volume;

728 c. imported organic waste-derived material, such as food processing waste,

729 may be processed in the digester for the purpose of increasing methane gas production for

730 beneficial use, but not shall exceed thirty percent of volume processed by the digester;

731 and

732 d. the use must be accessory to an operating dairy or livestock operation.

733 14. Temporary farm worker housing subject to the following conditions:

734 a. The housing must be licensed by the Washington state Department of

735 Health under chapter 70.114A RCW and chapter 246-358 WAC;

736 b. Water supply and sewage disposal systems must be approved by the Seattle  
737 King County department of health;

738 c. To the maximum extent practical, the housing should be located on  
739 nonfarmable areas that are already disturbed and should not be located in the floodplain  
740 or in a critical area or critical area buffer; and

741 d. The property owner shall file with the department of executive services,  
742 records and licensing services division, a notice approved by the department identifying  
743 the temporary farm worker housing as accessory and that the housing shall only be  
744 occupied by agricultural employees and their families while employed by the owner or  
745 operator. The notice shall run with the land.

746 15. Marijuana production by marijuana producers licensed by the Washington  
747 state Liquor (~~Control~~) and Cannabis Board is subject to the following standards:

748 a. Only allowed on lots of at least four and one-half acres;

749 b. With a lighting plan, only if required by and that complies with K.C.C.  
750 21A.12.220.G.;

751 c. Only with documentation that the operator has applied for a Puget Sound  
752 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
753 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
754 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
755 are imported onto the site;

756 d. Production is limited to outdoor, indoor within marijuana greenhouses, and  
757 within structures that are nondwelling unit structures that exist as of October 1, 2013,  
758 subject to the size limitations in subsection ~~((B.15.b.))~~ B.15.e. of this section;

759 ~~((b.))~~ e. Per ~~((parcel))~~ lot, the plant canopy, as defined in WAC 314-55-010,  
760 combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to  
761 a maximum aggregated total of two thousand square feet and shall be located within a  
762 fenced area or marijuana greenhouse that is no more than ten percent larger than that  
763 combined area, or may occur in nondwelling unit structures that exist as of October 1,  
764 2013; ~~((and~~

765 e.)) f. Outdoor production area fencing as required by the Washington state  
766 Liquor ~~((Control))~~ and Cannabis Board ~~((and))~~, marijuana greenhouses and nondwelling  
767 unit structures shall maintain a minimum street setback of fifty feet and a minimum  
768 interior setback of ~~((thirty))~~ <sup>30 feet; and</sup> ~~one hundred feet, and a minimum setback of one hundred~~  
769 ~~fifty feet from any existing residence; and~~

770 g. If the two-thousand-square-foot-per-lot threshold of plant canopy combined  
771 with area used for processing under K.C.C. 21A.08.080 is exceeded, each and every  
772 marijuana-related entity occupying space in addition to the two-thousand-square-foot  
773 threshold area on that lot shall obtain a conditional use permit as set forth in subsection  
774 B.22. of this section.

775 16. Marijuana production by marijuana producers licensed by the Washington  
776 state Liquor ~~((Control))~~ and Cannabis Board is subject to the following standards:

777 a. Marijuana producers in all RA zoned areas except for Vashon-Murray  
778 Island, that do not require a conditional use permit issued by King County, that receive a

779 Washington state Liquor and Cannabis Board license business prior to October 1, 2016,  
780 and that King County did not object to within the Washington state Liquor and Cannabis  
781 Board marijuana license application process, shall be considered nonconforming, subject  
782 to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses;

783 b. In all rural area zones, only with a lighting plan that complies with K.C.C.  
784 21A.12.220.G.;

785 c. Only allowed on Vashon-Maury Island;

786 d. Only with documentation that the operator has applied for a Puget Sound  
787 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
788 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
789 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
790 are imported onto the site;

791 e. Production is limited to outdoor, indoor within marijuana greenhouses, and  
792 within nondwelling unit structures that exist as of October 1, 2013, subject to the size  
793 limitations in subsection ~~((B.16.b.))~~ B.16.f. of this section;

794 ~~((b.))~~ f. Per ~~((parcel))~~ lot, the plant canopy, as defined in WAC 314-55-010,  
795 combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to  
796 a maximum aggregated total of two thousand square feet and shall be located within a  
797 fenced area or marijuana greenhouse, that is no more than ten percent larger than that  
798 combined area, or may occur in nondwelling unit structures that exist as of October 1,  
799 2013;

800 ~~((e.))~~ g. Only allowed on lots of at least four and one-half acres; ~~((and))~~

801 ~~((d.))~~ h. Outdoor production area fencing as required by the Washington state

802 Liquor (~~Control~~) and Cannabis Board and marijuana greenhouses shall maintain a  
803 minimum street setback of fifty feet and a minimum interior setback of thirty feet; and  
804 ~~((e.))~~ i. If the two-thousand-square-foot-per (~~parcel~~) -lot threshold of plant  
805 canopy within fenced areas or marijuana greenhouses is exceeded, each and every  
806 marijuana-related entity occupying space in addition to the two-thousand-square-foot  
807 threshold area on that (~~parcel~~) lot shall obtain a conditional use permit as set forth in  
808 subsection B.17. of this section.

809 17. Marijuana production by marijuana producers licensed by the Washington  
810 state Liquor (~~Control~~) and Cannabis Board is subject to the following standards:

811 a. Only allowed on Vashon-Maury Island;

812 b. In all rural area zones, only with a lighting plan that complies with K.C.C.  
813 21A.12.220.G.;

814 c. Only with documentation that the operator has applied for a Puget Sound  
815 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
816 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
817 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
818 are imported onto the site;

819 d. Production is limited to outdoor and indoor within marijuana greenhouses  
820 subject to the size limitations in subsection (~~(B.17.b.))~~B.17.e. of this section;

821 ~~((b.))~~ e. Per (~~parcel~~) lot, the plant canopy, as defined in WAC 314-55-010,  
822 combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to  
823 a maximum aggregated total of thirty thousand square feet and shall be located within a  
824 fenced area or marijuana greenhouse that is no more than ten percent larger than that

825 combined area; and

826 ~~((e-))~~ f. Only allowed on lots of at least four and one-half acres.

827 18.a. Production is limited to indoor only; ~~((and))~~

828 b. With a lighting plan only as required by and that complies with K.C.C.

829 21A.12.220.G.;

830 c. Only with documentation that the operator has applied for a Puget Sound

831 Clean Air Agency Notice of Construction Permit. All department permits issued to either

832 marijuana producers or marijuana processors, or both, shall require that a Puget Sound

833 Clean Air Agency Notice of Construction Permit be approved before marijuana products

834 are imported onto the site;

835 d. Per ~~((parcel))~~ lot, the plant canopy, as defined in WAC 314-55-010,

836 combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to

837 a maximum aggregated total of two thousand square feet and shall be located within a

838 building or tenant space that is no more than ten percent larger than the plant canopy and

839 separately authorized processing area; and

840 ~~((e-))~~ e. If the two-thousand-square-foot-per ~~((parcel))~~ lot threshold is

841 exceeded, each and every marijuana-related entity occupying space in addition to the

842 two-thousand-square-foot threshold area on that ~~((parcel))~~ lot shall obtain a conditional

843 use permit as set forth in subsection B.19. of this section.

844 19.a. Production is limited to indoor only;

845 b. With a lighting plan only as required by and that complies with K.C.C.

846 21A.12.220.G.;

847 c. Only with documentation that the operator has applied for a Puget Sound

848 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
849 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
850 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
851 are imported onto the site; and

852 d. Per ~~((parcel))~~ lot, the plant canopy, as defined in WAC 314-55-010,  
853 combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to  
854 a maximum aggregated total of thirty thousand square feet and shall be located within a  
855 building or tenant space that is no more than ten percent larger than the plant canopy and  
856 separately authorized processing area.

857 20.a. Production is limited to indoor only;

858 b. With a lighting plan only as required by and that complies with K.C.C.  
859 21A.12.220.G.;

860 c. Only with documentation that the operator has applied for a Puget Sound  
861 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
862 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
863 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
864 are imported onto the site;

865 d. Per ~~((parcel))~~ lot, the plant canopy, as defined in WAC 314-55-010,  
866 combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to  
867 a maximum aggregated total of two thousand square feet and shall be located within a  
868 building or tenant space that is no more than ten percent larger than the plant canopy and  
869 separately authorized processing area; and

870 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and

871 every marijuana-related entity occupying space in addition to the two-thousand-square-  
872 foot threshold area on that lot shall obtain a conditional use permit as set forth in  
873 subsection B.21. of this section.

874 21.a. Production is limited to indoor only;

875 b. With a lighting plan only as required by and that complies with K.C.C.  
876 21A.12.220.G.;

877 c. Only with documentation that the operator has applied for a Puget Sound  
878 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
879 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
880 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
881 are imported onto the site; and

882 d. Per ~~((parcel))~~ lot, the plant canopy, as defined in WAC 314-55-010,  
883 combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to  
884 a maximum aggregated total of thirty thousand square feet and shall be located within a  
885 building or tenant space that is no more than ten percent larger than the plant canopy and  
886 separately authorized processing area.

887 22. Marijuana production by marijuana producers licensed by the Washington  
888 state Liquor ~~((Control))~~ and Cannabis Board is subject to the following standards:

889 a. With a lighting plan only as required by and that complies with K.C.C.  
890 21A.12.220.G.;

891 b. Only allowed on lots of at least four and one-half acres;

892 c. Only with documentation that the operator has applied for a Puget Sound  
893 Clean Air Agency Notice of Construction Permit. All department permits issued to either

894 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
895 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
896 are imported onto the site;

897 d. Production is limited to outdoor, indoor within marijuana greenhouses, and  
898 within structures that are nondwelling unit structures that exist as of October 1, 2013,  
899 subject to the size limitations in subsection ((B.15.b.)) B.22. e and f. of this section;

900 ((b.)) e. On lots less than ten acres, ((P))per ((pareel)) lot, the plant canopy, as  
901 defined in WAC 314-55-010, combined with any area used for processing under K.C.C.  
902 21A.08.080 shall be limited to a maximum aggregated total of ((ten)) five thousand  
903 square feet, and shall be located within a fenced area or marijuana greenhouse that is no  
904 more than ten percent larger than that combined area, or may occur in nondwelling unit  
905 structures that exist as of October 1, 2013;

906 f. On lots ten acres or more, per lot, the plant canopy, as defined in WAC 314-  
907 55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be  
908 limited to a maximum aggregated total of ten thousand square feet, and shall be located  
909 within a fenced area or marijuana greenhouse that is no more than ten percent larger than  
910 that combined area, or may occur in nondwelling unit structures that exist as of October  
911 1, 2013; and

912 ((e.)) g. Outdoor production area fencing as required by the Washington state  
913 Liquor ((Control)) and Cannabis Board, ((and)) marijuana greenhouses and nondwelling  
914 unit structures shall maintain a minimum street setback of fifty feet and a minimum  
915 interior setback of ((thirty)) one hundred feet, and a minimum setback of one hundred  
916 fifty feet from any existing residence.

917           23. The storage and processing of non-manufactured source separated organic  
918 waste that originates from agricultural operations and that does not originate from the  
919 site, if:

920           a. agricultural is the primary use of the site;

921           b. the storage and processing are in accordance with best management  
922 practices included in an approved farm plan; and

923           c. except for areas used for manure storage, the areas used for storage and  
924 processing do not exceed three acres and ten percent of the site.

925           SECTION 16. There is hereby added to K.C.C. chapter 27.10 a new section to  
926 read as follows:

927           The nonrefundable application fee for a retail marijuana business license or  
928 renewal imposed under section 6 of this ordinance is one thousand dollars. The  
929 nonrefundable application fee for a retail marijuana business license or renewal shall be  
930 reduced by fifty percent in accordance with section 6 of this ordinance.

931           SECTION 17. Before transmitting the 2017/2018 biennial budget, the executive  
932 shall review the permit fees for conditional use permits related to marijuana businesses to  
933 ensure those fees are achieving the full cost recovery contemplated by K.C.C. Title 27.

934 As part of the transmittal, the executive shall propose any necessary fee adjustment  
935 including, if necessary, a fee specific to marijuana-related conditional use permits, to  
936 ensure such permit fees achieve full cost recovery, and shall provide written  
937 documentation to the council that the department expects the proposed fee to provide full  
938 cost recovery for these types of land use applications.

939            SECTION 18. A. The executive shall transmit a report that analyzes the potential  
940 for allowing marijuana uses in Neighborhood Business (NB), Urban Reserve (UR) and  
941 Rural Area-10 (RA-10) zones in unincorporated King County as follows:

942            1. Identify each NB zoned area. For each NB zoned area, provide:

943            a. individual parcel information including, but not limited to: all parcel  
944 numbers, parcel acreage, current and significant historical uses, and property-specific  
945 development conditions; area mapping shall include, but is not limited to any and all map  
946 designations, comprehensive plan mapping layers, and adjacent area zoning;

947            b. determine the area available for marijuana retail uses in each NB zoned area  
948 considering state buffer requirements and current development conditions in CB and RB  
949 zones, and existing property development, or P-suffix development conditions;

950            c. recommend whether to allow marijuana retailers in the NB zone, and if so,  
951 what development conditions should apply; and

952            d. discuss regulatory options for marijuana retail uses in NB zones, including  
953 zoning change alternatives, development conditions and any property or area specific  
954 conditions that could be imposed to assist with limiting the impact of marijuana retailer  
955 uses in mixed use zones;

956            2. Identify each UR zoned area. For each UR zoned area, provide:

957            a. Acreage, potential annexation area descriptions including but not limited to  
958 any adjacent jurisdictions' potential zoning and recent or current annexation processes;  
959 area mapping shall include, but is not limited to any and all map designations,  
960 comprehensive plan mapping layers, and adjacent area zoning;

961           b. individual parcel information including, but not limited to: all parcel  
962 numbers, parcel acreage, current and significant historical uses, and property-specific  
963 development conditions; area mapping shall include, but is not limited to any and all map  
964 designations, comprehensive plan mapping layers, and adjacent area zoning

965           c. determine the area available for marijuana production, processing and retail  
966 uses in each UR zoned area considering state buffer requirements and current  
967 development conditions, and existing property development, or P-suffix development  
968 conditions; and

969           d. recommend whether to allow marijuana producers, processors, and retailers  
970 in the UR zone, and if so, what development conditions should apply; and

971           3. Identify each RA-10 zoned area. For each RA-10 zoned area provide:

972           a. individual parcel information including, but not limited to: all parcel  
973 numbers, parcel acreage, current and significant historical uses, and property-specific  
974 development conditions; area mapping shall include, but is not limited to any and all map  
975 designations, comprehensive plan mapping layers, and adjacent area zoning;

976           b. determine the area available for marijuana production and processing uses in  
977 each RA-10 zoned area considering existing uses, property-specific development  
978 conditions, state buffer requirements, and relevant development conditions;

979           c. recommend whether to allow marijuana producers and processors in the RA-  
980 10 zone generally; and

981           d. discuss regulatory options for marijuana producers and processors in RA  
982 zones, including zoning change alternatives, recommended development conditions and

983 any property or area specific conditions that could be imposed to assist with limiting the  
984 impact of marijuana retailer uses in mixed use zones.

985 B. The report and a motion accepting the report shall be transmitted to the  
986 council by March 2, 2017, in the form of a paper original and an electronic copy to the  
987 clerk of the council, who shall retain the original and provide an electronic copy to all  
988 councilmembers, the council chief of staff, the policy staff director, and the lead staff for  
989 the transportation, economy and environment committee, or its successor.

990 SECTION 19. A. The executive shall transmit a report describing the marijuana  
991 industry in King County and the impacts of retail stores and marijuana processors on the  
992 residents of unincorporated King County as detailed in subsection B. of this section.

993 B. The report should include:

994 1. An analysis of the land available under the county's land use code to  
995 determine if there is sufficient capacity to absorb the number of licenses the state has  
996 allocated to King County;

997 2. A map of the known retail and producer and processor locations and any  
998 potential locations;

999 3. An analysis of the impacts of legal marijuana retail and processing on  
1000 unincorporated residents for the period 2014-2018, including the number, location and  
1001 nature of complaints made to the department of permitting and environmental review;  
1002 crimes attributable to marijuana businesses; an assessment of how regulations governing  
1003 light and odor are being implemented; and a summary of public comment made during  
1004 five conditional use permit reviews;

1005           4. An assessment of the equity and social justice impacts of how the marijuana  
1006 industry is developing in unincorporated King County;

1007           5. Recommendations for ways to meet the county's obligations under the new  
1008 regulated state framework and adopt development regulations that are fair and predictable  
1009 to the industry and that minimize the impact of marijuana retail stores and processing  
1010 facilities on residents;

1011           6. Recommendations for ways to use development regulations to incentivize the  
1012 location of medical retrieval establishments in King County;

1013           7. An overview of the state of the marijuana industry in the state and county  
1014 based on what is learned in this report, as well as information available through state,  
1015 federal and privately funded studies; and

1016           8. A table showing the land use rules for all jurisdictions in Washington where  
1017 such information is readily available.

1018           C. The report shall be transmitted to the council by December 31, 2018, in the  
1019 form of a paper original and an electronic copy to the clerk of the council, who shall  
1020 retain the original and provide an electronic copy to all councilmembers, the council chief  
1021 of staff, the policy staff director, and the lead staff for the transportation, economy and  
1022 environment committee, or its successor.

1023           SECTION 20. Severability. If any provision of this ordinance or its application  
1024 to any person or circumstances is held invalid, the remainder of the ordinance or  
1025 application of the provision to other persons or circumstances is not affected."

1026

1027   **EFFECT:**

- 1028 • *Makes existing DPER review process for lighting plans into development*  
1029 *conditions by amending Section 14, Development Conditions 20-27 and Section 15,*  
1030 *Development Conditions 15-22;*
- 1031 • *Makes existing DPER review process for Puget Sound Clean air Agency*  
1032 *certification into development conditions by amending Section 14, Development*  
1033 *Conditions 20-27 and Section 15, Development Conditions 15-22;*
- 1034 • *Extends similar legal nonconforming use protection to producers and processors in*  
1035 *the RA zones as retailers in the CB and RB zones by amending Section 14,*  
1036 *Development Condition 27 and Section 15, Development Condition 16;*
- 1037 • *Increases setbacks by amending Section 15, Development Condition 22;*
- 1038 • *Updates the requirement for a detailed study of allowing marijuana uses to include*  
1039 *UR and RA-10 zones (in addition to NB zones) by amending Section 18;*
- 1040 • *Requires a long term study of the marijuana industry in King County and the*  
1041 *impacts of retail stores and marijuana processors on the residents of*  
1042 *unincorporated King County by adding a new Sections 19; and*
- 1043 • *Corrects drafting errors throughout the document without substantive effect on the*  
1044 *intent of language.*
- 1045

LG - NB Zone

1

7/25/16

Sponsor: Gossett

cc

Proposed No.: 2016-0254.2

*LG → failed 4-4 No CB, KL, RDunn, PVR*

- 1 AMENDMENT TO STRIKING AMENDMENT TO PROPOSED ORDINANCE
- 2 2016-0254, VERSION 2
- 3 Beginning on page 7, strike lines 148 through 149 and insert:
- 4 "A. Retail land uses.

KEY		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use		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	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
		L		L	A		E		N	O	S	I	S	A	S		R
		T			R				T	R	S	T	S	L	S		I
		U			E				I	H		Y					A
		R			A				A	O							L
		E							L	O							
SIC#	SPECIFIC	A	F	M	RA	UR	R1-8	R12-	NB	CB	RB	O	I				

	LAND USE						48					(30)	
*	Building Materials and Hardware Stores		P23					P2	P	P			
*	Retail Nursery, Garden Center and Farm Supply Stores	P1 C1			P1 C1			P	P	P			
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P		
*	Department and Variety Stores						C14a	P14	P5	P	P		
54	Food Stores						C15a	P15	P	P	P	C	P6
*	Agricultural Product Sales	P7 C7	P4		P7 C7	P3	P3	P25	P25	P25	P25	P25	P25
*	Farmers Market	P24	P24		P24	P24	P24	P24	P24	P24	P24	P24	P24
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings									P	P		

	Stores												
58	Eating and Drinking Places			P21 C19		P20 C16	P20 P16	P10	P	P	P	P	
*	Drug Stores					C15	P15	P	P	P	C		
*	<del>((Recreational m))</del> Marijuana retailer							P26 C27	P26 C27	P26 C27			
592	Liquor Stores	P13		P13	P13			P13	P	P			
593	Used Goods: Antiques/ Secondhand Shops								P	P			
*	Sporting Goods and Related Stores			P22	P22	P22	P22	P22	P	P	P22	P22	
*	Book, Stationery, Video and Art Supply Stores						C15a	P15	P	P	P		
*	Jewelry Stores								P	P			
*	Monuments, Tombstones, and Gravestones									P			
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops								P	P			
598	Fuel Dealers								C11	P		P	
*	Florist Shops					C15a	P15	P	P	P	P		
*	Personal								P	P			

	Medical Supply Stores												
*	Pet Shops							P	P	P			
*	Bulk Retail								P	P			
*	Auction Houses									P12			P
*	Livestock Sales	P17	P17		P17	P17	P17 and 18						P
<b>GENERAL CROSS</b>		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;											
<b>REFERENCES:</b>		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.											

5 B. Development conditions."

6

7 **EFFECT:** *Allows marijuana retailers in the Neighborhood Business zone subject to*  
8 *identical development conditions required for retailers in the Community Business and*  
9 *Regional Business zones (trigger for conditional use permit, maximum size, separation*  
10 *from other retailers).*

7/25/16

Sponsor: Lambert

cc

Proposed No.: 2016-0254.2

KL → Failed 4-4

1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE

2 2016-0254, VERSION 2

3 On page 28, line 511, after "square feet;" delete "and" and insert "~~((and))~~"

4 On page 28, line 515, after "this section" insert "; and

5 f. When a marijuana processing facility is proposed to be located in  
6 unincorporated King County, a community meeting shall be convened in accordance with  
7 K.C.C. 20.20.035, The operator shall convene the community meeting at least two weeks  
8 after posting notice as required by WAC 314.55.020(2)"

9 On page 29, line 536, after "square feet;" delete "and" and insert "~~((and))~~"

10 On page 29, line 540, after "this section" insert "; and

11 f. When a marijuana processing facility is proposed to be located in  
12 unincorporated King County, a community meeting shall be convened in accordance with  
13 K.C.C. 20.20.035. The operator shall convene the community meeting at least two weeks  
14 after posting notice as required by WAC 314.55.020(2)"

15 On page 30, line 556, after "the site;" delete "and"

16 On page 30, line 559, after "of marijuana" insert "; and

17 d. When a marijuana processing facility is proposed to be located in  
18 unincorporated King County, a community meeting shall be convened under K.C.C.  
19 20.20.035. The operator shall convene the community meeting at least two weeks after  
20 posting notice as required by WAC 314.55.020(2)"

21 On page 41, line 769, after "existing residence:" delete "and"

22 On page 41, line 774, after "this section" insert "; and

23 h. When a marijuana production facility is proposed to be located in  
24 unincorporated King County, a community meeting shall be convened in accordance with  
25 K.C.C. 20.20.035. The operator shall convene the community meeting at least two weeks  
26 after posting notice as required by WAC 314.55.020(2)"

27 On page 43, line 803, after "thirty feet;" delete "and" and insert "~~(and)~~"

28 On page 43, line 808, after "this section" insert "; and

29 j. When a marijuana production facility is proposed to be located in  
30 unincorporated King County, a community meeting shall be convened in accordance with  
31 K.C.C. 20.20.035. The operator shall convene the community meeting at least two weeks  
32 after posting notice as required by WAC 314.55.020(2)"

33 On page 44, line 839, delete "and" and insert "~~(and)~~".

34 On page 44, at the end of line 843, after "of this section" insert "; and

35 f. When a marijuana production facility is proposed to be located in  
36 unincorporated King County, a community meeting shall be convened in accordance with  
37 K.C.C. 20.20.035. The operator shall convene the community meeting at least two weeks  
38 after posting notice as required by WAC 314.55.020(2)"

39 On page 45, line 869, after "processing area;" delete "and"

40 On page 46, line 873, after "this section" insert "; and

41 f. When a marijuana production facility is proposed to be located in  
42 unincorporated King County, a community meeting shall be convened in accordance with  
43 K.C.C. 20.20.035. The operator shall convene the community meeting at least two weeks  
44 after posting notice as required by WAC 314.55.020(2)"

45

46 **EFFECT: *Requires that all marijuana producers and processors that are allowed***  
47 ***without a conditional use permit to provide notice and convene a community meeting.***

7/25/16

Sponsor: Kohl-Welles

Cc

Proposed No.: 2016-0254.2

CB → passed 5-3

1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE

2 2016-0254, VERSION 2

3 On page 31, line 573, after "shall be considered nonconforming" insert "as to subsection

4 B.27(e. and i. of this section. checked w/ Cristy Craig 7/26

5 On page 31, line 581, after "Only allowed on" insert "lots of at least four and one-half  
6 acres on" verbal by CB

7 On page 31, line 582, after "Only allowed", insert "in the RA-10 zone," X or the RA-20 zone

8 On page 31, line 582, after "at least" delete "four-and one-half acres" and insert "ten  
9 acres, except on Vashon-Maury Island"

10 On page 42, on line 781, after "shall be considered nonconforming" insert "as to  
11 subsection B.16.d. and g. of this section" checked w/ Cristy Craig 7/26

12 On page 42, on line 785, after "Only allowed on" insert "lots of at least four and one-half  
13 acres on" verbal by CB

14 On page 42, on line 786, after "d." insert "Only allowed in the RA-10 zone, on lots of at  
15 least ten acres, except on Vashon-Murray Island;

16 e.

Maury BAR 7/26/16

17 On page 42, at the beginning of line 791, delete "e." and insert "f."

- 18 On page 42, at the beginning of line 794, after ((b.)), delete "f." and insert "g."
- 19 On page 42, beginning of line 800, after ((e.)) delete "g Only allowed on lots of at least
- 20 four and one-half acres;
- 21 ((d.)) h."
- 22 and insert
- 23 ~~(((Only allowed on lots of at least four and one-half acres;~~
- 24 ~~d.)) g."~~ h.
- 25 On page 43, on line 803, after "interior setback of", delete "thirty feet" and insert
- 26 "~~((thirty))~~ one hundred feet; and a minimum setback of one hundred fifty feet from any
- 27 existing residence"
- 28 On page 43, at the beginning of line 804, after ((e.)) delete "i." and insert "h." *should stay i*
- 29 On page 43, on line 811, after "Only allowed on" insert "lots of at least four and one-half
- 30 acres on"
- 31 On page 43, at the beginning of line 812, after "b." insert "Only allowed in the RA-10 *X*
- 32 zone, on lots of at least ten acres, except on Vashon-Murray Island;
- 33 c." *Murray 3AP 7/26/16*
- 34 On page 43, at the beginning of line 814, delete "c." and insert "d.".
- 35 On page 43, at the beginning of line 819, delete "d." and insert "e."
- 36 On page 43, at the beginning of line 821, after ((b.)) delete "e." and insert "f."
- 37 On page 44, at the beginning of line 826, delete "~~((e.))~~ f. Only allowed on lots of at least
- 38 four and one-half acres." and insert "~~((e. Only allowed on lots of at least four and one-~~
- 39 ~~half acres))~~ g. Outdoor production area fencing as required by the Washington state
- 40 Liquor and Cannabis Board, and marijuana greenhouses shall maintain a minimum street

41 setback of fifty feet and a minimum interior setback of one hundred feet, and a minimum  
42 setback of one hundred fifty feet from any existing residence."

43 **EFFECT: This amendment would allow producers and processors in the RA-10**  
44 **zone, only on 10 acre lots, with development conditions, and including setbacks.**

CB-5

4

7/22/2016

Sponsor: Claudia Balducci

[jr]

Proposed No.: 2016-0254.2

- Withdrawn not offered*
- 1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE
  - 2 2016-0254, VERSION 2
  - 3 On page 49, line 939, after "SECTION 18." strike "The" and insert "It is the intent of the
  - 4 council to find additional appropriate locations for marijuana retail stores, especially to
  - 5 serve medical marijuana patients. As such, the"
  - 6
  - 7 **EFFECT: *Would add a policy intent statement to the study described in SECTION 18.***

CB-6

5

7/25/2016

Sponsor: Claudia Balducci

[cc]

Proposed No.: 2016-0254.2

CB → passed

1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE

2 2016-0254, VERSION 2

3 On page 52, at the beginning of line 1023, after "SECTION 20." insert "Ordinance  
4 18269, Section 2, and Ordinance 18269, Section 3, are each hereby repealed.

5 SECTION 21."

6 **EFFECT:** *Would end the existing moratorium upon effective date of this ordinance.*

7/25/16

T1

CB-T1

Sponsor:

Proposed No.: 2016-0254

CB → passed

1 **TITLE AMENDMENT TO PROPOSED ORDINANCE 2016-0254, VERSION 2**

2 On page 1, beginning on line 1, strike everything through line 10, and insert:

3 "AN ORDINANCE related to zoning; amending Ordinance  
4 17710, Section 4, and K.C.C. 21A.06.7344, Ordinance  
5 17710, Section 5, and K.C.C. 21A.06.7346, Ordinance  
6 17710, Section 6, and K.C.C. 21A.06.7348, Ordinance  
7 10870, Section 334, as amended, and K.C.C. 21A.08.070,  
8 Ordinance 10870, Section 335, as amended, and K.C.C.  
9 21A.08.080, and Ordinance 10870, Section 336, as  
10 amended, and K.C.C. 21A.08.090, adding a new chapter to  
11 K.C.C. Title 6, adding a new section to K.C.C. chapter 27.10  
12 and repealing Ordinance 18269, Section 2, and Ordinance  
13 18269, Section 3."

14  
15 **EFFECT: Amends the title to reflect Amendment 5.**

KL-1

1.1

7/25/16

Sponsor: Lambert

cc

Proposed No.: 2016-0254.2

- 1 *Not offered*  
AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE  
 2 2016-0254, VERSION 2  
 3 On page 18, beginning on line 340, delete  
 4 "A. Manufacturing land uses.

KEY		RESOURCE			RURA	RESIDENTIAL			COMMERCIAL/INDUSTRIAL									
P-Permitted Use		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		Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		E	U	T	A			V		E	B	E	N	E	N	E	E	T
		L		L	A		E		N	O	S	I	S	A	S		R	
		T			R				T	R	S	T	S	L	S		I	
		U			E				I	H		Y					A	
		R			A				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 (11)					
20	Food and Kindred Products	P1	P1		P1 C1	P1			P2	P2	P2 C		P2 C					
*/2082	Winery/Brewery	P3			P3 C12	P3			P17	P17	P		P					

7/25/16

Sponsor: Gossett

cc

Proposed No.: 2016-0254.2

LG → Withdrawn

1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE

2 2016-0254, VERSION 2

3 On page 27, on line 498, delete "and" and insert "((and))"

4 On page 28, on line 500, after "21A.08.090" insert: "; and

5 f. Marijuana processors in all A zoned areas, that do not require a conditional  
6 use permit issued by King County, that receive a Washington state Liquor and Cannabis

7 Board license business prior to October 1, 2016, and that King County did not object to

8 within the Washington state Liquor and Cannabis Board marijuana license application

9 process, shall be considered nonconforming as to the setback requirements set forth in

10 K.C.C. 21A.08.090.B.15.f., subject to the provisions of K.C.C. 21A.32.020 through

11 21A.32.075 for nonconforming uses"

12 On page 41, line 769, after "existing residence;" delete "and"

13 On page 41, line 774, after "this section" insert "; and

14 h. Marijuana producers in all A zoned areas that do not require a conditional

15 use permit issued by King County, that receive a Washington state Liquor and Cannabis

16 Board license business prior to October 1, 2016, and that King County did not object to

17 within the Washington state Liquor and Cannabis Board marijuana license application

18 process, shall be considered nonconforming as to subsection B.15.f. of this section,  
19 subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming  
20 uses"

21

22 **EFFECT: Allow producers and processors in the A zone legal nonconforming use**  
23 **status as to setbacks if their use was below the CUP threshold, King County did not**  
24 **raise an objection to their WSLCB license application when notified, and WSLCB**  
25 **issued a license prior to October 1, 2016.**

7/25/16

Sponsor: Lambert

cc

Proposed No.: 2016-0254.2

*not offered*

1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE

2 2016-0254, VERSION 2

3 On page 28, line 511, after "square feet;" delete "and" and insert "~~((and))~~"

4 On page 28, line 515, after "this section" insert "; and

5 f. When a marijuana processing facility is proposed to be located in  
6 unincorporated King County, a community meeting shall be convened in accordance with  
7 K.C.C. 20.20.035. The operator shall convene the community meeting at least two weeks  
8 after posting notice as required by WAC 314.55.020(2)"

9 On page 29, line 536, after "square feet;" delete "and" and insert "~~((and))~~"

10 On page 29, line 540, after "this section" insert "; and

11 f. When a marijuana processing facility is proposed to be located in  
12 unincorporated King County, a community meeting shall be convened in accordance with  
13 K.C.C. 20.20.035. The operator shall convene the community meeting at least two weeks  
14 after posting notice as required by WAC 314.55.020(2)"

15 On page 30, line 556, after "the site;" delete "and"

16 On page 30, line 559, after "of marijuana" insert "; and

17 d. When a marijuana processing facility is proposed to be located in  
18 unincorporated King County, a community meeting shall be convened under K.C.C.  
19 20.20.035. The operator shall convene the community meeting at least two weeks after  
20 posting notice as required by WAC 314.55.020(2)"

21 On page 41, line 769, after "existing residence;" delete "and"

22 On page 41, line 774, after "this section" insert "; and

23 h. When a marijuana production facility is proposed to be located in  
24 unincorporated King County, a community meeting shall be convened in accordance with  
25 K.C.C. 20.20.035. The operator shall convene the community meeting at least two weeks  
26 after posting notice as required by WAC 314.55.020(2)"

27 On page 43, line 803, after "thirty feet;" delete "and" and insert "((and))"

28 On page 43, line 808, after "this section" insert "; and

29 j. When a marijuana production facility is proposed to be located in  
30 unincorporated King County, a community meeting shall be convened in accordance with  
31 K.C.C. 20.20.035. The operator shall convene the community meeting at least two weeks  
32 after posting notice as required by WAC 314.55.020(2)"

33 On page 44, line 839, after "processing area;" delete "and" and insert "((and))."

34 On page 44, at the end of line 843, after "of this section" insert "; and

35 f. When a marijuana production facility is proposed to be located in  
36 unincorporated King County, a community meeting shall be convened in accordance with  
37 K.C.C. 20.20.035. The operator shall convene the community meeting at least two weeks  
38 after posting notice as required by WAC 314.55.020(2)"

39 On page 45, line 869, after "processing area;" delete "and"

40 On page 46, line 873, after "this section" insert: "; and

41 f. When a marijuana production facility is proposed to be located in  
42 unincorporated King County, a community meeting shall be convened in accordance with  
43 K.C.C. 20.20.035. The operator shall convene the community meeting at least two weeks  
44 after posting notice as required by 314.55.020(2)."

45

46 **EFFECT: *Requires that all marijuana producers and processors that are allowed***  
47 ***without a conditional use permit to provide notice and convene a community meeting.***

7/25/16

Sponsor: Dunn

cc

Proposed No.: 2016-0254.2

*Withdrawn*

1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE

2 2016-0254, VERSION 2

3 On page 31, line 573, after "shall be considered nonconforming" insert "as to subsection  
4 B.27.e. and i. of this section"

5 On page 31, line 581, after "Only allowed on" insert "lots of at least four and one-half  
6 acres on"

7 On page 31, line 582, after "Only allowed" insert "in the RA-10 zone, "

8 On page 31, line 582, after "at least" delete "four-and one-half acres" and insert "twenty  
9 acres, except on Vashon-Maury Island"

10 On page 42, on line 781, after "shall be considered nonconforming" insert "as to  
11 subsection B.16.d. and g. of this section"

12 On page 42, on line 785, after "Only allowed on" insert "lots of at least four and one-half  
13 acres on"

14 On page 42, on line 786, after "d." insert "Only allowed in the RA-10 zone, on lots of at  
15 least twenty acres except on Vashon-Murray Island;

16 e."

17 On page 42, at the beginning of line 791, delete "e." and insert "f."

18 On page 42, at the beginning of line 794, after ((b.)), delete "f." and insert "g."

19 On page 42, beginning of line 800, after ((e.)) delete "g Only allowed on lots of at least

20 four and one-half acres;

21 ~~((d.))~~ h."

22 and insert

23 ~~((Only allowed on lots of at least four and one-half acres;~~

24 ~~d.))~~ g."

25 On page 43, on line 803, after "interior setback of" delete "thirty feet" and insert

26 "~~((thirty))~~ one hundred feet; and a minimum setback of one hundred fifty feet from any

27 existing residence"

28 On page 43, at the beginning of line 804, after ((e.)) delete "i." and insert "h."

29 On page 43, on line 811, after "Only allowed on" insert "lots of at least four and one-half

30 acres on"

31 On page 43, at the beginning of line 812, after "b." insert "Only allowed in the RA-10

32 zone, on lots of at least twenty acres, except on Vashon-Murray Island;

33 c."

34 On page 43, at the beginning of line 814, delete "c." and insert "d."

35 On page 43, at the beginning of line 819, delete "d." and insert "e."

36 On page 43, at the beginning of line 821, after ((b.)) delete "e." and insert "f."

37 On page 44, at the beginning of line 826, delete "~~((e.))~~ f. Only allowed on lots of at least

38 four and one-half acres." and insert "~~((e. Only allowed on lots of at least four and one-~~

39 ~~half acres))~~ g. Outdoor production area fencing as required by the Washington state

40 Liquor and Cannabis Board, and marijuana greenhouses shall maintain a minimum street

41 setback of fifty feet and a minimum interior setback of one hundred feet, and a minimum

42 setback of one hundred fifty feet from any existing residence."

43

44 **EFFECT: This amendment would allow producers and processors in the RA-10**

45 **zone only on 20 acre lots, with development conditions, and including setbacks.**

7/25/16

Sponsor: Dunn

cc

Proposed No.: 2016-0254.2

*R Dunn → passed 5-3 'No' PVR, RL, JM*

1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE

2 2016-0254, VERSION 2

3 Beginning on page 49, strike lines 939 through 989 and insert:

4 "SECTION 18. A. The executive shall transmit a report that analyzes the  
5 potential for allowing marijuana uses in Neighborhood Business (NB) as follows:

- 6 1. Identify each NB zoned area. For each NB zoned area:
  - 7 a. provide parcel information including, but not limited to: parcel acreage,
  - 8 current and significant historical uses, development conditions and area mapping shall
  - 9 include, but is not limited to any and all map designations and adjacent area zoning;
  - 10 b. determine the approximate acreage for marijuana retail uses in each NB
  - 11 zoned area considering state buffer requirements;
  - 12 c. recommend whether to allow marijuana retailers in the NB zone, and if so,
  - 13 what development conditions should apply; and
  - 14 d. discuss regulatory options for marijuana retail uses in NB zones, including
  - 15 development conditions and any property or area specific conditions that could be used to
  - 16 assist with compatibility of marijuana retailer uses;

17 B. The report and a proposed ordinance allowing marijuana retail uses in ten

*R Dem Verbal to accept working from A4.  
R Dunn accepted as friendly*

18 existing NB-zoned areas, along with appropriate development conditions shall be  
19 transmitted to the council by December 31, 2016. The proposed ordinance shall allow  
20 marijuana retail uses in no more than two NB-zoned areas per council district. The report  
21 and the proposed ordinance shall be transmitted to the council by December 31, 2016, in  
22 the form of a paper original and an electronic copy to the clerk of the council, who shall  
23 retain the original and provide an electronic copy to all councilmembers, the council chief  
24 of staff, the policy staff director, and the lead staff for the transportation, economy and  
25 environment committee, or its successor.

26 SECTION 19. A. The executive shall transmit a report that analyzes the potential  
27 for allowing marijuana uses in Urban Reserve (UR) and Rural Area-10 (RA-10) zones in  
28 unincorporated King County as follows:

- 29 1. Identify each UR zoned area. For each UR zoned area, provide:
  - 30 a. acreage, potential annexation area descriptions including but not limited to  
31 any adjacent jurisdictions' potential zoning and recent or current annexation processes,  
32 and area mapping including, but not limited to any and all map designations,  
33 comprehensive plan mapping layers and adjacent area zoning;
  - 34 b. parcel information including, but not limited to, parcel acreage, current and  
35 significant historical uses and area mapping including, but not limited to, any and all map  
36 designations, and adjacent area zoning;
  - 37 c. determine the approximate acreage for marijuana production, processing and  
38 retail uses in each UR zoned area considering state buffer requirements; and
  - 39 d. recommend whether to allow marijuana producers, processors and retailers  
40 in the UR zone and, if so, what development conditions should apply; and

- 41           2. Identify each RA-10 zoned area. For each RA-10 zoned area provide:
- 42           a. parcel information including, but not limited to, parcel acreage, current and
- 43 significant historical uses and area mapping including, but not limited to, any and all map
- 44 designations, and adjacent area zoning;
- 45           b. determine the approximate acreage for marijuana production and processing
- 46 uses in the RA-10 zoned area considering existing uses, and state buffer requirements;
- 47           c. recommend whether to allow marijuana producers and processors in the RA-
- 48 10 zone generally; and
- 49           d. discuss regulatory options for marijuana producers and processors in RA
- 50 zones, recommended development conditions that could be used to assist with limiting
- 51 the impact of marijuana retailer uses.

52           B. The report and a proposed motion accepting the report shall be transmitted to

53 the council by April 28, 2017, in the form of a paper original and an electronic copy to

54 the clerk of the council, who shall retain the original and provide an electronic copy to all

55 councilmembers, the council chief of staff, the policy staff director, and the lead staff for

56 the transportation, economy and environment committee, or its successor."

57

58           Renumber the remaining sections consecutively and correct any internal references

59 accordingly.

60

61           **EFFECT: Breaks the short term study into two studies: one of NB Zones with an**

62 **implementing ordinance and one of UR and RA-10 zones with refinements to the**

63 **study deliverables and timelines for both studies. Note that this amendment and**

64 **Amendment 4 amend the same part of the ordinance, so both cannot be passed.**