



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19331

Proposed No. 2021-0163.3

Sponsors Lambert

1 AN ORDINANCE related to planning and permitting;
 2 allowing search and rescue facilities in King County,
 3 subject to conditions; amending Ordinance 10870 Section
 4 333, as amended, and K.C.C. 21A.08.060, Ordinance
 5 10870, Section 337, as amended, and K.C.C. 21A.08.100
 6 and Ordinance 10870, Section 388, as amended, and
 7 K.C.C. 21A.16.030 and adding a new section to K.C.C.
 8 chapter 21A.06.

9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10 **SECTION 1. Findings:**

11 A. RCW 38.52.010 defines search and rescue as "the acts of searching for,
 12 rescuing, or recovering by means of ground, marine, or air activity any person who
 13 becomes lost, injured, or is killed while outdoors or as a result of a natural, technological,
 14 or human caused disaster, including instances involving searches for downed aircraft
 15 when ground personnel are used."

16 B. RCW 38.52.400 endows the chief law enforcement officer of each political
 17 subdivision in Washington with responsibility for conducting search and rescue activities.
 18 In King County, the King County sheriff is the responsible official.

19 C. Chapter 118-04 WAC provides for the registration of volunteers as search and
 20 rescue emergency workers, in order to assist law enforcement in emergency operations,

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21 including search and rescue operations. That chapter provides basic requirements for
22 classification of these workers as novice, support personnel or field personnel according
23 to their training and qualifications, and allows for more detailed or extensive
24 requirements to be developed at the local level.

25 D. The sheriff's office partners with volunteer organizations to conduct search
26 and rescue operations throughout the county. Volunteers, under the direction of the
27 sheriff, conduct a variety of search and rescue operations, including mountain rescue,
28 ground search and rescue, ski patrol, search dogs, horseback search and rescue and
29 vehicular operations.

30 E. Effective coordination and utilization of volunteers in search and rescue
31 operations require that those volunteers are adequately trained to meet state and local
32 specifications, and that equipment, such as vehicles, aircraft and personal supplies are
33 readily accessible in the event of search and rescue activation.

34 F. A training facility for search and rescue volunteers requires ample indoor and
35 outdoor space, so that sufficiently large numbers of volunteers can be trained on the
36 technical and theoretical aspects of search and rescue operations and participate in
37 outdoor drills that simulate the field conditions to which volunteers may be subjected.

38 G. Search and rescue operations are time sensitive, with an expeditious volunteer
39 response potentially meaning the difference between life and death for the individual or
40 individuals who are the subject of the search. It is therefore important that search and
41 rescue equipment, such as vehicles, aircraft and personal equipment for volunteers be
42 located near the areas where operations will most likely occur.

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43 H. A majority of King County search and rescue operations occur in the rural
44 area, with over seventy percent of search and rescue operations in the year 2020
45 occurring in wilderness areas outside of the urban growth area.

46 I. According to a November 20, 2020, memorandum from the director of the
47 permitting division of the King County department of local services, a facility allowing
48 for the full range of search and rescue operations and training does not meet the
49 definition of any classified use in K.C.C. Title 21A. The same memorandum stated that
50 establishment of such a use would best be achieved through a code amendment to K.C.C.
51 Title 21A.

52 J. An allowance for the establishment of search and rescue facilities in the Rural
53 Area zone is essential both for effective training of volunteers and for effective and
54 expeditious response when volunteers are activated.

55 SECTION 2. There is hereby added to K.C.C. chapter 21A.06 a new section to
56 read as follows:

57 Search and rescue facility: a multiuse facility operated by a nonprofit
58 organization or organizations that, under direction from or in collaboration with a law
59 enforcement agency, utilize emergency workers to conduct search and rescue operations
60 as described in chapter 118-04 WAC. A search and rescue facility may include areas and
61 spaces used for search and rescue activities and operations, such as:

- 62 A. Indoor and outdoor training areas;
- 63 B. Administrative offices and associated food preparation and dining facilities;
- 64 C. Equipment storage and maintenance areas;
- 65 D. Vehicle storage and maintenance areas;

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- 66 E. Meeting space;
- 67 F. An assembly hall, which is a large room used for the assembly of persons
- 68 without fixed seats or a permanent stage; and
- 69 G. Helistops and helicopter fueling, maintenance and storage, including hangars.
- 70 SECTION 3. Ordinance 10870 Section 333, as amended, and K.C.C. 21A.08.060
- 71 are hereby amended to read as follows:
- 72 A. Government/business services land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL				COMMERCIAL/INDUSTRIAL			
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12 -48	NB	CB	RB	O	I (30)
	GOVERNMENT SERVICES:												
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	P16
*	Public agency or utility yard				P27	P27	P27	P27			P		P
*	Public agency archives										P	P	P
921	Court									P4	P	P	
9221	Police Facility				P7	P7	P7	P7	P7	P	P	P	P
9224	Fire Facility				C6 and 33	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P29 C2 8	P29 C2 8	P29 C2 8	P29 C28 and 33	P29 C28	P29 C28	P29 C28	P	P	P	P	P

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*	Commuter Parking Lot				C 33 P19	C P19	C P19	C 19	P	P	P	P	P35
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P
	BUSINESS SERVICES:												
*	Construction and Trade				P34						P	P9	P
*	Individual Transportation and Taxi									P25	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							P14	P37	P	P	P	P
4221	Farm Product												P
4222	Warehousing, Refrigeration and Storage (38)												
*	Log Storage (38)		P		P26 and 33								P
47	Transportation Service												P39
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	
48	Communication Offices										P	P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service								P	P	P	P	P16
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P

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735	Miscellaneous Equipment Rental									P17	P	P17	P
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking								P20a	P20b	P21	P20 a	P
*	Off-Street Required Parking Lot				P32	P32	P32	P32	P32	P32	P32	P32	P32
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	P22				P22	P22	P	P	P
*	Helistop				<u>40</u>	C23	C23	C23	C23	C23	C24	C23	C24

73

B. Development conditions.

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1. Except self-service storage.

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2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and

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Educational Research, see general business service/office.

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3.a. Only as a reuse of a public school facility or a surplus nonresidential facility

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subject to K.C.C. chapter 21A.32; or

79

b. only when accessory to a fire facility and the office is no greater than one

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thousand five hundred square feet of floor area.

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4. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter

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21A.32.

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83 5. New utility office locations only if there is no commercial/industrial zoning
84 in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that
85 no feasible alternative location is possible, and provided further that this condition
86 applies to the UR zone only if the property is located within a designated unincorporated
87 Rural Town.

88 6.a. All buildings and structures shall maintain a minimum distance of twenty
89 feet from property lines adjoining rural area and residential zones;

90 b. Any buildings from which fire-fighting equipment emerges onto a street
91 shall maintain a distance of thirty-five feet from such street;

92 c. No outdoor storage; and

93 d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no
94 feasible alternative location is possible.

95 7. Limited to storefront police offices. Such offices shall not have:

96 a. holding cells;

97 b. suspect interview rooms (except in the NB zone); or

98 c. long-term storage of stolen properties.

99 8. Private stormwater management facilities serving development proposals
100 located on commercial/industrial zoned lands shall also be located on
101 commercial/industrial lands, unless participating in an approved shared facility drainage
102 plan. Such facilities serving development within an area designated urban in the King
103 County Comprehensive Plan shall only be located in the urban area.

104 9. No outdoor storage of materials.

105 10. Limited to office uses.

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106 11. Limited to self-service household moving truck or trailer rental accessory to
107 a gasoline service station.

108 12. Limited to self-service household moving truck or trailer rental accessory to
109 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

110 13. Limited to SIC Industry No. 4215-Courier Services, except by air.

111 14. Accessory to an apartment development of at least twelve units provided:

112 a. The gross floor area in self service storage shall not exceed the total gross
113 floor area of the apartment dwellings on the site;

114 b. All outdoor lights shall be deflected, shaded and focused away from all
115 adjoining property;

116 c. The use of the facility shall be limited to dead storage of household goods;

117 d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or
118 similar equipment;

119 e. No outdoor storage or storage of flammable liquids, highly combustible or
120 explosive materials or hazardous chemicals;

121 f. No residential occupancy of the storage units;

122 g. No business activity other than the rental of storage units; and

123 h. A resident director shall be required on the site and shall be responsible for
124 maintaining the operation of the facility in conformance with the conditions of approval.

125 i. Before filing an application with the department, the applicant shall hold a
126 community meeting in accordance with K.C.C. 20.20.035.

127 15. Repealed.

128 16. Only as an accessory use to another permitted use.

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129 17. No outdoor storage.

130 18. Only as an accessory use to a public agency or utility yard, or to a transfer
131 station.

132 19. Limited to new commuter parking lots designed for thirty or fewer parking
133 spaces or commuter parking lots located on existing parking lots for churches, schools, or
134 other permitted nonresidential uses that have excess capacity available during
135 commuting; provided that the new or existing lot is adjacent to a designated arterial that
136 has been improved to a standard acceptable to the department of local services;

137 20.a. No tow-in lots for damaged, abandoned or otherwise impounded vehicles,
138 and

139 b. Tow-in lots for damaged, abandoned or otherwise impounded vehicles shall
140 be:

141 (1) permitted only on parcels located within Vashon Town Center;

142 (2) accessory to a gas or automotive service use; and

143 (3) limited to no more than ten vehicles.

144 21. No dismantling or salvage of damaged, abandoned or otherwise impounded
145 vehicles.

146 22. Storage limited to accessory storage of commodities sold at retail on the
147 premises or materials used in the fabrication of commodities sold on the premises.

148 23. Limited to emergency medical evacuation sites in conjunction with police,
149 fire or health service facility. Helistops are prohibited from the UR zone only if the
150 property is located within a designated unincorporated Rural Town.

151 24. Allowed as accessory to an allowed use.

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152 25. Limited to private road ambulance services with no outside storage of
153 vehicles.

154 26. Limited to two acres or less.

155 27a. Utility yards only on sites with utility district offices; or

156 b. Public agency yards are limited to material storage for road maintenance
157 facilities.

158 28. Limited to local distribution gas storage tanks that pipe to individual
159 residences but excluding liquefied natural gas storage tanks.

160 29. Excluding local distribution gas storage tanks.

161 30. For I-zoned sites located outside the urban growth area designated by the
162 King County Comprehensive Plan, uses shall be subject to the provisions for rural
163 industrial uses in K.C.C. chapter 21A.12.

164 31. Vactor waste treatment, storage and disposal shall be limited to liquid
165 materials. Materials shall be disposed of directly into a sewer system, or shall be stored
166 in tanks (or other covered structures), as well as enclosed buildings.

167 32. Provided:

168 a. Off-street required parking for a land use located in the urban area must be
169 located in the urban area;

170 b. Off-street required parking for a land use located in the rural area must be
171 located in the rural area; and

172 c.(1) Except as provided in subsection B.32.c.(2) of this section, off-street
173 required parking must be located on a lot that would permit, either outright or through a
174 land use permit approval process, the land use the off-street parking will serve.

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175 (2) For a social service agency allowed under K.C.C. 21A.08.050B.13.b. to
176 be located on a site in the NB zone, off-street required parking may be located on a site
177 within three hundred feet of the social service agency, regardless of zoning classification
178 of the site on which the parking is located.

179 33. Subject to review and approval of conditions to comply with trail corridor
180 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

181 34. Limited to landscape and horticultural services (SIC 078) that are accessory
182 to a retail nursery, garden center and farm supply store. Construction equipment for the
183 accessory use shall not be stored on the premises.

184 35. Allowed as a primary or accessory use to an allowed industrial-zoned land
185 use.

186 36. Repealed.

187 37. Use shall be limited to the NB zone on parcels outside of the Urban Growth
188 Area, Rural Towns and Rural Neighborhoods and the building floor area devoted to such
189 use shall not exceed ten thousand square feet.

190 38. If the farm product warehousing, refrigeration and storage, or log storage, is
191 associated with agriculture activities it will be reviewed in accordance with K.C.C.
192 21A.08.090.

193 39. Excluding fossil fuel facilities.

194 40. Helistops are not allowed in the RA zone as an accessory to a government or
195 business services use, but may be allowed in that zone as part of a search and rescue
196 facility, subject to K.C.C. 21A.08.100.B.30.

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197 SECTION 4. Ordinance 10870, Section 337, as amended, and K.C.C.

198 21A.08.100 are hereby amended to read as follows:

199 A. Regional land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12 -48	NB	CB	RB	O	I (15)
*	Jail						S	S	S	S	S	S	S
*	Jail Farm/Camp	S	S		S	S							
*	Work Release Facility				S19	S19	S	S	S	S	S	S	
*	Public Agency Animal Control Facility		S		S	S					S		P
*	Public Agency Training Facility		S		S3					S3	S3	S3	C4
*	<u>Search and Rescue Facility</u>				<u>C30</u> <u>S30</u>								
*	Hydroelectric Generation Facility		C14 S		C14 S	C14 S	C14 S						
*	Non-hydroelectric Generation Facility	C12 S29	C12 S29	C12 S28	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	P12 S29
*	Renewable Energy Generation Facility	C28	C28	C	C	C	C	C	C	C	C	C	C
*	Fossil Fuel Facility												S27
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S

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*	Transfer Station			S	S	S	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Regional Transit Authority Facility					P25							
*	Rural Public Infrastructure Maintenance Facility				C23								P
*	Transit Bus Base						S	S	S	S	S	S	P
*	Transit Comfort Facility				P26		P26	P26	P26	P26	P26	P26	P26
*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24
*	Regional Motor Sports Facility												P
*	County Fairgrounds Facility				P21 S22								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S
8221- 8222	College/University(1)	P10	P10		P10 C11 S18	P10 C11 S18	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P
*	Zoo Animal Breeding Facility	P16	P16		P16								

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B. Development conditions.

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- 201 1. Except technical institutions. See vocational schools on general services land
202 use table, K.C.C. 21A.08.050.
- 203 2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.
- 204 3. Except weapons armories and outdoor shooting ranges.
- 205 4. Except outdoor shooting range.
- 206 5. Only in conjunction with an existing or proposed school.
- 207 6.a. Limited to no more than three satellite dish antennae.
- 208 b. Limited to one satellite dish antenna.
- 209 c. Limited to tower consolidations.
- 210 7. Limited to landing field for aircraft involved in forestry or agricultural
211 practices or for emergency landing sites.
- 212 8. Except racing of motorized vehicles.
- 213 9. Limited to wildlife exhibit.
- 214 10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
- 215 11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
216 21A.32.
- 217 12. Limited to gas extraction as an accessory use to a waste management
218 process, such as wastewater treatment, landfill waste management, livestock manure and
219 composting processes.
- 220 13. Excluding impoundment of water using a dam.
- 221 14. Limited to facilities that comply with the following:
- 222 a. Any new diversion structure shall not:
- 223 (1) exceed a height of eight feet as measured from the streambed; or

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224 (2) impound more than three surface acres of water at the normal maximum
225 surface level;

226 b. There shall be no active storage;

227 c. The maximum water surface area at any existing dam or diversion shall not
228 be increased;

229 d. An exceedance flow of no greater than fifty percent in mainstream reach
230 shall be maintained;

231 e. Any transmission line shall be limited to a:

232 (1) right-of-way of five miles or less; and

233 (2) capacity of two hundred thirty KV or less;

234 f. Any new, permanent access road shall be limited to five miles or less; and

235 g. The facility shall only be located above any portion of the stream used by
236 anadromous fish.

237 15. For I-zoned sites located outside the urban growth area designated by the
238 King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.
239 21A.08.100.A, except for waste water treatment facilities and racetracks, shall be
240 prohibited. All other uses, including waste water treatment facilities, shall be subject to
241 the provisions for rural industrial uses in K.C.C. chapter 21A.12.

242 16. The operator of such a facility shall provide verification to the department of
243 natural resources and parks or its successor organization that the facility meets or exceeds
244 the standards of the Animal and Plant Health Inspection Service of the United States
245 Department of Agriculture and the accreditation guidelines of the American Zoo and
246 Aquarium Association.

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247 17. The following provisions of the table apply only to major communication
248 facilities. Minor communication facilities shall be reviewed in accordance with the
249 processes and standard outlined in K.C.C. chapter 21A.27.

250 18. Only for facilities related to resource-based research.

251 19. Limited to work release facilities associated with natural resource-based
252 activities.

253 20. Limited to projects which do not require or result in an expansion of sewer
254 service outside the urban growth area, unless a finding is made that no cost-effective
255 alternative technologies are feasible, in which case a tightline sewer sized only to meet
256 the needs of the school bus base and serving only the school bus base may be used.
257 Renovation, expansion, modernization or reconstruction of a school bus base is permitted
258 but shall not require or result in an expansion of sewer service outside the urban growth
259 area, unless a finding is made that no cost-effective alternative technologies are feasible,
260 in which case a tightline sewer sized only to meet the needs of the school bus base.

261 21. Only in conformance with the King County Site Development Plan Report,
262 through modifications to the plan of up to ten percent are allowed for the following:

- 263 a. building square footage;
- 264 b. landscaping;
- 265 c. parking;
- 266 d. building height; or
- 267 e. impervious surface.

268 22. A special use permit shall be required for any modification or expansion of
269 the King County fairgrounds facility that is not in conformance with the King County

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270 Site Development Plan Report or that exceeds the allowed modifications to the plan
271 identified in subsection B.21. of this section.

272 23. The facility shall be primarily devoted to rural public infrastructure
273 maintenance and is subject to the following conditions:

274 a. The minimum site area shall be ten acres, unless:

275 (1) the facility is a reuse of a public agency yard; or

276 (2) the site is separated from a county park by a street or utility right-of-way;

277 b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
278 between any stockpiling or grinding operations and adjacent residential zoned property;

279 c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
280 between any office and parking lots and adjacent residential zoned property;

281 d. Access to the site does not use local access streets that abut residential zoned
282 property, unless the facility is a reuse of a public agency yard;

283 e. Structural setbacks from property lines shall be as follows:

284 (1) Buildings, structures and stockpiles used in the processing of materials
285 shall be no closer than:

286 (a) one hundred feet from any residential zoned properties, except that the
287 setback may be reduced to fifty feet when the grade where the building or structures are
288 proposed is fifty feet or greater below the grade of the residential zoned property;

289 (b) fifty feet from any other zoned property, except when adjacent to a
290 mineral extraction or materials processing site;

291 (c) the greater of fifty feet from the edge of any public street or the setback
292 from residential zoned property on the far side of the street; and

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293 (2) Offices, scale facilities, equipment storage buildings and stockpiles shall
294 not be closer than fifty feet from any property line except when adjacent to M or F zoned
295 property or when a reuse of an existing building. Facilities necessary to control access to
296 the site, when demonstrated to have no practical alternative, may be located closer to the
297 property line;

298 f. On-site clearing, grading or excavation, excluding that necessary for
299 required access, roadway or storm drainage facility construction, shall not be permitted
300 within fifty feet of any property line except along any portion of the perimeter adjacent to
301 M or F zoned property. If native vegetation is restored, temporary disturbance resulting
302 from construction of noise attenuation features located closer than fifty feet shall be
303 permitted; and

304 g. Sand and gravel extraction shall be limited to forty thousand yards per year.

305 24. The following accessory uses to a motor race track operation are allowed if
306 approved as part of the special use permit:

307 a. motocross;

308 b. autocross;

309 c. skidpad;

310 d. garage;

311 e. driving school; and

312 f. fire station.

313 25. Regional transit authority facilities shall be exempt from setback and height
314 requirements.

315 26. Transit comfort facility shall:

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316 a. only be located outside of the urban growth area boundary;

317 b. be exempt from street setback requirements; and

318 c. be no more than 200 square feet in size.

319 27.a. Required for all new, modified or expanded fossil fuel facilities.

320 Modification or expansion includes, but is not limited to:

321 (1) new uses or fuel types within existing facilities;

322 (2) changes to the type of refining, manufacturing or processing;

323 (3) changes in the methods or volumes of storage or transport of raw

324 materials or processed products;

325 (4) changes in the location of the facilities on-site;

326 (5) replacement of existing facilities;

327 (6) increases in power or water demands; or

328 (7) increases in production capacity.

329 b. Before filing an application with the department, the applicant shall hold a

330 community meeting in accordance with K.C.C. 20.20.035.

331 c. As part of permit application submittal for new, modified or expanded fossil

332 fuel facilities, the applicant shall submit the following documentation:

333 (1) an inventory of similar existing facilities in King County and neighboring

334 counties, including their locations and capacities;

335 (2) a forecast of the future needs for the facility;

336 (3) an analysis of the potential social and economic impacts and benefits to

337 jurisdictions and local communities receiving or surrounding the facility;

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338 (4) an analysis of alternatives to the facility, including location, conservation,
339 demand management and other strategies;

340 (5) an analysis of economic and environmental impacts, including mitigation,
341 of any similar existing facilities and of any new site(s) under consideration as an
342 alternative to expansion of an existing facility;

343 (6) an extensive public involvement strategy which strives to effectively
344 engage a wide range of racial, ethnic, cultural, and socio-economic groups, including
345 communities that are the most impacted; and

346 (7) considered evaluation of any applicable prior review conducted by a
347 public agency, local government or stakeholder group.

348 d. As part of permit application submittal, a greenhouse gas impact analysis
349 shall be prepared by the applicant for all proposals for new, modified, or expanded fossil
350 fuel facilities. The results of this analysis shall be used to identify and mitigate the
351 impacts of such facilities.

352 e. New, modified or expanded fossil fuel facilities shall:

353 (1) not be located within one thousand feet from any schools, medical care
354 facilities, or places of assembly that have occupancies of greater than one thousand
355 persons;

356 (2) not be located within two hundred fifty feet from a regulated wetland or
357 aquatic area, except when a larger buffer is required under K.C.C. chapter 21A.24, the
358 buffer in K.C.C. chapter 21A.24 shall apply;

359 (3) maintain an interior setback of at least two hundred feet;

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360 (4) store fossil fuels completely within enclosed structures, tanks or similar
361 facilities; and

362 (5) be accessed directly to and from an arterial roadway.

363 28. Limited to uses that will not convert more than two acres of farmland or
364 forestland, or 2.5 percent of the farmland or forestland, whichever is less.

365 29.a. Before filing an application with the department, the applicant shall hold a
366 community meeting in accordance with K.C.C. 20.20.035.

367 b. As part of permit application submittal for non-hydroelectric generation
368 facilities, the applicant shall submit the following documentation:

369 (1) an inventory of similar existing facilities in King County and neighboring
370 counties, including their locations and capacities;

371 (2) a report demonstrating that the facility would serve a significant portion
372 of the county, metropolitan region or is part of a statewide or national system;

373 (3) a forecast of the future needs for the facility;

374 (4) an analysis of the potential social and economic impacts and benefits to
375 jurisdictions and local communities receiving or surrounding the facility;

376 (5) an analysis of alternatives to the facility, including location, conservation,
377 demand management and other strategies;

378 (6) an analysis of economic and environmental impacts, including mitigation,
379 of any similar existing facilities and of any new site(s) under consideration as an
380 alternative to expansion of an existing facility;

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381 (7) an extensive public involvement strategy which strives to effectively
382 engage a wide range of racial, ethnic, cultural and socioeconomic groups, including
383 communities that are the most impacted; and

384 (8) considered evaluation of any applicable prior review conducted by a
385 public agency, local government or stakeholder group.

386 c. As part of permit application submittal, a greenhouse gas impact analysis
387 shall be prepared by the applicant. The results of this analysis shall be used to identify
388 and mitigate the impacts of such facilities.

389 30.a. For all search and rescue facilities:

390 (1) the minimum lot size is four and one half acres;

391 (2) structures and parking areas for search and rescue facilities shall maintain
392 a minimum distance of seventy-five feet from interior lot lines that adjoin rural area and
393 residential zones, unless located in a building designated as historic resource under
394 K.C.C. chapter 20.62;

395 (3) use of the search and rescue facility is limited to activities directly relating
396 to the search and rescue organization, except that the facility may be used by law
397 enforcement and other public emergency responders for training and operations related to
398 search and rescue activities; and

399 (4) the applicant must demonstrate the absence of existing search and rescue
400 facilities that are adequate to conduct search and rescue operations in the rural area.

401 b. A special use permit is required when helicopter fueling, maintenance or
402 storage is proposed.

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403 SECTION 5. Ordinance 10870, Section 388, as amended, and K.C.C.

404 21A.16.030 are hereby amended to read as follows:

405 To facilitate the application of this chapter, the land uses of K.C.C. chapter
406 21A.08 have been grouped in the following manner:

407 A. Residential development refers to those uses listed in K.C.C. 21A.08.030,
408 except those uses listed under Accessory uses, and:

409 1. Attached/group residences refers to:

410 a. townhouses, except as provided in subsection A.2.a. of this section;

411 b. apartments and detached dwelling units developed on common property at a
412 density of twelve or more units per acre;

413 c. senior citizen assisted housing;

414 d. temporary lodging;

415 e. group residences other than Type I community residential facilities;

416 f. mobile home parks; and

417 2. Single-family development refers to:

418 a. residential subdivisions and short subdivisions, including attached and
419 detached dwelling units on individually platted or short platted lots;

420 b. any detached dwelling units located on a lot including cottage housing units;

421 and

422 c. Type I community residential facilities;

423 B. Commercial development refers to those uses in:

424 1. K.C.C. 21A.08.040 as amusement/entertainment uses, except golf facilities;

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425 2. K.C.C. 21A.08.050 except recycling centers, health and educational services,
426 daycare I, churches, synagogues and temples, and miscellaneous repair as allowed in the
427 A and RA zones; and

428 3. K.C.C. 21A.08.070, except forest product sales and agricultural product sales
429 as allowed in the A, F and RA zones and building, hardware and garden materials as
430 allowed in the A zones;

431 C. Industrial development refers to those uses listed in:

432 1. K.C.C. 21A.08.050 as recycling center;

433 2. K.C.C. 21A.08.060, except government services and farm product
434 warehousing, refrigeration and storage as allowed in the A zones;

435 3. K.C.C. 21A.08.080, except food and kindred products as allowed in the A
436 and F zones; and

437 4. K.C.C. 21A.08.090 as mineral extraction and processing;

438 D. Institutional development refers to those uses listed in:

439 1. K.C.C. 21A.08.040 as cultural uses, except arboretums;

440 2. K.C.C. 21A.08.050 as churches, synagogues and temples, health services and
441 education services except specialized instruction schools permitted as an accessory use;

442 ~~((and))~~

443 3. K.C.C. 21A.08.060 as government services; and

444 4. Search and rescue facilities.

445 E. Utility development refers to those uses listed in K.C.C. 21A.08.060 as utility
446 facilities; and

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447 F. Uses in K.C.C. chapter 21A.08 that are not listed in subsections A. through E.
448 of this section shall not be subject to landscaping and tree retention requirements except
449 as specified in any applicable review of a conditional use or special use permits, or
450 reviews conducted in accordance with K.C.C. 21A.42.300.

451 SECTION 6. Severability. If any provision of this ordinance or its application

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452 to any person or circumstance is held invalid, the remainder of the ordinance or the
453 application of the provision to other persons or circumstances is not affected.

Ordinance 19331 was introduced on 4/6/2021 and passed as amended by the Metropolitan King County Council on 9/7/2021, by the following vote:

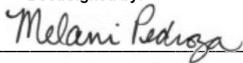
Yes: 9 - Ms. Balducci, Mr. Dembowski, Mr. Dunn, Ms. Kohl-Welles, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer and Mr. Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:

7E1C273CE9994B6...
Claudia Balducci, Chair

ATTEST:

DocuSigned by:

8DE1BB375AD3422...
Melani Pedroza, Clerk of the Council

APPROVED this ____ day of 9/21/2021, _____.

DocuSigned by:

4FBCAB8196AE4C6...
Dow Constantine, County Executive

Attachments: None

Certificate Of Completion

Envelope Id: 76A74FC36E6D40639A9CF4DAFC11EE52	Status: Completed
Subject: Please DocuSign: Ordinance 19331.docx	
Source Envelope:	
Document Pages: 26	Signatures: 3
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Cherie Camp
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	401 5th Ave
	Suite 100
	Seattle, WA 98104
	Cherie.Camp@kingcounty.gov
	IP Address: 198.49.222.20

Record Tracking

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Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: King County General (ITD)	Location: DocuSign

Signer Events

Claudia Balducci
 claudia.balducci@kingcounty.gov
 King County General (ITD)
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

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 Signature Adoption: Pre-selected Style
 Using IP Address: 198.49.222.20

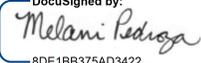
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 Signed: 9/13/2021 11:22:03 AM

Electronic Record and Signature Disclosure:

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Melani Pedroza
 melani.pedroza@kingcounty.gov
 Clerk of the Council
 King County Council
 Security Level: Email, Account Authentication (None)

DocuSigned by:

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Dow Constantine
 Dow.Constantine@kingcounty.gov
 Security Level: Email, Account Authentication (None)

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Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Kaitlyn Wiggins kwiggins@kingcounty.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	<div style="border: 2px solid blue; padding: 5px; display: inline-block;">COPIED</div>	Sent: 9/13/2021 11:48:03 AM Viewed: 9/13/2021 12:01:45 PM
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	9/21/2021 5:07:58 PM
Completed	Security Checked	9/21/2021 5:07:58 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum

Enabled Security Settings:	Allow per session cookies
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