

Parcel Analysis
Theoretical WBD Maximum for Sammamish Valley and Novelty Hill Areas
May 2022

Council Staff Analysis

This summary analyzes the **theoretical** maximum of WBDs that could be located in two areas of unincorporated King County. This analysis compares the allowances for WBDs under Ordinance 19030, Proposed Ordinances 2022-0147/8, and the Former Code. The analysis considers lot size, access, and the potential to meet the 75' setback requirements. There are several other requirements that would have to be met to establish a WBD use on any of these parcels.

Table 1. Number of Parcels for each category of WBD – Sammamish Valley Area.¹

	Ord. 19030	PO 2022-0147/8	Former Code
Home occupation (20% of residence, 440sf outdoor, no sf or use limit on out buildings)	0	0	20
Home industry (or home occupation) (20% of residence, outbuildings limited to storage)	0	0	32
8,000sf with CUP, 3,500sf w/o	n/a	n/a	7
16,000sf with CUP, 3,500sf w/o			3
WBD I (1,500sf)	19	<2	n/a
WBD II (3,500sf)	7	<8, depends on where a WBD first locates	n/a
WBD II with CUP (3,500 with CUP)	n/a		n/a
WBD III (8,000sf with CUP)	10		n/a
Total WBD	36	<10²	62

¹ This analysis does not account for the existing businesses, that may, or may not, have legal nonconforming status in this study area. Outside the 1,000 foot buffers for the existing businesses, there are 4 properties that are large enough to accommodate a WBD II or III (these properties have overlapping 1,000ft buffers so not all of them could develop), and another 2 that are theoretically able to establish as a WBD I.

² This number was determined based on the maps attached, and are based on what land is vacant, what land could meet the 75' setback without modifying any site improvements, a review of the maximum number of parcels that could potentially locate within the subarea, and for Sammamish Valley, where the existing businesses are located.

Table 2. Number of Parcels for each category of WBD – Novelty Hill Area.

	Ord. 19030	PO 2022-0147/8	PO 2022-0146 (also Former Code)
Home occupation (20% of residence, 440sf outdoor, no sf or use limit on out buildings)	0	0	68
Home industry (or home occupation) (20% of residence, outbuildings limited to storage)	0	0	41
8,000sf with CUP, 3,500sf w/o 16,000sf with CUP, 3,500sf w/o	n/a	n/a	15 8
WBD I (1,500sf)	24	<4	n/a
WBD II (3,500sf)	11	<7, depends on where a WBD first locates	n/a
WBD II with CUP (3,500 with CUP)	9		n/a
WBD III (8,000sf with CUP)	13		n/a
Total WBD	57	<11	132

Background

The analysis considered lot size, access, compliance with 75' setback requirement, and the separation requirement proposed in 2022-0148. It excludes unbuildable tracts, publicly owned or private utility owned properties, and parcels currently developed as schools, religious facilities, and recreation facilities. Below is a summary of what is allowed by each of the three scenarios.

Ordinance 19030

- WBD I: up to 1,500sf, no tasting or retail on-site, 75' setback including parking
- WBD II: up to 3,500sf, on 2.5 acres, 75' setback including parking, and public road access with CUP
- WBD III: up to 6,000sf on 4.5 acres, and up to 8,000sf with 10 acres, arterial access, 75' setback including parking

Proposed Ordinances 2022-0147/8

- WBD I: up to 1,500sf, no tasting or retail on-site, 75' setback including parking, impervious surfaces and from A zone
- WBD II: up to 3,500sf, on 2.5 acres, with 1,000' separation, 75' setback including parking, impervious surfaces and from A zone, and public road access with CUP
- WBD III: up to 5,000sf on 4.5 acres, and up to 8,000sf with 10 acres, with 1,000' separation from any other WBD use, arterial access, 75' setback including parking, impervious surfaces and from A zone

Former Code (prior to 19030)

Home occupation code allows:

- Max 20% of floor area of residences
- Outdoor area 440sf if less than 1 acre lot, 1% up to 5,000sf if over 1 acre.
- Outdoor storage and parking 25' landscaped from all property lines
- No limit on garage and storage building square footage and may be used for activities

Home industry code allows (with CUP):

- Home industry 1 acre minimum
- Garage and other buildings not included in max floor area and may be used for storage
- 10' landscaped from all property lines
- Max 20% of residence

Permitted WBD allows up to 3,500sf, and requires 4.5 acres, 75' setback

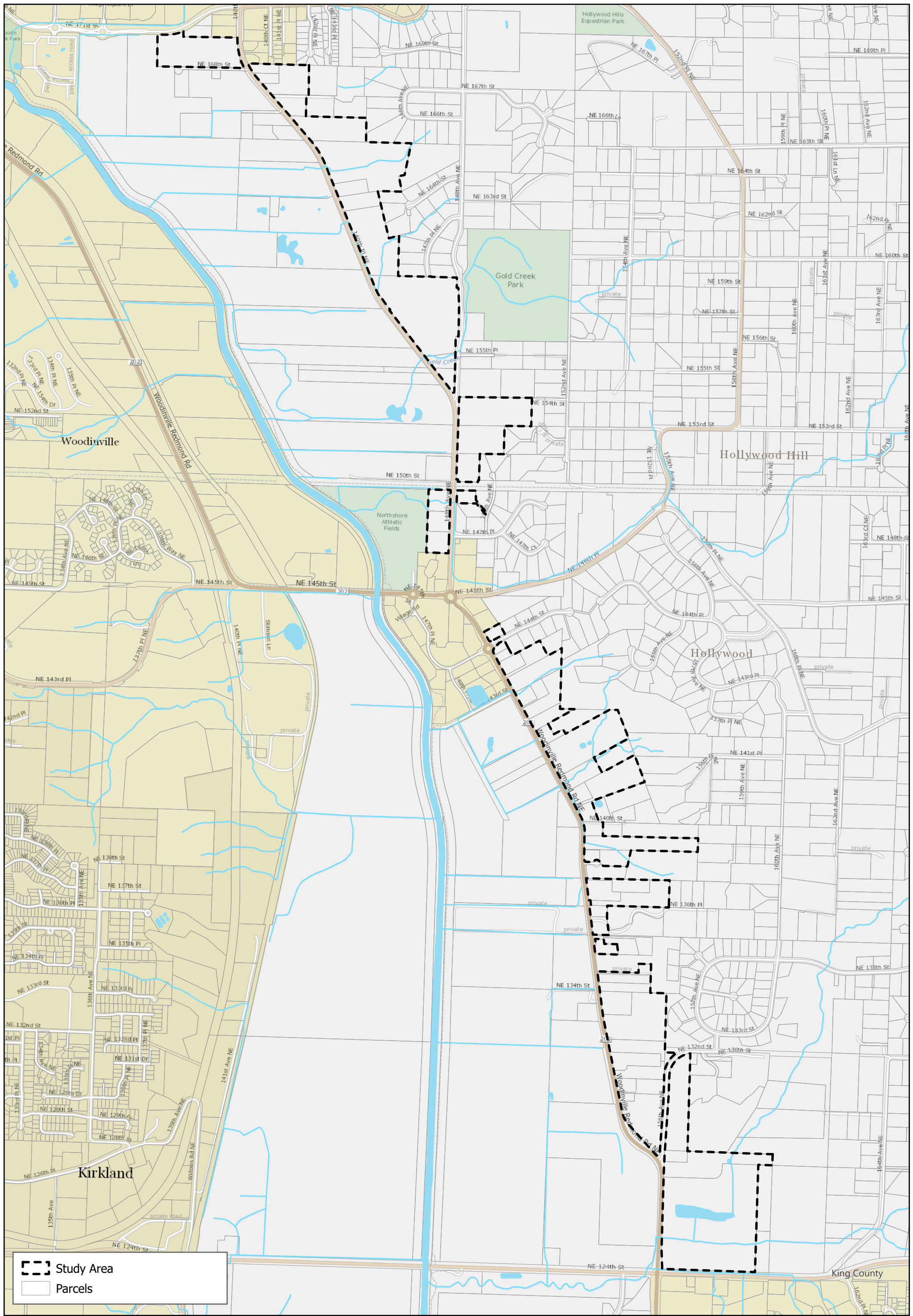
CUP WBD allows up to 6,000sf on 4.5 acres, and up to 16,000 sf with 10 acres and 2.5 grow on-site. 75' setback for buildings only

Lau Analysis Submitted for March 22, 2022 LSLU Committee meeting

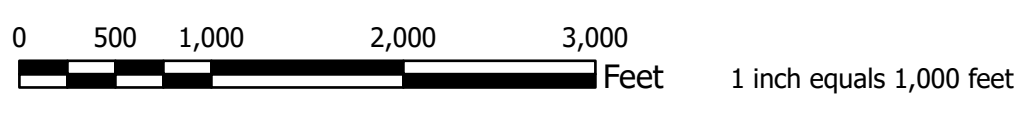
- Does not include properties that could be WBD I, or were potentially permitted as home occupation/industry under Former Code.
- The Lau analysis did not include 5 properties that are inside the four streets that would be eligible for WBD II or III, and another 10 that could qualify as a WBD II with a CUP.
- To compare apples-to-apples to include WBD I and former code's allowance for home occupations, the properties inside the four streets were compared. This removed 24 properties that were in the Lau analysis (see chart at the end for the Lau-identified parcels and their treatment in this analysis) that are on the other side of the street from the study area. If any of the properties established a WBD II or III use, the 1,000 foot separation requirement between WBD uses would preclude additional ones, including the 24 that area across the street from the study area.

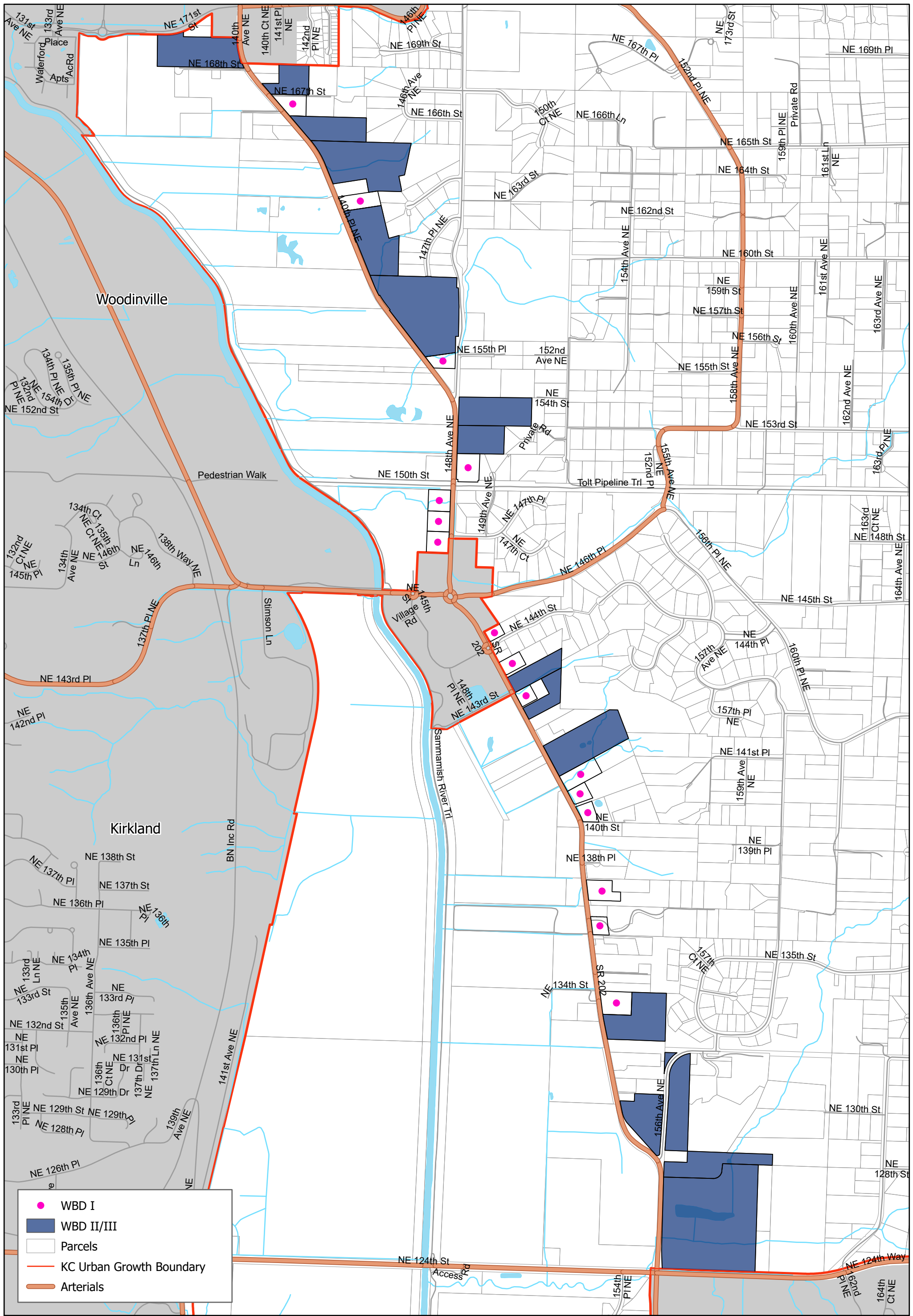
Parcel #	Acreage	Lau	Council staff
062506-9001	5.27	WBD III	Agree
52506-9089	25.52	WBD III	Agree
52506-9080	10.90	WBD III	Agree
052506-9018	9.14	WBD III	Agree
052506-9006	8.18	WBD III	Agree
052506-9101	8.35	WBD III	Agree
322606-9060	22.20	WBD III	Outside study area, remove
322606-9012	34.51	WBD III	Outside study area, remove
052506-9102	9.54	WBD III	Agree
322606-9064	2.93	WBD II	Outside study area, remove
805350-0040	9.46	WBD III	Outside study area, remove
052506-9064	4.48	WBD II	Agree
052506-9049	3.32	WBD II	Agree
052506-9048	3.67	WBD II	Agree
052506-9094	2.99	WBD II	Outside study area, remove
052506-9106	2.56	WBD II	Outside study area, remove
052506-9045	4.28	WBD II	Outside study area, remove
052506-9001	6.02	WBD III	Outside study area, remove
052506-9044	3.86	WBD II	Agree
052506-9027	2.67	WBD II	Outside study area, remove
052506-9099	5.05	WBD III	Agree
052506-9032	7.91	WBD III	Outside study area, remove
052506-9060	3.56	WBD II	Outside study area, remove
052506-9031	12.47	WBD III	Outside study area, remove
052506-9016	32.41	WBD III	Agree
052506-9068	4.5	WBD III	Outside study area, remove
052506-9024	9.06	WBD III	Outside study area, remove
052506-9021	9.44	WBD III	Outside study area, remove

052506-9076	4.41	WBD II	Agree
082506-9053	6.32	WBD III	Outside study area, remove
082506-9027	3.41	WBD II	Outside study area, remove
082506-9079	8.95	WBD III	Agree
082506-9080	3.97	WBD II	Agree
082506-9009	19.47	WBD III	Agree
082506-9103	12.49	WBD III	Outside study area, remove
082506-9013	17.16	WBD III	Outside study area, remove
082506-9067	2.77	WBD II	Outside study area, remove
062506-9050	6.05	WBD III	Outside study area, remove
052506-9070	4.81	WBD III	Agree
062506-9017	19.65	WBD III	Outside study area, remove
062506-9029	9.77	WBD III	Outside study area, remove
052506-9041	12.49	WBD III	Agree
062506-9042	9.64	WBD III	Outside study area, remove

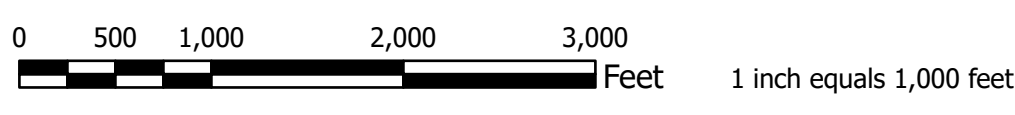


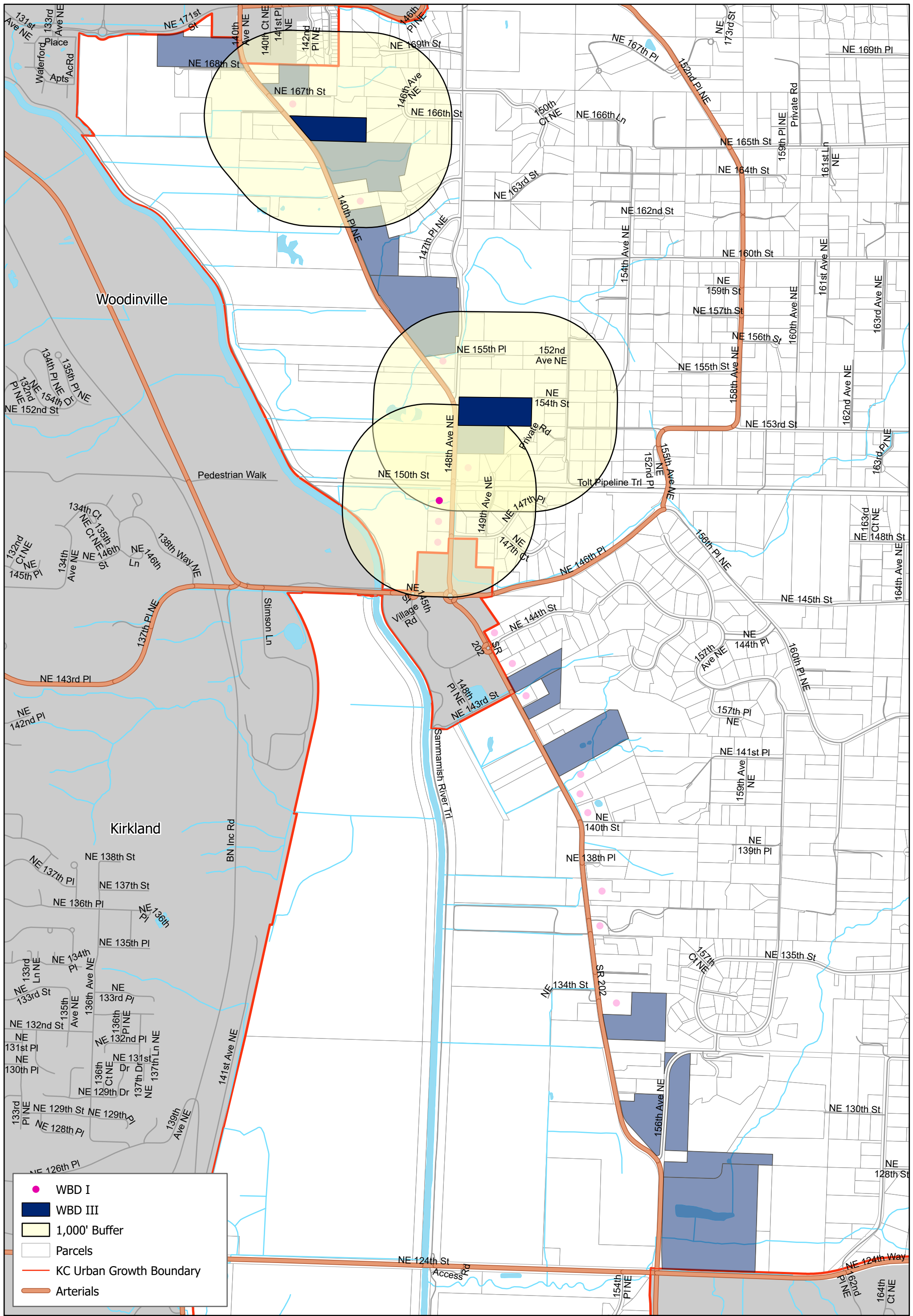
Sammamish Valley Base Map, March 28, 2022





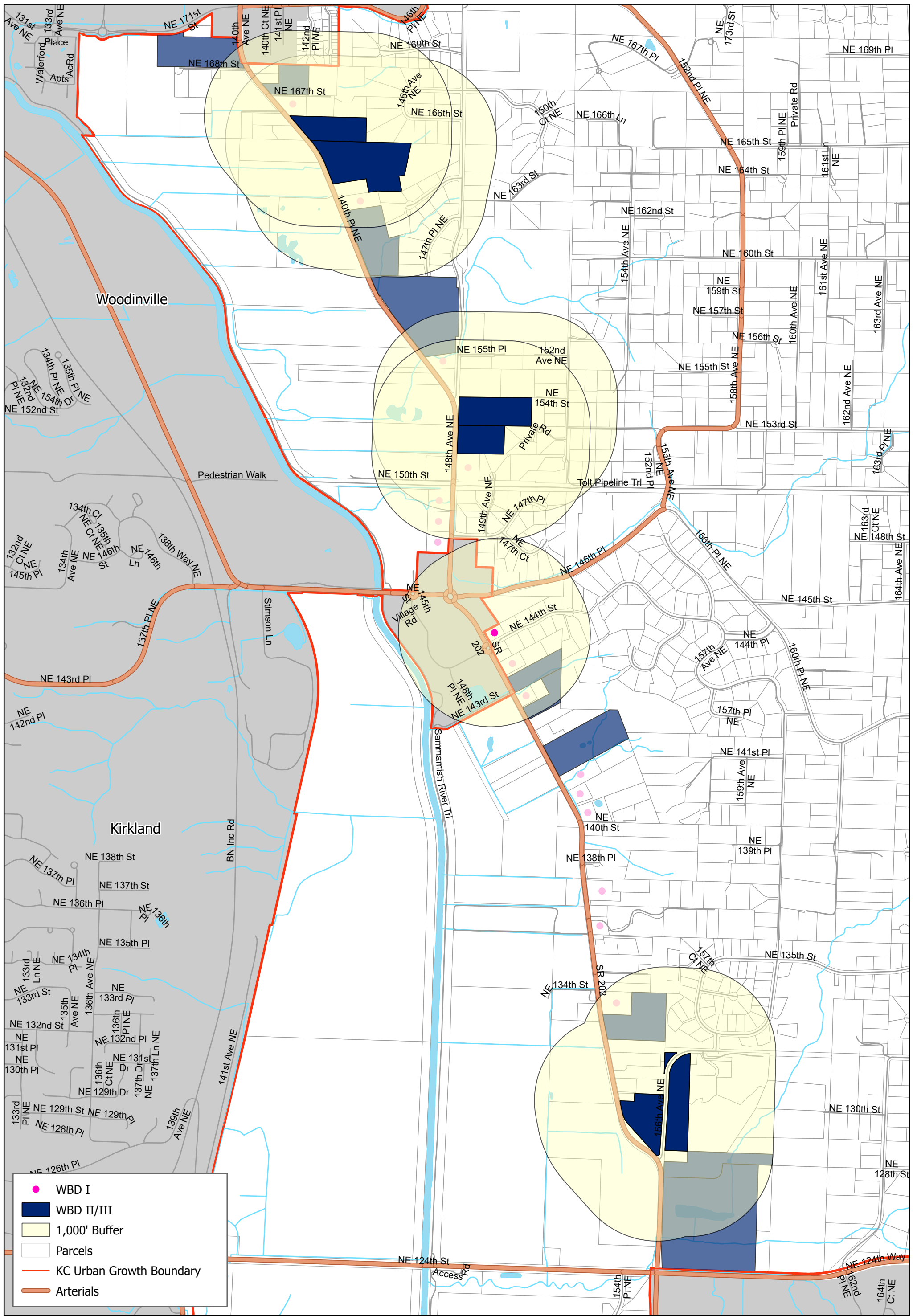
Sammamish Valley Mapping, March 28, 2022





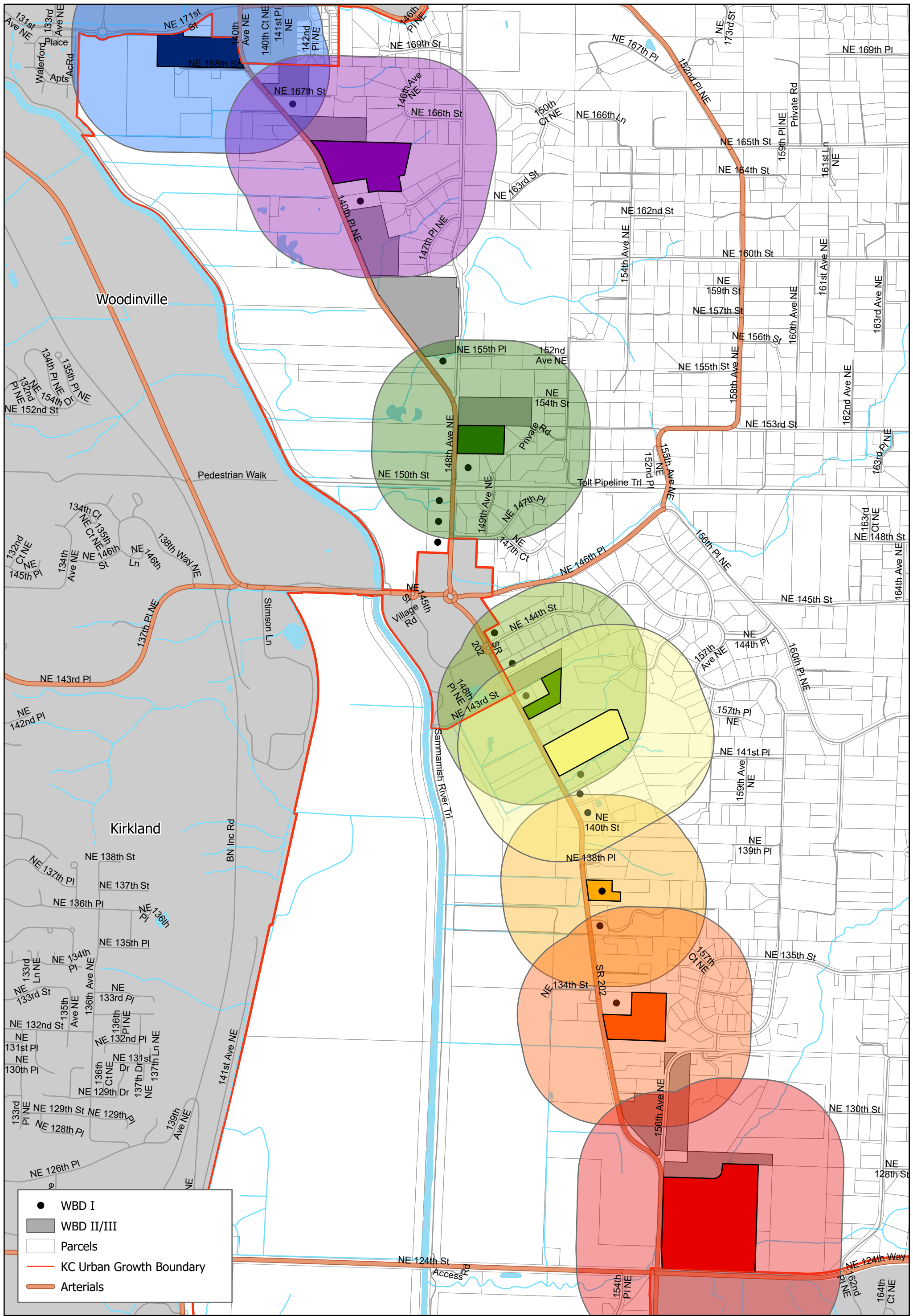
Vacant Current Use, March 28, 2022



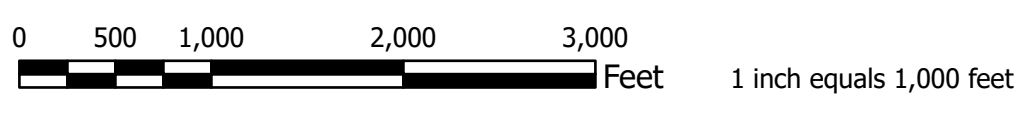


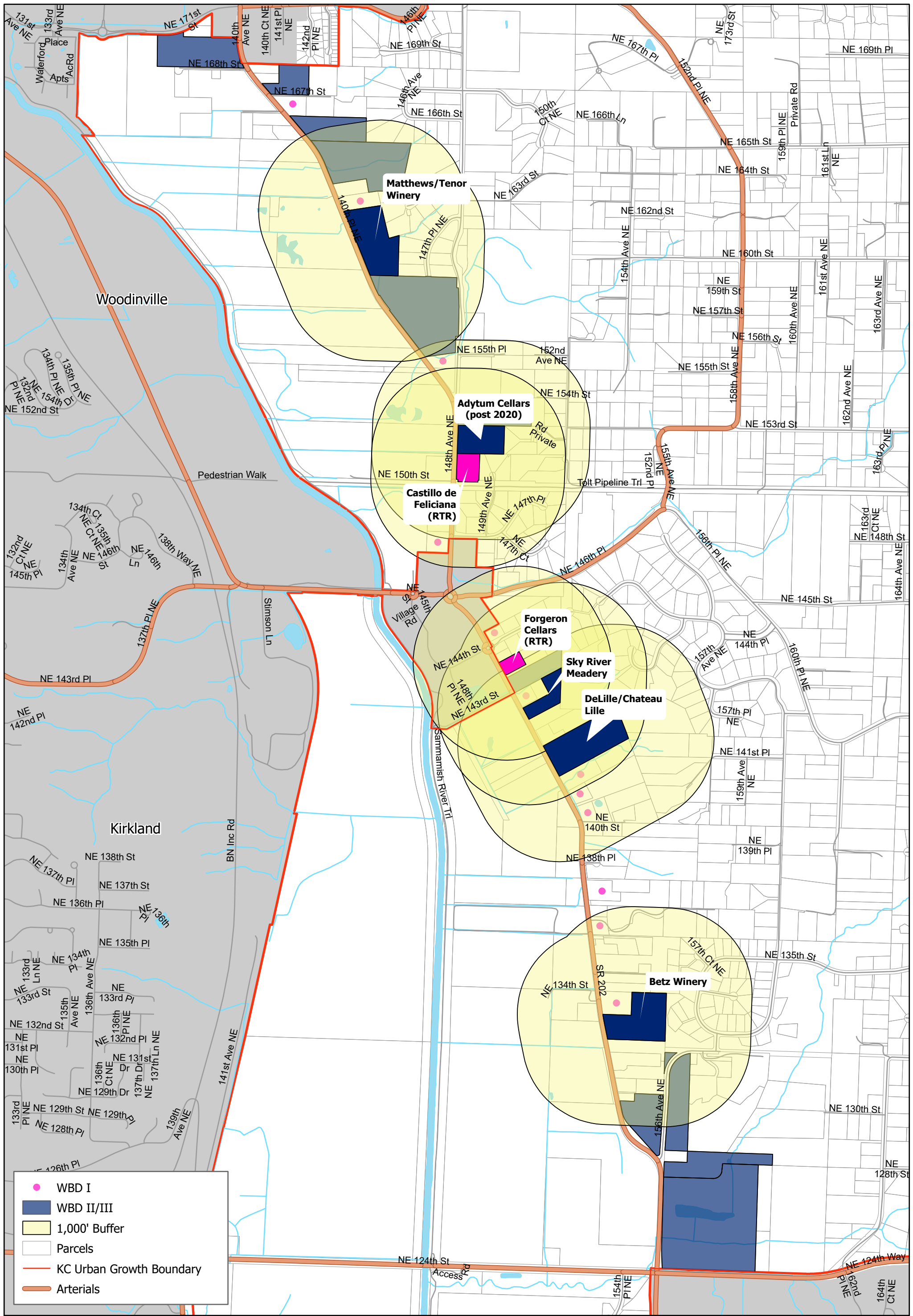
75' Setback, March 28, 2022





1,000' Buffer Map, March 29, 2022

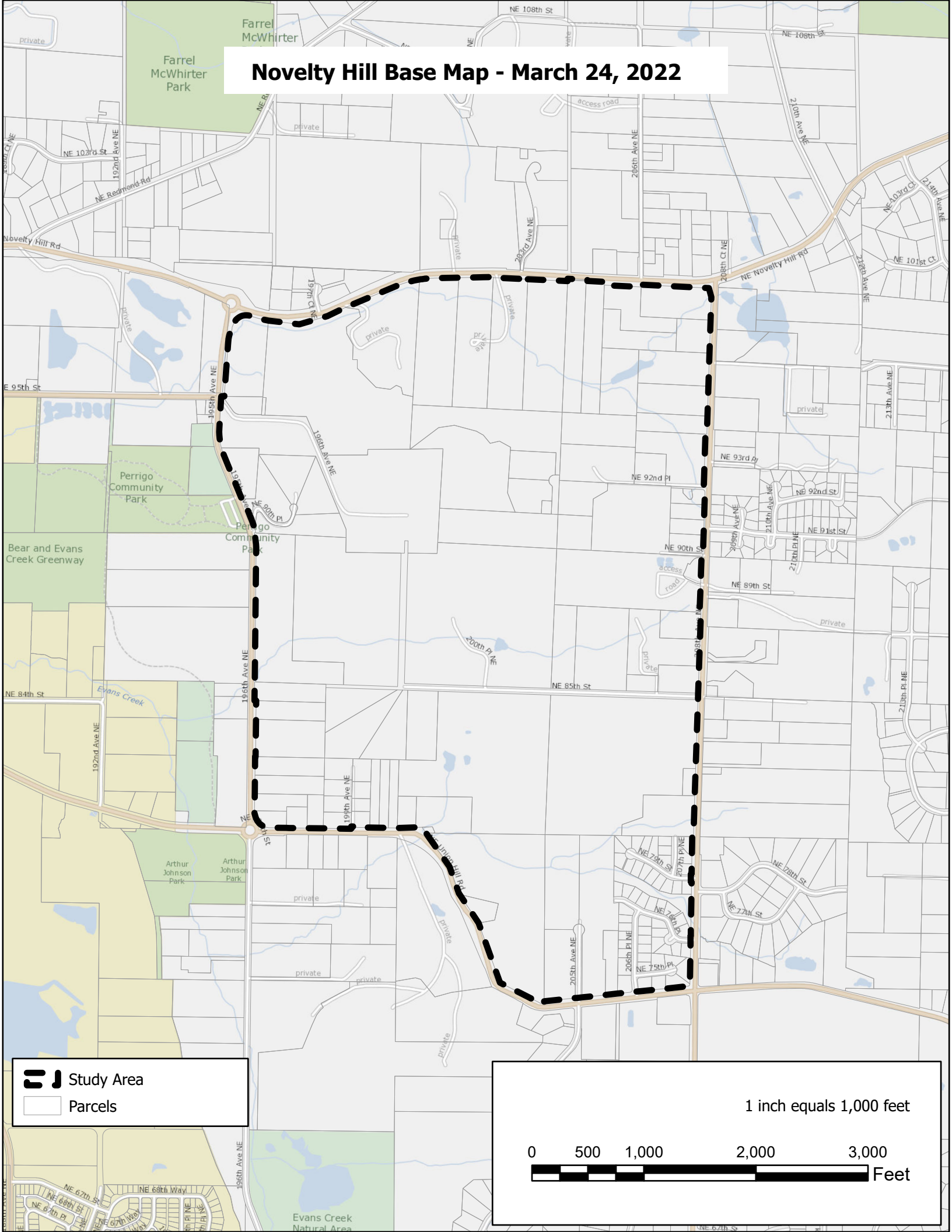






Existing Businesses with 1,000' Buffer, March 30, 2022




Novelty Hill Base Map - March 24, 2022



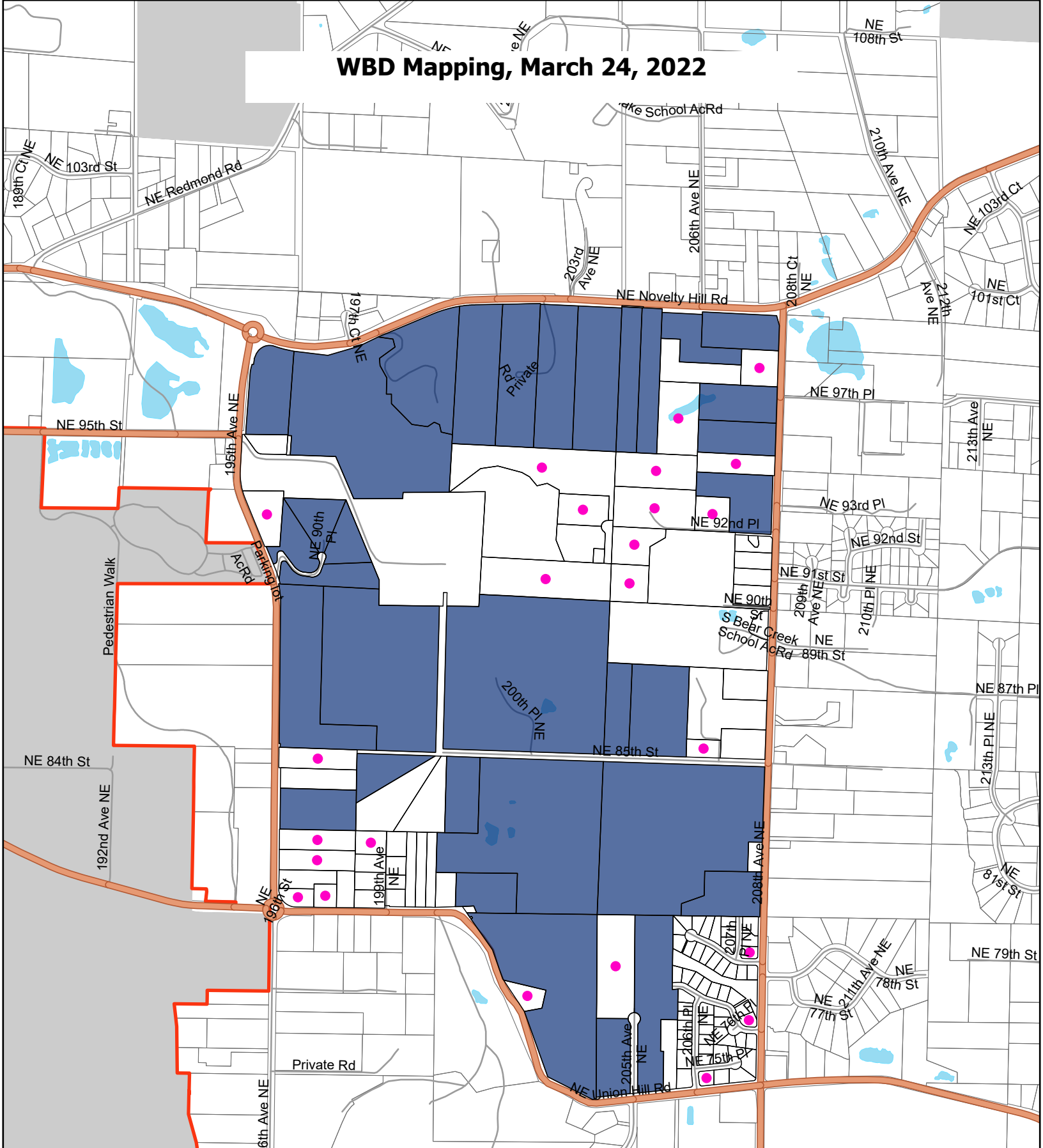
 Study Area
 Parcels

1 inch equals 1,000 feet

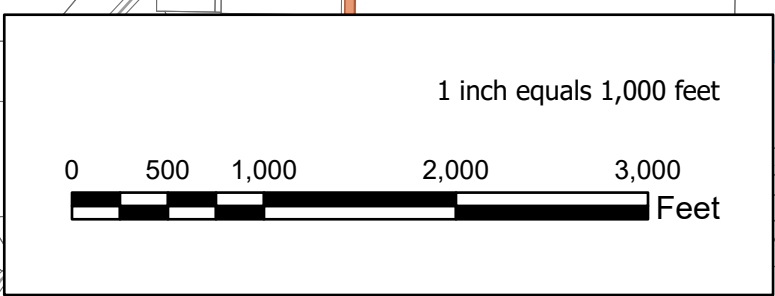
0 500 1,000 2,000 3,000 Feet



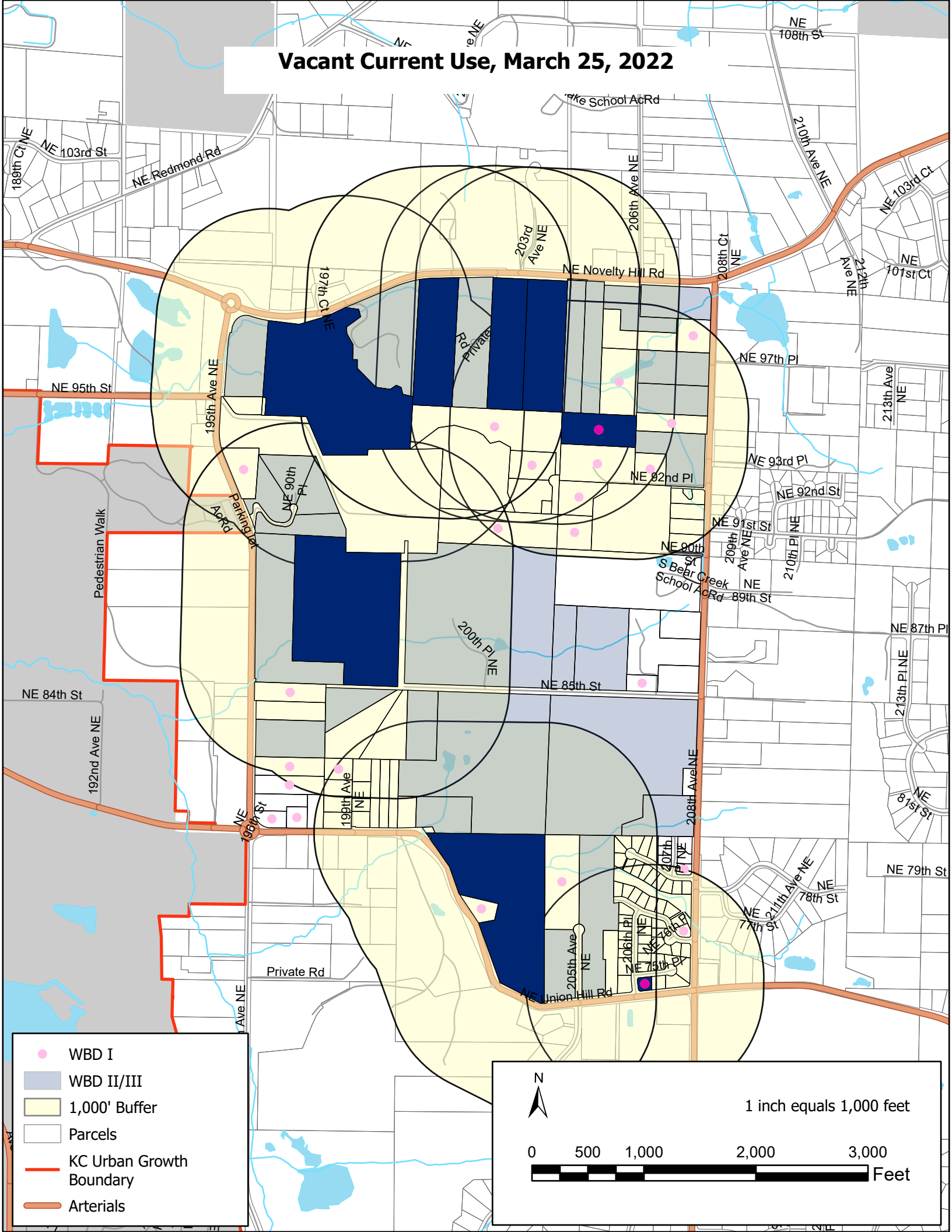
WBD Mapping, March 24, 2022



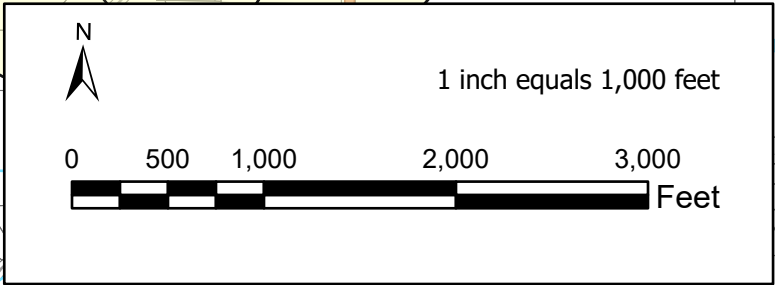
- WBD I
- WBD II/III
- Parcels
- KC Urban Growth Boundary
- Arterials



Vacant Current Use, March 25, 2022



- WBD I
- WBD II/III
- 1,000' Buffer
- Parcels
- KC Urban Growth Boundary
- Arterials



1,000' Buffer Map, March 25, 2022

