



King County

Ron Sims

King County Executive

516 Third Avenue, Room 400
Seattle, WA 98104-3271

206-296-4040 206-296-0194 Fax

TTY Relay: 711

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RECEIVED
2003 OCT -6 AM 10:54
CLERK
KING COUNTY COUNCIL

2003-454

October 6, 2003

The Honorable Cynthia Sullivan
Chair, King County Council
Room 1200
COURTHOUSE

Dear Councilmember Sullivan:

Enclosed for Council consideration and adoption are two proposed ordinances relating to new uses for parks and the King County fairgrounds facility. The Parks Division of the Department of Natural Resources and Parks (DNRP), has undergone an extraordinary year of change and adaptation. The Phase II Business Transition Plan completed by DNRP in August 2002, and Ordinance 14509 which was adopted in November 2002, identified ways to reduce the parks division budget while keeping key regional parks open and preserving local rural facilities where practical. To implement the plan, several land use code changes were identified.

The business plan incorporates and builds upon the work of the Metropolitan Parks Task Force (MPTF), which was formed to make recommendations on how King County parks and recreation facilities and open space should be owned, operated and funded in the future, eliminating reliance on a diminishing CX fund. The core recommendation of the MPTF is that the Division begin to operate certain facilities in a manner that results in these assets collectively becoming largely self-sufficient after a limited term of years. The goal is to generate operating revenue in new ways in order to stabilize the system, allow it to expand over time, and minimize the need for ongoing tax subsidy. The County has embraced the new vision and this proposed legislation is integral to the provision of flexibility in the operation and development of the fairgrounds and parks.

The purpose of the new uses for parks ordinance is to revise the land use code to allow for new uses in King County parks. Examples of new uses include the allowance of restaurants, driving ranges and concert facilities in certain parks. The ordinance will provide an opportunity for DNRP to support the parks programs and provide additional amenities in the parks to serve park users.



The Honorable Cynthia Sullivan

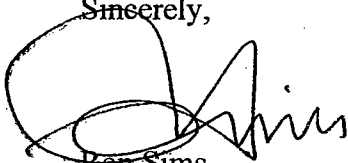
October 6, 2003

Page 2

The proposed fairground ordinance will amend K.C.C. Title 21A to make the King County Fairgrounds facility a permitted use in the RA-10 zone if it is developed in accordance with the approved King County Site Development Plan. Under the current code the fairgrounds is a non-conforming use with very limited potential for expansion or enhancement.

If you have any questions or concerns, please feel free to contact Stephanie Warden, Director, Department of Development and Environmental Services, at 206-296-6700.

Sincerely,



Ron Sims

King County Executive

Enclosures

cc: King County Councilmembers

ATTN: David deCourcy, Chief of Staff

Shelley Sutton, Policy Staff Director

Anne Noris, Clerk of the Council

Steve Call, Director, Office of Management and Budget

Stephanie Warden, Director, Department of Development and Environmental Services

Pam Bissonnette, Director, Department of Natural Resources and Parks (DNRP)

Shelley Marelli, Interim Division Director, Parks and Recreation Division, DNRP

FROM: **DDES**
Executive Agency

Date: September 5, 2003

TO: **GMUA Committee**

Agency Contact: Cynthia Moffitt

RE: **CHECKLIST - To be Transmitted with ORDINANCE / MOTION**

2003-454

Ordinance/Motion Subject: King County Fairgrounds Ordinance

Item	Attached (Please Check)	Comments or why is not attached
Ordinance/Motion*	✓	
Copy of Notice of Intent to Amend; when posted on Internet; list of other recipients	✓	
Plain Language Summary	✓	
A copy of the Executive Transmittal Letter.	✓	
A completed Fiscal Note	✓	
A completed Regulatory Note	✓	
Copy of DCTED Letter 60-day Notice	✓	
Copy of SEPA Review	✓	
Copy of Notice to Tribal entities. (mailing list on file and referenced in transmittal letter)	NA	
Copy of Prosecuting Attorney's Review form (incl. name of PA assigned)		Darren Carnell, PAO, reviewed the Ordinance
Copy of Advertising Summary	✓	
List K C Employees and Stakeholders who received drafts and the transmitted version.	✓	UACs; state agencies; Parks mailing list; Metropolitan Parks Task Force; Friends of Marymoor Park; King County Fair Board Members; citizens w/i 500 ft. of Frgrds.
A Working Strikeout copy of the ordinance showing all changes made to existing code, including repealed text.		
Other Supporting Information*		
Disc Copy of Ordinance	✓	

* Additionally - all proposed ordinances affected by Ordinance 12196, Section 50C (96-112) must contain a finding supported by a memo and documentation.

NOTICE OF INTENT TO AMEND AND NOTICE OF PUBLIC MEETING

The Growth Management Act (GMA) requires early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations to implement the plan (RCW 36.70A.140). King County Ordinance 13147 provides the basis for the county's public participation program and requires that the public receive a notice of intent to amend the comprehensive plan and development regulations at the same time that the state is given notice. GMA requires state notice at least sixty days before adoption of an amendment (RCW 36.70A.106). The purpose of this notice is to provide public notice for a change to a development regulation.

The Department of Development and Environmental Services (DDES) intends to forward the following described two proposed ordinances in early September 2003 to the Executive for transmittal to the Metropolitan King County Council for consideration and adoption:

New Uses for Parks Ordinance

This ordinance revises the land use code to allow for new uses in the parks that will create an opportunity for the division to support the parks programs and provide additional amenities in the parks to serve park users.

Fairgrounds Ordinance

This ordinance proposes to amend K.C.C. Title 21A to make the King County Fairgrounds facility a permitted use in the RA-10 zone if it is developed in accordance with the approved King County Site Development Plan.

Four public meetings on the two proposed ordinances will be held:

- **August 4, 2003 Old Redmond School House, 16600 NE 80th St., Redmond WA 98052**
- **August 7, 2003 Renton Community Center, 1715 Maple Valley Highway, Renton WA 98055**
- **August 12, 2003 Weyerhaeuser King Co. Aquatic Center, 650 SW Campus Drive, Federal Way, WA 98023**
- **August 13, 2003 The Mountaineers Building, 300 Third Ave West, Seattle 98119**

Comments may be sent to Cynthia Moffitt, Department of Development and Environmental Services, 900 Oakesdale Avenue SW, Renton, Washington 98055-1219; Telephone (206) 296-7095; E-mail: cynthia.moffitt@metrokc.gov.

Copies of the draft proposed ordinances are located on the Department's Internet site at <http://www.metrokc.gov/ddes>. If you do not have Internet access at home or work, King County libraries provide public access to the Internet. You also may receive a copy of the draft proposed ordinance by mail by calling (206) 296-7294.

The Council will provide additional opportunities for public review and input during their deliberation of this proposal.

-----Original Message-----

From: Moffitt, Cynthia
Sent: Friday, July 25, 2003 3:03 PM
To: Miles, Joe; Frawley, Michael; Adams, Paula; Warden, Stephanie; Harm, Bill; Ritter, Dana; Deraitus, Elizabeth; Borba, Greg; Sandin, Randy; Bottheim, Steve; Townsend, Steve; Wright, Kevin; Dougherty, Linda; Reynolds-Jones, Lydia; Isaacson, Mark; Sinsky, Mike; Bissonnette, Pam; Cusack, Rebecha; Bautista, Ricardo; Brandon, Rod; Melnikoff, Ron; Posthuma, Ron; Marroquin, Shirley; Call, Steve; Foley, Steve; Barnes, Timothy; Norman, Paulette; Sussex, Jim; Camell, Darren; Johnson, Allan; Brueger, Maura; Perdue, Nancy Jo; Reinert, Harry; Chan, Jim; Sanders, Jim; Schaber, Jim; Graves, Kathy; Dinsmore, Kenneth; Faucher, Larry; Pringle, Lisa; Dykeman, Mike; Dhanapal, Pam; Paul, Pam; Plough, Alonzo; Noris, Anne; Thompson, Bernard; Ritzen, Bruce; Grigsby, Daryl; Taniguchi, Harold; White, Jean; McKague, Jeanette; Briggs, John; Wolf, Karen; Brown, Kathy; Ricketts, Chris; Claussen, Sharon; Marelli, Shelley; Burns, Bob
Subject: DDES Proposed Ordinance for Review

PLEASE RESPOND BY Thursday, July 31 4:30 PM

TO: Internal Legislation Review List
FM: Cynthia Moffitt, Project/Program Manager III

Attached for your review and comment is a proposed ordinance and summary relating to zoning, amending provisions relating to new uses in parks. The Phase II Business Transition Plan, completed by the Department of Natural Resources and Parks in August 2002, and Ordinance 14509, adopted November 14, 2002, set forth the vision and implementation strategies for the King County parks and recreation system in 2003 and beyond.

This draft Ordinance revises the land use code to allow for new uses in the parks that will create an opportunity for the division to support the parks programs and provide additional amenities in the parks to serve park users.

Please forward your comments to me no later than Thurs., July 31th 4:30 PM. Apologies for the requested quick turn around time for review. Please direct any questions to me at 206-296-7095, or by e-mail to cynthia.moffitt@metrokc.gov.

Thank you for your assistance.



ParksOrd_7.25.03.doc

King County Fairgrounds Ordinance Summary

This ordinance proposes to amend K.C.C. Title 21A to make the King County Fairgrounds facility a permitted use in the RA-10 zone if it is developed in accordance with the approved King County Site Development Plan. The proposed ordinance amends King County Code Title 21A as follows:

- Adds a new definition for “county fairground facility.”
- Amends existing definition for “fairground” to exclude a county fair.
- Amends the permitted use tables to allow a county fairground facility as an outright permitted use in the RA-10 zone if in conformance with the King County Fairgrounds Site Development Plan. Provides for modifications of up to ten percent for building square footage, landscaping, parking, building height or impervious surface.
- Requires a Special Use Permit for a county fairground facility in the RA-10 zone if not in conformance with the King County Fairgrounds Site Development Plan or if exceeding the ten percent thresholds.
- Amends the impervious surface standards in the RA-10 zone for a county fairground facility to allow the amount of impervious surface proposed in the King County Fairgrounds Site Development Plan. Provides for a modification of the impervious surface limitation of up to ten percent.

FISCAL NOTE

Ordinance/Motion No.:

Title: Fairgrounds Ordinance

Affected Agency and/or Agencies: DDES, Department of Natural Resources and Parks

Note Prepared by: Cynthia Moffitt

Note Reviewed by: Tom Koney

Fiscal notes are required for any motion or ordinance that impacts the expenditures or revenues of King County. (K.C.C. 4:04:075)

Impact of the above legislation on the fiscal affairs of King County is estimated to be:

Not quantifiable at this time. The Parks Levy financial plan developed in 2003 for 2004 – 2007 identified entrepreneurial revenues for the division beginning at \$1,177,107 in 2003 and growing 5% per year through 2007. The code changes proposed in this ordinance are meant to allow for expanded revenue generating opportunities at the fairgrounds. While specific revenue estimates are not quantifiable at this time the Parks and Recreation Division’s ability to generate the revenue projected in the long range financial plan will be enhanced.

Revenues* to:

Fund Title	Fund/Dept Code	Revenue Source	Current Year	2nd Year*	3rd Year*	4th Year*
		Total:				

**Each year should be the cumulative impact. Cumulative means the annual total budget impact.*

Assumptions used in deriving revenues: (attach separate sheet if necessary):

-
-
-

Expenditures* from:

Fund Title	Fund/Dept Code	Department/ Item	Current Year	2nd Year*	3rd Year*	4th Year*
		Total:				

**Each year should be the cumulative impact. Cumulative means the annual total budget impact.*

Assumptions used in deriving expenditures: (attach separate sheet if necessary):

-
-
-

Expenditure Categories:

Categories either programmatic or by grand accounts (depending on nature of legislation)	Current Year	2nd Year	3rd Year	4th Year
Total*:				

**Total in all tables should equal for every year.*

REGULATORY NOTE
CHECKLIST OF CRITERIA

Proposed No.: _____ Prepared By: Cynthia Moffitt (205-0709)

Date: September 5, 2003

Yes No N/A

NEED: Does the proposed regulation respond to a specific, identifiable need?

The proposed fairgrounds ordinance will amend K.C.C. Title 21A to make the King County Fairgrounds facility a permitted use in the RA-10 zone if it is developed in accordance with the approved King County Site Development Plan. It will also allow for a few new uses at the facility.

If so, is county government the most appropriate organization to address this need?

ECONOMY & JOB GROWTH: Has the economic impact of the proposed regulation been reviewed to ensure it will not have a long-term adverse impact on the economy and job growth in King County?
The purpose of the proposed regulation is to facilitate a more entrepreneurial approach to the parks division's operation of the fairgrounds. This ordinance will allow new uses in fairgrounds such as restaurants, retail, rental and services related to parks and recreational vehicle camping. Consequently, the proposed changes should increase the probability of positive economic impact (including job growth) at the King County fairgrounds.

PURPOSE: Is the purpose of the proposed ordinance clear?

Are the steps for implementation clear?

EVALUATION: Does the proposed ordinance identify specific measurable outcomes that the proposed regulation should achieve?

Yes No N/A

Is an evaluation process identified?

INTERESTED PARTIES: Has adequate collaboration occurred with all those affected by the proposed regulation (including the public, the regulated and the regulators)?

COSTS & BENEFITS: Will the proposed regulation achieve the goal with the minimum cost and burden?

This ordinance will allow new uses in fairgrounds such as restaurants, retail, rental and services related to parks and recreational vehicle camping. These uses will generate additional revenues for the fairgrounds facility.

Has the cost of not adopting the proposed regulation been considered?

The fairgrounds facility is in need of additional revenue to support its year-around programs. However, the Parks Division's budget has been substantially reduced and therefore reduced its allocation of funds to the Fairgrounds facility. Through the new uses allowed in this ordinance additional funds would likely be forthcoming.

Do the benefits of the proposed regulations outweigh the costs?

VOLUNTARY COMPLIANCE: Does the proposed ordinance inspire voluntary compliance?

CLARITY: Is the proposed ordinance written clearly and concisely, without ambiguities?

CONSISTENCY: Is the proposed regulation consistent with existing federal, state and local statutes?

August 13, 2003

Ike Nwankwo
Growth Management Planner
Department of Community, Trade and Economic Development
P.O. Box 48300
Olympia, WA 98504-8300

Dear Mr. Nwankwo:

Pursuant to WAC 365-195-820, this is notice of the King County Executive's intent to transmit, for Metropolitan King County Council adoption, the enclosed amendments to the King County development regulations relating to new uses for parks and the King County Fairgrounds facility.

Attached for your review are two proposed ordinances relating to a number of new land uses for parks and the King County fairgrounds. The new uses for parks ordinance revises the land use code to allow for new uses in the parks that will create an opportunity for the division to support the parks programs and provide additional amenities in the parks to serve park users. The fairgrounds ordinance proposes to amend the code to make the King County Fairgrounds facility a permitted use in the RA-10 zone if it is developed in accordance with the approved King County Site Development Plan.

If you have any questions, please contact me at (206) 296-7095, or by e-mail at cynthia.moffitt@metrokc.gov. Comments may be mailed to me at:

Department of Development and Environmental Services
900 Oakesdale Avenue SW
Renton, WA 98055-1219

Sincerely,

Cynthia Moffitt
Program/Project Manager

Enclosures

cc: List of State Agencies

DETERMINATION OF NONSIGNIFICANCE

NAME OF PROPOSAL: Enumclaw Fairgrounds Master Site Plan

DESCRIPTION OF PROPOSAL: The proposal is the master site plan to guide phased future development and maintenance of the existing Enumclaw Fairgrounds (King County Fairgrounds at Enumclaw). Site goals for the regional, multi-event complex include: presenting the annual King County Fair; preserving King County's agricultural heritage; providing year-round quality entertainment; offering enriching educational events, and fostering a spirit of vital cooperation with the City of Enumclaw. When fully implemented, the Master Site Plan will not alter the existing purposes and functions of the 95-acre site. It will, however, reorganize activities and facilities to enhance the image, usability and financial viability of the site.

The primary proposed alterations to the Fairgrounds include:

- (1) Modification of the northeast parking lot to create a midway that integrates the stadium with the central fairgrounds, and renovation of other parking lots to improve their function.
- (2) Redesign of the South Entry to create a character-defining landmark that reduces pedestrian, vehicle and transit conflicts.
- (3) Demolition of substandard buildings and creation of a central promenade with activity lawns, pedestrian walks, seating areas and expanded vendor locations.
- (4) Enhancement of existing RV camping with amenities, sewer dump station, water and electrical service to improve marketability as a RV campground.
- (5) Improvement of environmental conditions and restoration of the rural landscape through implementation of a comprehensive tree-planting program.
- (6) Expansion of the rodeo arena southward to create a full-size competition venue.
- (7) Construction of new exhibit halls connecting the existing exhibit building and activity hall to improve function and marketability.
- (8) Construction of new rabbit, sheep and cat barns to create a family farm district.
- (9) Construction of maintenance yard with a garage and shop building.
- (10) Strengthening the historic character of the Community Hall District through (a) demolition and replacement of the existing substandard restroom with an architecturally appropriate, code-compliant building; and (b) landscape development to mitigate the design incongruity of the children's wading pool with the historic character of the community hall.
- (11) Strengthening the character of the Central Fairgrounds District through building upgrades that include architectural treatments to unify disparate styles of existing structures.

Within the existing site, the fairgrounds area will increase from 22 to 34 acres and reorganized grass-surfaced parking stalls with gravel or grass driving lanes will be reduced from 17 to 6 acres. Other areas will remain the same size including the Community Park, paved parking areas, open space and hay/grass silage fields used for overflow parking.

The proposed Master Site Plan will be implemented over 10 or more years. Some projects may be implemented a part of standard maintenance and operations procedures. Capital

improvement projects will be implemented as funds are made available through the County budgeting process. The project will comply with all federal, state and local regulations and requirements.

LOCATION OF PROPOSAL: Enumclaw Fairgrounds is located at the southeast boundary of the City of Enumclaw (Section 30, T20N, R7E). Highway 410 is on the north property line and the site is bisected by 284th Avenue S.E.

PROPONENT & LEAD AGENCY: King County Department of Construction and Facilities Management

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available for review upon request (and copying for a nominal photocopying charge) of File Number S99-316904. Copies of the DNS, the Master Site Plan and the Environmental Checklist are available for examination at the reference desk of the Enumclaw Library.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340. The lead agency will not act on this proposal until after Wednesday, October 6, 1999. The public comment period is fourteen (14) days from the date of issuance of the DNS pursuant to WAC 197-11-500. Any comments must be submitted in writing by 4:30 pm, Wednesday, October 6, 1999. If you have any questions, concerns, or require additional information, please contact Karan K. Soi at (206) 296-4250.

Responsible Official: Cheryl B. Fambles

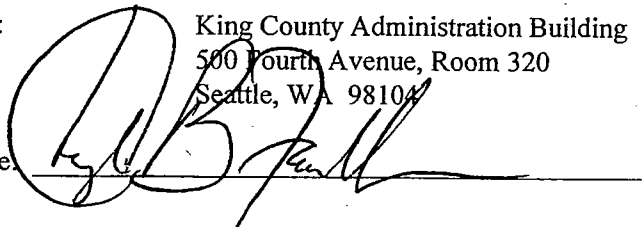
Position / Title: Director, Department of Construction and Facilities Management

Phone / Fax: (206) 296-0648 / (206) 296-0186

E-mail: dcfm.sepacomments@metrokc.gov

Address: King County Administration Building
500 Fourth Avenue, Room 320
Seattle, WA 98104

Signature



Date: 9/21/99

Enumclaw Fairgrounds
King County, Washington

Master Site Plan

ENVIRONMENTAL CHECKLIST

Prepared for:

King County Parks CIP, Facilities Management Division

Prepared by:

Atelier ps

217 Pine Street, Suite 720
Seattle, Washington 98101-1520
206.625.0163

ENVIRONMENTAL CHECKLIST

A. Background:

1. **Name of proposed project, if applicable:**
Enumclaw Fairgrounds Master Site Plan
2. **Name of Applicant:**
King County Parks CIP, Facilities Management Division
3. **Address and phone number of applicant and contact person:**

Applicant:	Agent:
Karan K. Soi, Project Manager Department of Construction and Facilities Management King County Administration Building 500 4th AVE Room 320 Seattle WA 98104-2337 206-296-4250	Janis Snoey Atelier ps 217 Pine ST STE 720 Seattle WA 98101-1520 206-625-0163

4. **Date checklist prepared:**
April 1, 1999, revised September 9, 1999
5. **Agency requesting checklist:**
King County Parks CIP, Facilities Management Division
6. **Proposed timing or schedule (including phasing, if applicable):**
Current proposal is for master plan for to be implemented over 10 or more years. Some improvements may be implemented as part of standard maintenance and operations procedures. Capitol improvement projects will be implemented as funds are made available through the County budgeting process.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
The master plan may be revised at some future date (estimated 10+ years)
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Enumclaw Fairgrounds Master Plan Study - Transportation Analysis by Transportation Solutions, Inc. May 20, 1999 (Attachment 1)
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
The applicant knows of no pending applications for governmental approvals of other proposals directly affecting the property.

10. List any government approvals or permits that will be needed for your proposal, if known.

As the master plan is implemented, the following permits may be needed for some phases of construction:

- King County Commercial Building Permit
- Seattle-King County Department of Health Application
- State Highway Sign Permit

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

This proposal is to establish a master plan to guide future development and maintenance of the existing Enumclaw Fairgrounds (King County Fairgrounds at Enumclaw). The existing site consists of approximately 95 acres (See Figure 1). When fully implemented, the master plan (See Figure 3) will not alter the existing purposes and functions of the site. It will reorganize activities and facilities to enhance the image, usability and financial viability of the site. The primary alterations are:

1. Modify the northeast parking lot to create a midway that integrates the stadium with the central fairgrounds. Renovate other parking lots to improve their function.
2. Re-design the south entry to create a character-defining landmark that reduces pedestrian, transit, and vehicle conflicts.
3. Demolish substandard buildings and create a central promenade with activity lawns, pedestrian walks, seating areas and expanded vendor locations.
4. Enhance existing RV camping with amenities, sewer dump station, water and electrical service to improve marketability as a RV campground.
5. Improve environmental conditions and restore rural landscape qualities through implementation of a comprehensive tree-planting program.
6. Expand the rodeo arena southward to create a full-size competition venue.
7. Construct new exhibit halls connecting the existing exhibit building and activity hall to improve function and marketability.
8. Construct new rabbit, sheep and cat barns to create a family farm district.
9. Construct a maintenance yard with a garage and shop building.
10. Strengthen the historic character of the Community Hall District through: (1) demolition and replacement of the existing substandard restroom with an architecturally-appropriate, code-compliant building; and (2) landscape development to mitigate the design incongruity of the children's wading pool with the historic character of the community hall.
11. Strengthen the character of the Central Fairgrounds District through building upgrades that include architectural treatments to unify the disparate styles of existing structures.

When fully implemented (in 10+ years), the proposed improvements will alter the existing conditions as shown in the following table.

Land use	Existing	Proposed
Community park with meeting hall, baseball field, tennis courts, football field with grandstand seating	10 acres	10 acres
Fairgrounds with buildings, arenas, walkways, lawn area, RV campgrounds	22 acres	34 acres
Hard-surfaced parking area	7 acres	7 acres
Parking with grass-surfaced parking stalls and either gravel or grass drive lanes.	17 acres	6 acres
Open space (forested slope, wet meadow)	9 acres	9 acres
Hay/grass silage fields used for overflow parking and seasonal camping	30 acres	30 acres

12. **Location of the proposal.** Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Enumclaw Fairgrounds is located at the southeast boundary of the City of Enumclaw (Section 30, T20N R7E). Highway 410 is on the north property line and the site is bisected by 284th Avenue SE. See Figure 2.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site:

X	flat: 73 acres
X	rolling: 15 acres
	hilly
X	steep slopes: 7 acres
	mountainous
	other

(Source of information: Aerial topographic map prepared by Walker & Associates, 1998 and on-site observation.)

b. What is the steepest slope on the site (approximate percent slope)?

45 percent; no work is anticipated on steep slopes.

(Source of information: Aerial topographic map prepared by Walker & Associates, 1998 and on-site observation.)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The site has the following soil types (in approximate area).

Alderwood gravely sandy loam, 0-6%: 50 acres

Buckley silt loam: 40 acres

Everett gravely sandy loam, 5-15%: 3 acres

Everett gravely sandy loam, 15-30%: 2 acres

(Source of information: King County Soil Survey, USDA Soil Conservation Service, 1972)

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

On-site, there are no apparent surface indications or history of unstable soils. The King County Sensitive Areas Map Folio indicates areas of erosion hazard about a 1/4-mile east of the site.
(Source of information: King County Sensitive Areas Map Folio, 1990)

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Purpose	Type	Approx. Quantity
Cut/fill to build service drive behind grandstand.	On-site material, balanced on-site	200 cubic yards
Grading for new or rehabilitated walkways, buildings, lawns, parking and similar improvements.	On-site material, balanced on-site	38 acres
Granular fill placed in lawn areas to provide: (1) berms intended to define spaces and create informal amphitheaters, and (2) improved drainage for lawn areas to enhance usefulness and reduce maintenance.	Sand and gravel imported from commercial quarries in the Enumclaw vicinity.	28,000 cubic yards

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Construction activities such as demolition and grading could temporarily result in increased erosion potential. This impact is expected to be minimal because of the area within the limits of construction is generally flat.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

In the existing condition, 22.9 acres or 24 percent of the site is covered with impervious surfaces. When the master plan is fully implemented 26.5 acres or 29 percent of the site will be covered with impervious surfaces. The area of impervious surfaces will increase by 3.6 acres or 5 percent.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth if any:

The master plan will be implemented in small construction projects over a number of years (10+ years). Grading activities at any one time will be likely limited to areas of less than 5 acres; the average project size at any one time will be approximately 2 acres.

A Temporary Erosion and Sedimentation Control Plan (TESCP) meeting King County standards will be implemented to reduce or control erosion and sedimentation resulting from construction work.

Earthwork and grading is limited to generally flat areas. No work is proposed on the steep slopes. The King County Sensitive Areas Ordinance requires a 50-foot buffer at the toe of steep slopes (the top of slope is off-site). This buffer may be reduced to a minimum of 10 feet when an applicant demonstrates to King County pursuant to a special study that the reduction will adequately protect the proposed development and the sensitive area. Work within 50 feet of the toe of the slope resulting from implementation of the master plan occurs only in areas of existing development. Prior to submitting a permit application for projects within 50 feet of the toe of steep slopes, the County will conduct a special study to determine the potential impact of the proposed work on the stability of the slope.

2. AIR

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

The use of construction equipment may result in temporary and minimal increases in dust and emissions.

On an incremental basis and at full implementation of the master plan, increased vehicular traffic to the site may result in increases in local emissions. This is not anticipated to be a significant impact because:

1. Potential traffic increases are likely occur outside the King County Fair season and it is unlikely that any new events will generate as much traffic as the King County Fair.
2. Potential traffic increases are likely occur during fall and spring when local wind conditions are likely to dissipate emissions.
3. Implementation will occur over a number of years (10+ years). During this time, likely improvements in mass transit and automobile technology would generally reduce emissions.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so generally describe.**

There are no apparent off-site sources of emissions or odor that may affect this proposal.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

Proposed measures to minimize impacts on the air during construction will include spraying water on dusty surfaces to reduce airborne dust.

When implemented, the proposed master plan will retain approximately 9 acres of native growth (forested hill slope and wetland) and 60 acres of shrubs, lawn, grass or hay field. Further, it will provide for 750 new deciduous shade trees and 210 new conifer trees. Vegetation removes carbon dioxide, carbon monoxide and other toxic pollutants from the air, producing oxygen in exchange. This amount of saved and new vegetation will contribute to better air quality.

3. Water

a. Surface:

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

A wetland approximately 1/4-acre in size is located south of the main fairgrounds and east of the south parking lots. It is identified in the King County Sensitive Areas Map Folio as White River Basin Wetland #39b. This wetland is not included in the King County Wetlands Inventory. It has been mapped in the U.S. Fish and Wildlife Service National Wetlands Inventory. The wetland is in a closed topographic depression. Apparently, when a catch basin north of the wetland is either plugged or its capacity is exceeded, surface water ponding in the wetland increases (Communication with fairgrounds maintenance staff). The wetland has seasonal high ground water and is vegetated primarily by grasses, forbs and some woody shrubs. A wetland delineation study has not been conducted on the site. Based on available information, it is likely a "Class 3 wetland" as defined by the King County Sensitive Areas Ordinance.

Boise Creek is located approximately 220 to 600 feet south and southeast of the project site. According to the King County Sensitive Areas Map Folio, Boise Creek is a Class 1 Stream, which is defined as "Shoreline of the State" under King County's Shoreline Master Program. Boise Creek flows into the White River. The White River flows through Pierce County to the Puyallup River, then to Puget Sound at Commencement Bay.

- 2) **Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

When implemented, the master plan will not require work within 200 feet of Boise Creek.

When implemented, the master plan will require work within 50 feet of the wetland. This work will include improvements to an existing parking area and an existing RV campground.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site affected. Indicate the source of fill material.**

No fill or dredge material will be placed in or removed from surface water or wetlands as a result of this proposal.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

The proposal will not require surface water withdrawals or diversions.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

At the property line furthest south, a portion of the site is within the 100-year flood plain of Boise Creek. In the existing condition, this area covered with grass turf and used for overflow parking. When implemented, the master plan will retain this use. Proposed improvements will include the addition of a hard-surfaced driving lane. Parking stalls will remain surfaced with turf. A biofiltration swale and storm detention pond will be constructed in the general area. Prior to development, the 100-year floodplain will be accurately surveyed and the stormwater facilities will be located outside the 100-year floodplain.

(Information source: King County Sensitive Areas Map Folio, 1990)

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe type of waste and anticipated volume of discharge.**

The proposal will not involve discharges of waste materials to surface waters.

b. Ground:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

The proposal will not result in withdrawals or water discharges to groundwater.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals... agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

The proposal will not discharge waste materials into the ground. Domestic sewage will be discharged to the existing sanitary sewer system. Animal wastes will be collected, composted and removed from the site. Wash water from barns likely to contain animal wastes will be discharged to a sanitary sewer system. Additional sanitary sewer lines will be provided as part of the incremental development of the master plan.

c. Runoff (including storm water):

1) Describe source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Under existing conditions, the 30-acre fairground parcel west of 284th Ave. SE is harvested for hay/silage and used for overflow parking and seasonal camping during the 6-day fair in July. Storm water is absorbed or runs off as sheet flow to the south and north. To the north it enters roadside ditches; to the south is generally in the direction of Boise Creek. When the master plan is implemented, the proposed condition will not alter the existing condition.

Under existing conditions, storm water runoff from the approximately 65 acres east of 284th Ave. SE is controlled through various systems. This portion of the site includes open lawn areas, arenas, parking lots, livestock structures, exhibit halls, and administrative buildings. The main fairgrounds and parking gently slopes to the west. Runoff from the developed areas is collected into a tightline system connecting with the City of Enumclaw's storm water system. Storm water runoff from the south parking area sheet flows until it is collected in an open ditch along 284th Ave SE.

Some deficiencies in the existing system have been noted. The community park has a deteriorated tightline system that extends under the sports field. This has resulted in on-site ponding and water damage to the grandstand. Also, the catch basin north of the wetland apparently becomes plugged or its capacity is exceeded on a frequent basis.

When the proposed master plan is implemented, the proposed condition will require additional conveyance system. The existing tightline system will remain; improvements will be made to correct existing deficiencies. New ditches, catch basins and storm drainpipe are proposed to collect storm water runoff and distribute it to required biofiltration swales and detention ponds. The design and alignment of the conveyance system will be determined in the design phase for construction projects. In accordance with the current King County Surface Water Design Manual, the site must meet Level 1 flow control requirements and Basic Water Quality menus. A Drainage Technical Information Report (TIR) will be prepared to document the basis, calculations and details of the proposed design. Figure 3 shows the conceptual location of detention and biofiltration facilities. Prior to development, the 100-year floodplain for Boise Creek will be accurately surveyed and the stormwater facilities will be located outside the 100-year floodplain. An existing retention facility northeast of the livestock barn collects runoff from the golf course parking lot east of the fairgrounds. In the proposed condition, this facility will be maintained and expanded to incorporate fairground detention needs.

2) Could waste material enter ground or surface waters? If so, generally describe.

Prior to infiltration to groundwater or contact with surface water bodies, storm water will be treated to remove most pollutants or waste materials in biofiltration swales or in overland flow. Negligible quantities of waste material suspended in storm water runoff may possibly enter ground or surface water.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Prior to development of facilities in the vicinity of the existing wetland, King County Parks will complete delineation of the wetland. The existing wetland is most likely a Class 3 wetland as per King County's Sensitive Area Ordinance (SAO). The SAO requires a 25-foot wide buffer for Class 3 wetlands. The master plan provides for a minimum 50-foot buffer on the wetland to allow for possible deviation to the currently assumed wetland boundary. Additional open space in the vicinity will allow for buffer averaging, if needed and if approved by the permitting agencies.

Prior to implementation of the master plan through construction projects that will increase the amount of impervious surfaces, King County Parks will prepare a Drainage Technical Information Report (TIR) and design

a storm water collection and distribution system meeting applicable requirements. The design and alignment of the conveyance system will be determined in the design phase for each construction project. Prior to development, the 100-year floodplain for Boise Creek will be accurately surveyed and proposed stormwater facilities will be located outside the 100-year floodplain.

Overflow parking stalls are surfaced with turf to reduce the amount of impervious surfaces that generate storm water runoff. Overflow parking is used on an infrequent basis. Most usage is during summer months when rainfall generating storm water runoff is less frequent.

The proposed master plan will retain approximately 9 acres of native growth (forested hill slope and wetland) and 60 acres of shrubs, lawn, grass or hay field. Over 70 percent of the 95-acre site will be pervious surfaces.

4. PLANTS:

a. Check or circle types of vegetation found on the site:

<input checked="" type="checkbox"/>	Deciduous tree	
<input checked="" type="checkbox"/>	alder	
<input checked="" type="checkbox"/>	maple	
	aspen	
<input checked="" type="checkbox"/>	other	hawthorn, chestnut, a variety of ornamental and shade trees such as red maple, linden, flowering cherry and the like
<input checked="" type="checkbox"/>	Evergreen tree	
<input checked="" type="checkbox"/>	fir	native and ornamental species
<input checked="" type="checkbox"/>	cedar	
<input checked="" type="checkbox"/>	pine	ornamental and native species
<input checked="" type="checkbox"/>	other	arborvitae and other ornamental species
<input checked="" type="checkbox"/>	Shrubs	
		salmonberry, salal, numerous ornamental species such as rhododendron, azalea, pieris, photinia, English laurel and the like
<input checked="" type="checkbox"/>	Grass	
		lawn and infrequently mown rough grass areas
	Pasture	
<input checked="" type="checkbox"/>	Crop or Grain	
		grass harvested for hay or silage
<input checked="" type="checkbox"/>	Wet soil plants	
	cattail	
<input checked="" type="checkbox"/>	buttercup	
	bulrush	
	skunk cabbage	
<input checked="" type="checkbox"/>	other	reed canary grass, rushes
	Water plants	
	water lily	
	eel grass	
	milfoil	
	other	
	Other types of vegetation	

b. What kind and amount of vegetation will be removed or altered?

As the master plan is incrementally implemented over 10 or more years, existing vegetation will be disturbed for construction activities or converted to impervious surfaces. The estimated total of impacts likely created by all construction projects is as follows:

3.6 acres of grass or lawn will be converted to impervious surfaces.

During construction, grading operations will disturb approximately 25 acres of existing lawn, grass, or ornamental shrub areas. Approximately 86 percent, or 21.5 acres, will be restored to grass, lawn, or shrub areas.

c. List the threatened or endangered species known to be on or near the site.

No apparent threatened or endangered species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

As the master plan is incrementally implemented over 10 or more years, a comprehensive tree planting program will be implemented to improve environmental conditions and restore rural landscape qualities. This plan provides for 750 deciduous trees and 210 conifers.

The proposed master plan will retain approximately 9 acres of native growth (forested hill slope and wetland) and 60 acres of shrubs, lawn, grass or hay field.

5. ANIMALS

a. Birds and animals which have been observed on or near the site or are known to be on or near the site:

X	Birds	
	X	hawk
		heron
		eagle
	X	songbirds
	X	other English sparrow, starlings, crows, barn owls
X	Mammals	
		deer
		bear
	X	elk evening grazing and bedding in 30-acre parcel west of 284th Ave. SE
		beaver
	X	other opossum, moles, rabbits, mice, rats and the like
X	Fish	
		bass
	X	salmon in Boise Creek which is 220-600 feet south and southeast of the site
	X	trout in Boise Creek which is 220-600 feet south and southeast of the site
		herring
		shellfish
		other
X	Reptiles and amphibians	
		tree frogs, garter snakes

- b. List any threatened or endangered species known to be on or near the site.**

The federal government has recently listed Chinook salmon as a threatened species under the Endangered Species Act. Boise Creek, which is 220 to 600 feet south and southeast of the site, is likely to provide habitat to Chinook salmon.

- c. Is the site part of a migration route? If so, explain.**

The site is located within the Pacific Flyway for migratory birds. Migratory birds such as songbirds have been observed at the site. Boise Creek, which is 220 to 600 feet south and southeast of the site, is likely to provide habitat to migratory fish such as Chinook salmon.

- d. Proposed measures to preserve or enhance wildlife, if any:**

The proposed master plan will retain approximately 9 acres of native growth (forested hill slope and wetland) and 30 acres of grass field harvested for hay or silage. Both areas provide wildlife habitat.

As the master plan is incrementally implemented over 10 or more years, a comprehensive tree planting program will be implemented. This plan provides for 750 new deciduous trees and 210 new conifers. The master plan also provides for 2.5 acres of shrub mass and 27 acres of lawn or rough grass areas. To varying degrees, this vegetation will contribute to wildlife habitat.

None of the activities proposed by the master plan are expected to impact the salmon habitat in Boise Creek that is located 220 to 600 feet south and southeast of the site.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electrical energy is and will be used for heating, cooling, lighting, and operation of concessionaire equipment (primarily cooking) as it is in the existing condition. The vendor provides generators to power midway rides during the fair. Natural gas is and will be used for heating buildings and water.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No, the project is not anticipated to affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

As the master plan is incrementally implemented over 10 or more years, new facilities will be constructed to meet Washington State Energy Code requirements. Where appropriate, existing facilities will be retrofitted to meet the code requirements and help to reduce energy consumption.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

No environmental hazards are anticipated to result from implementation of the proposed master plan.

1) Describe special emergency services that might be required.

No special emergency services will be required.

2) Proposed measures to reduce or control environmental health hazards, if any:

No special measures to reduce or control environmental health hazards are needed.

b. NOISE:

1) What types of noise exist in the area which may affect your project?

There is no apparent noise existing in the area that may affect this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis? Indicate what hours noise would come from the site.

As the master plan is incrementally implemented over 10 or more years, equipment used during construction projects may temporarily increase ambient noise levels. This increase will be minimal and generally occur during daytime working hours: 8:00 AM to 6:00 PM.

In the existing condition, activities that generate noise at the site include:

- midway rides, amplified music and announcements, and traffic during the King County Fair;
- amplified music and announcements during dog shows, horse shows and the like;
- musical bands, cheering crowds, and amplified announcements during high school football games; and
- maintenance and operation equipment such as trucks and mowers.

The proposed condition is not anticipated to increase the peak noise periods. Improvements to the site may attract additional non-fair/non-football events that could lengthen the period during which the fairground generates noise. The types of events are anticipated to be similar to dog shows, horse shows, family reunions, meetings and conventions. Some activities are anticipated to use primarily indoor space. The general noise level generated by potential new non-fair/non-football events is anticipated to be less than that generated by the fair and football games.

3) Proposed measures to reduce or control noise impact, if any:

No specific measures are proposed to reduce or control noise.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

- The site east of 284th Ave. SE is used for park and fairground activities such as the King County Fair, dog shows, horse shows, football games, baseball games, meetings, and community functions. The site west of 284th Ave SE is used for hay/silage production and overflow parking.
- The property immediately north of the site is used for commercial purposes. Located further north is a pickle processing plant and agricultural lands.
- King County's Enumclaw Golf Course and some private residences are located east of the site.
- The area south of the site is in residential and forestry uses.
- The area west of the site is in residential and agricultural uses.

b. Has the site been used for agriculture? If so, describe.

The 30-acre site west of 284th Ave. SE is used for agriculture. It is planted in grass and harvested for hay or silage. After it is harvested and during the fair, it is used for overflow parking and seasonal camping. This use is not anticipated to change as the proposed master plan is implemented.

c. Describe any structures on the site.

- Exhibition Hall: 18,200 square foot concrete panel building with open interior. Originally built for the 1962 Seattle's World Fair and moved to the site in 1965.
- Activity Hall: 12,600 square foot concrete panel building with open interior. Originally built for the 1962 Seattle's World Fair and moved to the site in 1965.
- Rodeo Arena: 30,580 square feet fenced arena with livestock pens and bleacher seating for approximately 2000.
- Horse Barn: 14,592 square feet steel frame, 120-stall barn clad with corrugated metal.
- Community Hall (AKA Field House, Community Center, Activity Center): Two-story, 18,000 square foot building with stage and gymnasium floor. Built of logs and timber in 1930s as a Works Progress Administration (WPA) project.
- Stadium: Lighted football field with covered wood frame grandstand seating 1200.
- Livestock Barn: 31,000 square foot steel frame barn clad with corrugated metal.
- Swine Barn: 2000 square foot steel frame barn clad with corrugated metal.
- Dog Barn: 2000 square foot steel frame barn clad with corrugated metal.
- Covered Arena: 18,600 square foot steel frame roofed arena without walls.
- Outdoor Arena: 7000 square foot open-air arena.
- Restroom/Showerhouse: 1400 square foot concrete block building
- Office (AKA Administration Building): 6000 square feet concrete panel building with offices and maintenance area. Originally built for the 1962 Seattle World Fair and moved to the site in 1965.
- Rabbit Barn: 7000 square foot barn clad with corrugated metal
- Miscellaneous small buildings: ticket booths, concession stands and restrooms

d. Will any structures be demolished? If so, what?

As the master plan is incrementally implemented over 10 or more years, the existing Rabbit Barn and miscellaneous small buildings will be demolished. The livestock pens at the existing Rodeo Arena will be demolished and rebuilt to allow for expansion in the size of the arena.

e. What is the current zoning classification of the site?

The site east of 284th Ave. SE is RA-10 - Rural Area, 1 DU per 10 acres.
The site west of 284th Ave SE is A-35 - Agriculture, 1 DU per 35 acres.

f. What is the current comprehensive plan designation of the site?

King County Owned Open Space/Recreation. The site west of 284th Ave SE is within an Agricultural Production District.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

A wetland approximately 1/4-acre in size is located south of the main fairgrounds and east of the south parking lots is identified in the King County Sensitive Areas Map Folio as White River Basin Wetland #39b. Based on available information, it is likely a "Class 3 wetland" as defined by the King County Sensitive Areas Ordinance.

The King County Sensitive Areas Map Folio indicates that the 100-year flood plain of Boise Creek extends over a portion of the site at its southern most property line.

The on-site steep slopes meet the definition of steep slopes as regulated by the King County Sensitive Areas Ordinance (in excess of 40 percent).

i. Approximately how many people would reside or work in the completed project?

No people reside within the site in the existing or proposed condition. A varying number of people work within the site in its existing condition. The fairgrounds are managed and maintained year-round by 6 people. The number of employees seasonally increases during the spring to 12 people, peaking during the King County Fair at 115 persons. No statistics are available on private vendors and contractors who work at the site during the fair; although this number is roughly estimated as 300 people. As the master plan is incrementally implemented, additional employees may be needed as a result of increased site usage. This potential employment increase has not been estimated, but will be based on need, financial feasibility, and cost-effectiveness.

j. Approximately how many people would the completed project displace?

Implementation of the proposed master plan will not displace people.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No measures to avoid or reduce displacement impacts are necessary because there is no displacement.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is compatible with existing and projected land uses and plans.

Prior to development of facilities in the vicinity of the existing wetland, King County Parks will complete delineation of the wetland. The existing wetland is most likely a Class 3 wetland as per King County's Sensitive Area Ordinance (SAO). The SAO requires a 25-foot wide buffer for Class 3 wetlands. The master plan provides for a minimum 50-foot buffer on the wetland to allow for possible deviation to the currently assumed wetland

boundary. Additional open space in the vicinity will allow for buffer averaging, if needed and if approved by the permitting agencies.

No work is proposed on the steep slopes. The SAO requires a 50-foot buffer at the toe of steep slopes (the top of slope is off-site). This buffer may be reduced to a minimum of 10 feet when an applicant demonstrates to King County pursuant to a special study that the reduction will adequately protect the proposed development and the sensitive area. Work within 50 feet of the toe of the slope resulting from implementation of the master plan occurs only in areas of existing development. Prior to submitting a permit application for projects within 50 feet of the toe of steep slopes, the County will conduct a special study to determine the potential impact of the proposed work on the stability of the slope.

Prior to development, the 100-year floodplain for Boise Creek will be accurately surveyed. Stormwater facilities proposed in the area will be located outside the 100-year floodplain.

9. HOUSING

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

No housing units will be provided.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

No housing units will be eliminated.

- c. **Proposed measures to reduce or control housing impacts, if any:**

No housing impacts are anticipated; no special measures to reduce or control impacts are proposed.

10. AESTHETICS

- a. **What is the tallest height of any proposed structure(s), not including antennas: what is the principal exterior building material(s) proposed?**

The tallest height of any proposed permanent structure will not exceed the existing tallest height of existing permanent structures. This is estimated to be less than 40-foot height. The midway rides used temporarily on the site during the fair may taller than 40 feet.

Existing structures create two distinct character districts within the fairgrounds site: (1) the Community Hall District with log structures and log-siding and (2) Central Fairground District with galvanized steel and concrete structures. Future development of the site will seek to unify the districts in terms of spatial elements, colors, building forms and circulation. However, materials used for buildings and site improvements within each district will respect the existing character within the district.

Materials used in new built forms, structures, objects and site furniture will be those commonly used on the traditional family farm. The application will be straightforward without calling attention to itself. Materials will be sturdy and intended to last for many years. Specific applications of materials are described in the following sections; the general materials include:

- Rough-sawn cedar
- Painted or galvanized trim
- Zinc galvanized steel
- Corrugated galvanized steel sheet metal (22-gauge min.) or panels with vertical battens
- Galvanized steel flashing

Primary materials in the Community Hall District are rough-sawn cedar and painted trim. Zinc galvanized steel and corrugated galvanized steel sheet metal are more appropriate in the Central Fairground District.

b. What views in the immediate vicinity would be altered or obstructed?

No views in the immediate vicinity are anticipated to be affected by this proposal

c. Proposed measures to reduce or control aesthetic impacts, if any:

As part of master plan implementation, the County will use design guidelines to guide rehabilitation and new construction. The guidelines address construction materials; colors; vegetation; circulation and paving types; building form, windows and doors; structures and site furniture; art and decorative elements; signs; and lighting. The guidelines support this theme:

The Fairgrounds will be a celebration of King County's family farm heritage.

The primary character-defining elements include (1) the sense of a rural setting; (2) components of traditional farm buildings; and (3) celebratory elements featuring barnyard creatures.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

In the existing condition, the site intermittently and seasonally produces light in the form of parking lot and pedestrian walkway security lighting; stadium lighting for high school football games and special events; decorative lighting for midway rides and vendor booths; and building security lights. As the master plan is incrementally implemented, improvements to the site may attract additional non-fair/non-football events that could lengthen the period during which the site generates light. The types of events are anticipated to be similar to dog shows, horse shows, family reunions, meetings and conventions. Some activities are anticipated to use primarily indoor space.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The general light level generated by potential new non-fair/non-high school football events is anticipated to be less than generated by the existing fair or existing high school football games. The potential lengthened period in which the site generates light is not anticipated to be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

There are no apparent existing off-site light or glare sources that will affect this proposal.

d. Proposed measures to reduce or control light and glare impacts.

As the master plan is incrementally implemented, lighting shall be designed to minimize excessive glare and prevent light pollution.

12. RECREATION

a. What are designated and informal recreation opportunities in the immediate vicinity?

The proposed site is a recreation facility. It provides opportunities for:

- presenting the annual King County Fair,
- concerts
- livestock, horse, dog, cat shows,
- company picnics and family reunions
- vehicle and trailer rallies
- crafts shows,
- RV hookups,
- rodeos,
- competition events such as the Northwest Scottish Highland Games
- picnicking,
- baseball and softball,
- wading pool for children, and
- high school sports including football.

b. Would the proposed project displace any existing recreational uses?

The proposed project will not displace any existing recreational uses. The existing tennis courts in the community park are very deteriorated and closed to the public. The tennis courts will be removed as the master plan is implemented.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The purpose of the proposed master plan is to improve recreational opportunities by reorganizing activities and facilities to enhance the image, usability and financial viability of the site.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

The King County Landmarks Commission approved designation of 14 acres in the vicinity of the community park as a King County Landmark. The significant features are the:

- Community Hall (AKA Field House, Community Center, Activity Center),
- picnic shelter,
- Stadium, and
- fieldstone retaining walls, steps, walkways.

The criteria applied to designate the site as a landmark include:

- The site is associated with events that make a significant contribution to the broad patterns of national, state, or local history; the property is a direct product of a nationwide Depression-era economic recovery program (Works Progress Administration) that had significant impact in the physical development of King County.
- The site embodies the distinctive characteristics of a type, period, style, or method of construction... The property is a strong example of Depression-era public architecture, known variously as CCC-style or Park Service Rustic. Additional site features and secondary structures support the overall design concept. The property possesses integrity of location, design, materials, workmanship, feeling and association.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

See 13a above

c. Proposed measures to reduce or control impacts, if any:

The master plan will not alter the form or function of the significant Landmark features. No alteration of significant features will occur without first obtaining a certificate of appropriateness from the King County Landmarks Commission.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans if any.

Enumclaw Fairgrounds is a regional facility attracting attendees from the metropolitan Puget Sound region. Most of the traffic arrives to the site via SR 164 or SR 410. SR 164 is a two-lane highway connecting Enumclaw to the Auburn and the King County metropolitan area. SR 410 is a two-lane highway connecting Enumclaw to Sumner/Puyallup and the Pierce County metropolitan area. A lesser amount of regional traffic arrives from the north via SR 169 and from the east via SR 410/Chinook Pass (which is closed during late fall, winter and spring). Both SR 164 and SR 169 merge with SR 410 in the town of Enumclaw.

The site is accessed primarily from 284th Avenue SE and SE 456th Street, both of which intersect with SR 410. The site has a minor access from SR 410 at the Community Hall. The intersection of 284th and SR 410 is controlled by a traffic signal. During the 6-day King County Fair, 284th Avenue between SR 410 and SE 456th Street is converted to a one-way road to accommodate increased traffic volumes. At peak times during the fair, traffic is manually directed at the intersection of Highway 410 and SE 456th Street. Washington State Department of Transportation has funded a traffic control signal for this intersection. It will be installed within the next three years.

The access to four private residences east of the King County Fairgrounds is through the fairground site. One residence is accessed via the extension of SE 456th Street on the south side of the fairgrounds between the fairgrounds and the south parking lot. The remaining three residences have access via an easement from 284th Avenue SE north of the main fairgrounds between the fairgrounds and the north parking lot.

The proposed master plan will maintain the existing access system with the following modifications:

1. Access to the four private residences will be maintained, but realigned (see 14.d. below).
2. An existing service road between the Stadium and the softball field will be upgraded to provide access to the North Group Camping Area and three residences on a temporary basis during the fair or other major event. The temporary access will be from Highway 410 rather than 284th Avenue SE.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

During the fair, the site is currently served by Metro Transit special-event service, which transports fairgoers from urban communities to the fairground gates.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Existing Condition:

- The existing fairground has several acres of parking. None of the parking is marked for stalls, except for handicapped parking stalls and the Community Hall parking area. During the fair, there is estimated to be 1275 to 1460 parking spaces available east of 284th Avenue SE; 250 to 280 of these are on a mown grass field at the south end. During the fair and some other events, sections of the parking areas are used for activities other than parking. When parking areas are not used for other activities, there is estimated to be 1600 to 1800 parking spaces east of 284th Avenue SE.
- The 30 acres west of 284th Avenue SE is used for overflow parking during the fair. In this area, there is room for 1000 or more seasonal parking sites on the mown hayfields. This area is zoned for agriculture and cannot be converted to parking on a permanent basis. The zoning also precludes construction of drive aisles, which would make the land unsuitable for agriculture.
- During the fair, a shuttle bus transports fairgoers from the remote parking areas to the South Entry.
- Part of the need for additional parking during the fair is met by private enterprise; some adjacent private property owners open their land for parking, collecting fees from the fairgoers.
- Most events average from 40 to 675* vehicles. At peak times, the major events (the fair and the Scottish Highland Games) generate a need for 2000 or more parking spaces. Most of the time, there is substantial excess capacity for parking.
- In some years, wet soil conditions reduce the parking capacity on both sides of 284th Avenue SE.

Proposed Condition:

- In full buildout, the master plan allows for 1285 to 1420 parking stalls east of 284th Avenue SE. This will not be a significant change from the number of spaces provided in the existing condition during the fair. Although less acreage will be available for parking, more parking will be made available by striping for more efficient parking. An additional 160 to 180 cars may be parked in the Midway when it is not in use. There would be a total loss of 155 to 200 parking stalls for non-major events. This loss is not significant because it represents excess capacity in the existing and forecasted condition.
- The condition west of 284th Avenue SE will remain the same as the existing condition with the exception of asphalt driveway aprons.
- Implementation of the master plan may result in increased parking demand, particularly for moderate-sized events. In full buildout, most events are estimated to potentially generate the need for 55 to 1035* parking spaces, which can be met by the available parking space east of 284th Avenue SE.
- At full buildout, most of the parking east of 284th Avenue SE will be converted to all-weather surfacing to accommodate increase usage and reduce maintenance costs.

The following summarizes the allocation of existing and proposed parking spaces:

Estimated Number of Parking Spaces during the King County Fair

	Existing Condition	Proposed Condition (full buildout)
Asphalt surface	50-55	805-885**
Crushed rock surface	475-575	0
Grass surface with crushed rock drive aisles	500-550	0
Reinforced grass surface with asphalt drive aisles	0	480-535
Seasonal parking on mown hay fields	1000+	1000+
Total, excluding seasonal parking	1025 - 1180	1285-1420

* Based on Typical Event Traffic Volume estimates by Transportation Solutions, Inc. and Fairground management, excluding 10 percent additional allowance (see 14.f, below).

** Some parking areas shown in the master plan as asphalt surfacing may be implemented as reinforced grass surface, if the latter proves to be suitable for the levels of use.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe.

The proposal will not require any new road or streets or improvements to existing roads or streets, not including driveways. As exists in the current condition, supplemental traffic control may be warranted during major events such the King County Fair.

According the *Enumclaw Fairgrounds Transportation Analysis* completed by Transportation Solutions, Inc., the proposal has the potential of doubling the existing average daily traffic volume (see 14.f, below). However, the major increases are expected to occur on weekends or on weekday evenings avoiding typical high traffic demand periods such as peak weekday commuter periods. The existing road network has the capacity to serve the additional volumes during off-peak periods, therefore increased activity levels should not warrant a change in existing traffic control or any improvements to the road network.

If attendance increases significantly during major events such as the King County Fair, there may be a need for supplemental traffic control if volumes exceed the capacity of existing traffic signals. Under existing conditions, a Fair Safety Committee (comprised of local officials, law enforcement officers and fair staff) reviews and approves traffic and safety issues related to the fairgrounds. The Committee will continue to monitor traffic conditions. Interim manual traffic control will be added at the times warranted by traffic volumes.

Access to the four private residences east of the site will be maintained as follows:

1. The residential access south of the fairgrounds will be maintained via the service road between the main fairgrounds and the south parking lot. This is similar to the existing condition except that the roadway will be moved approximately 250 feet south to accommodate the new drop-off/turnaround and expansion of the rodeo arena.
2. The residential access north of the fairgrounds will be maintained via a service road between the main fairgrounds and the stadium. This is similar to the existing condition except the access road will be moved approximately 450 feet north to accommodate expansion of the fairgrounds. During the fair, this access will

be closed to for the midway games, carnival rides and to allow pedestrian traffic between the main fairgrounds and stadium. During this 6-day period, access to the private residences and the North Camping Area will be provided via Highway 410 through the community park on the improved road east of the grandstand.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use or occur in the immediate vicinity of water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Transportation Solutions, Inc. analyzed transportation issues associated with implementation of the proposed master plan. Traditionally, traffic studies forecast traffic demand by applying standard trip generation rates to new building area or use. The traditional model for traffic studies is not applicable to this proposal because it does not substantially increase existing building area or alter existing site activities. When implemented, improvements to the site may increase attendance at existing events and attract additional non-fair events. The improvements are most likely to attract a larger number of moderate-sized special interest consumer and trade shows. Accordingly, the estimate of increased traffic volume is based on a projected activity schedule compared to traffic generated by the current activity schedule. Peak volumes are most likely to occur on weekends and weekday evenings. The following summarizes the estimated existing and forecasted traffic volumes.

	Existing Trip Generation*	Forecasted Trip Generation*
Estimated Annual Traffic Volume	81,800	172,150
Annual Average Daily Traffic Volume	224	472

- * Trip generation is based on attendance levels and the following assumptions:
1. Average vehicle occupancy rate ranging from 1 per car for specialized and/or small events to 3.2 persons per car for family-oriented events such as the King County Fair.
 2. Two trips for each vehicle -- one trip in and one trip out.
 3. An additional 10 percent allowance added to the base attendee volume to reflect: (1) the event sponsor or staff activities and (2) additional trips made by some attendees.

Local residents may experience a slight increase in the volume or frequency of traffic during peak use periods. This may result and an increase in the delay for vehicles exiting side streets or driveways along major arterial streets. This increase in delay is expected to be in the range of 5 to 10 seconds during 10 to 20 days of the year.

- g. Proposed measures to reduce or control transportation impacts, if any.

1. During the fair, the site is currently served by Metro Transit special-event service, which transports fairgoers from urban communities to the fairground gates. This program has been effective in reducing the number of vehicles to the annual event and will play a prominent role in reducing future potential impacts of vehicular traffic.
2. Implementation will occur over a number of years (10+ years). During this time, likely improvements in mass transit would generally reduce traffic impacts.

3. Major increases are expected to occur on weekends or on weekday evenings avoiding typical high traffic demand periods such as peak weekday commuter periods. The existing road network has the capacity to serve the additional volumes during off-peak periods.
4. The existing Fair Safety Committee will continue to monitor traffic conditions. Interim manual traffic control will be added at the times warranted by traffic volumes.
5. The increases in traffic are expected to occur over 5 to 10 years. The increase in associated volume will be less than the typical annual background traffic volume growth that is exclusive any new activity on the site.

15. PUBLIC SERVICES

- a. **Would the project result in an increased need for public services? If so, generally describe.**

The existing site uses public services such as fire and police protection, park maintenance services, and emergency medical services. As the master plan is incrementally implemented, increased activity generated by improvements to the site may attract additional non-fair/non-football events that could lengthen the period during which the site uses public services. The potential increase for fire and police protection has not been estimated but is expected to be non-significant because the anticipated new events -- dog shows, horse shows, family reunions, meetings, conventions and the like -- generally do not create significant demand for fire and police protection. Emergency medical services for events such as horse shows and rodeos are generally provided by the organization sponsoring the event. Increased periods of activity on the site will likely increase maintenance needs.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

Under existing conditions, a Fair Safety Committee (comprised of local officials, law enforcement officers and fair staff) reviews and approves traffic and safety issues related to the fairgrounds. This will continue during the phased implementation of the proposed master plan.

New and renovated buildings will meet current fire protection codes.

New pedestrian walkways will be sized to accommodate service and emergency vehicles. Multiple emergency vehicle routes are available within the fairgrounds. Routes also serving residents shall be a minimum of 24-foot clear for emergency vehicle access.

Measures to reduce or control impacts on park maintenance services include:

- The increased need for maintenance will be commensurate with increased financial viability of the site.
- New buildings, structures and site features will utilize vandal-resistant materials wherever possible.
- New trees and shrubs will be located to have sufficient space for natural growth patterns to avoid the need for excessive pruning.
- All new plants will be selected for low maintenance (resistant to aphids, mildew, etc.) and suitable to the site's wet soils.
- Granular fill will be used in lawn areas to improve turf drainage and reduce costs associated with repairing damage caused by use of saturated soils.
- The master plan includes a new maintenance building and storage yard. This facility will improve maintenance operations by providing storage for items that are now stored in fairgrounds buildings and must be frequently moved to accommodate events and recreation activities. The maintenance building will also allow for more efficient work organization and monitoring of equipment and materials.

16. UTILITIES

a. Utilities currently available at the site:

The site is served by

- electrical power: Puget Sound Energy
- telephone: US West/King County Government System
- water: City of Enumclaw
- sewer: City of Enumclaw
- natural gas: City of Enumclaw

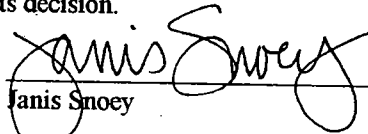
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The incremental implementation of proposed master plan will result in the need for additional water (domestic and fire protection), sewer, telephone, and gas and power service lines. The design and alignment of the utility service lines will be determined in the design phase for construction projects.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: ATELIER PS



_____, Principal

Janis Snoey

Date Submitted: _____

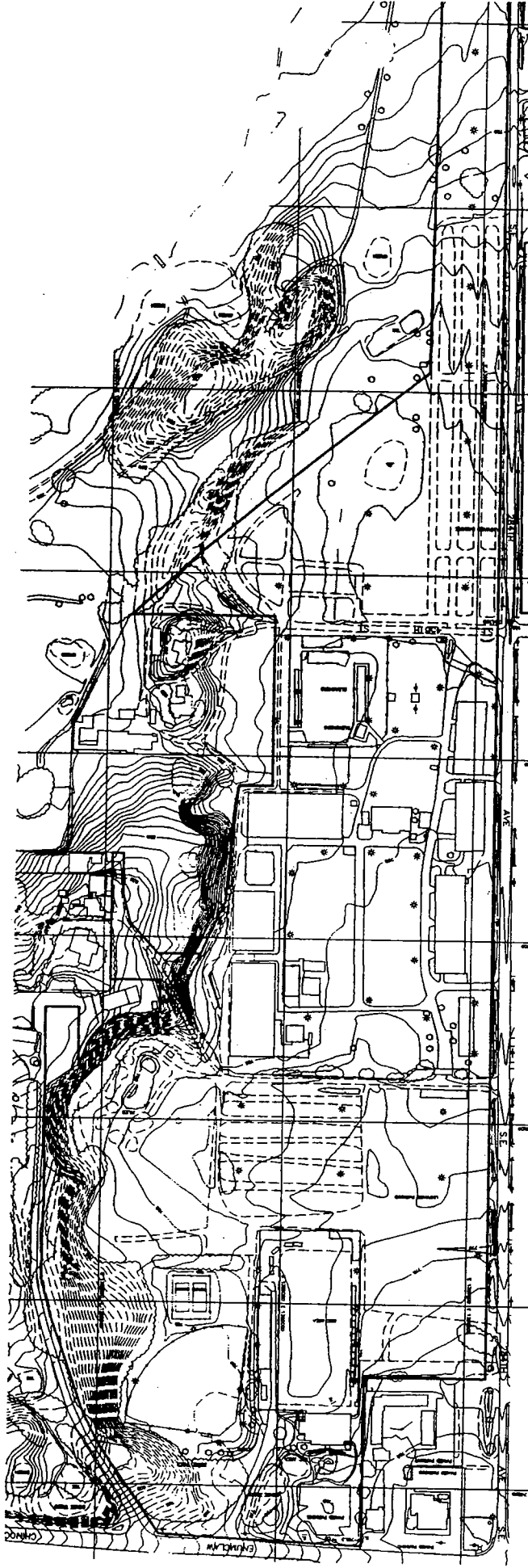
Sept. 10, 1999

Figure 1: Existing Conditions

Figure 2: Vicinity Map

Figure 3: Master Plan

Attachments: Draft Transportation Analysis by Transportation Solutions, Inc. May 20, 1999

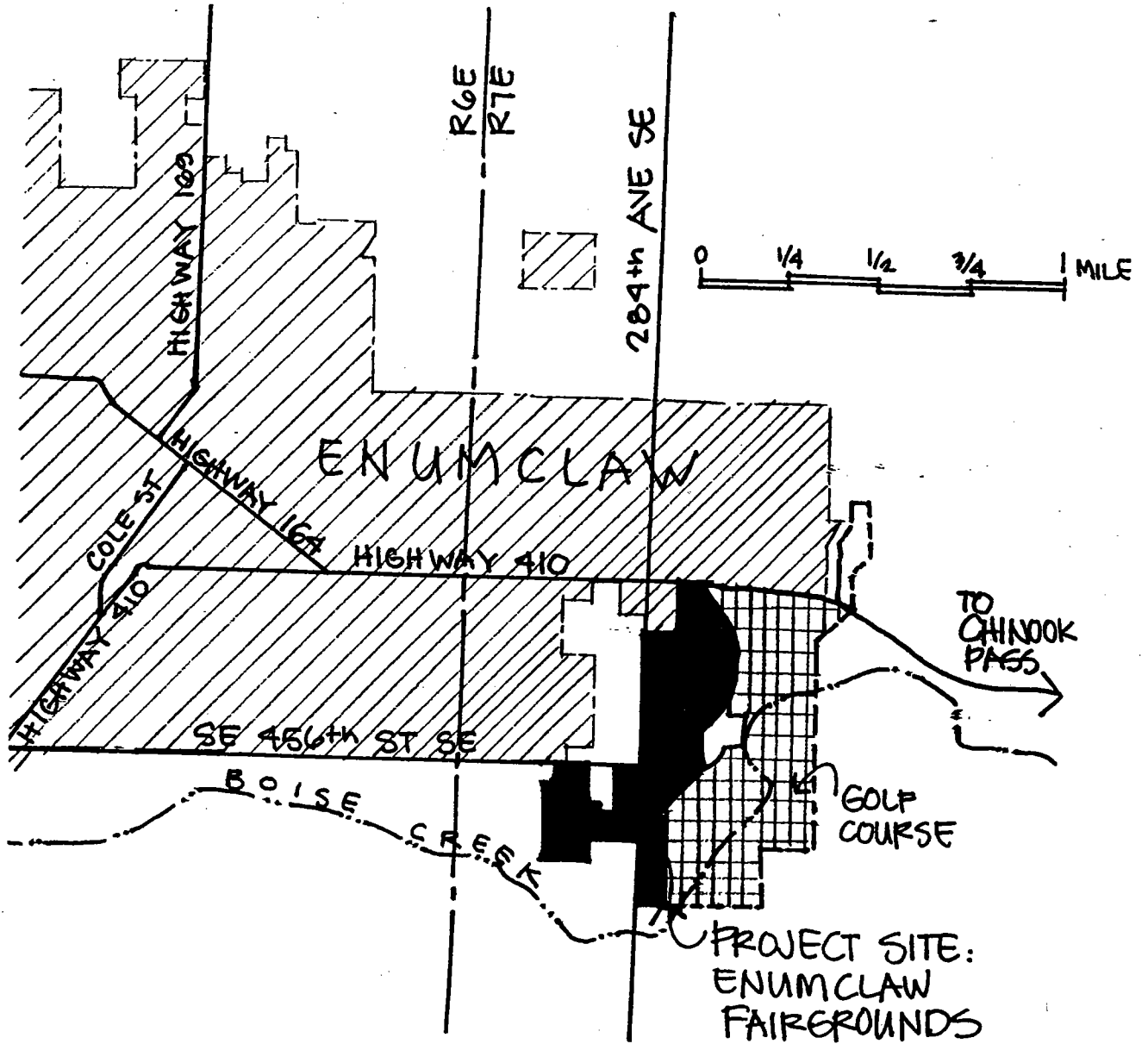


**ENVIRONMENTAL CHECKLIST
FIGURE 1: EXISTING CONDITIONS**



**ENUMCLAW FAIRGROUNDS
KING COUNTY, WASHINGTON
MASTER SITE PLAN**



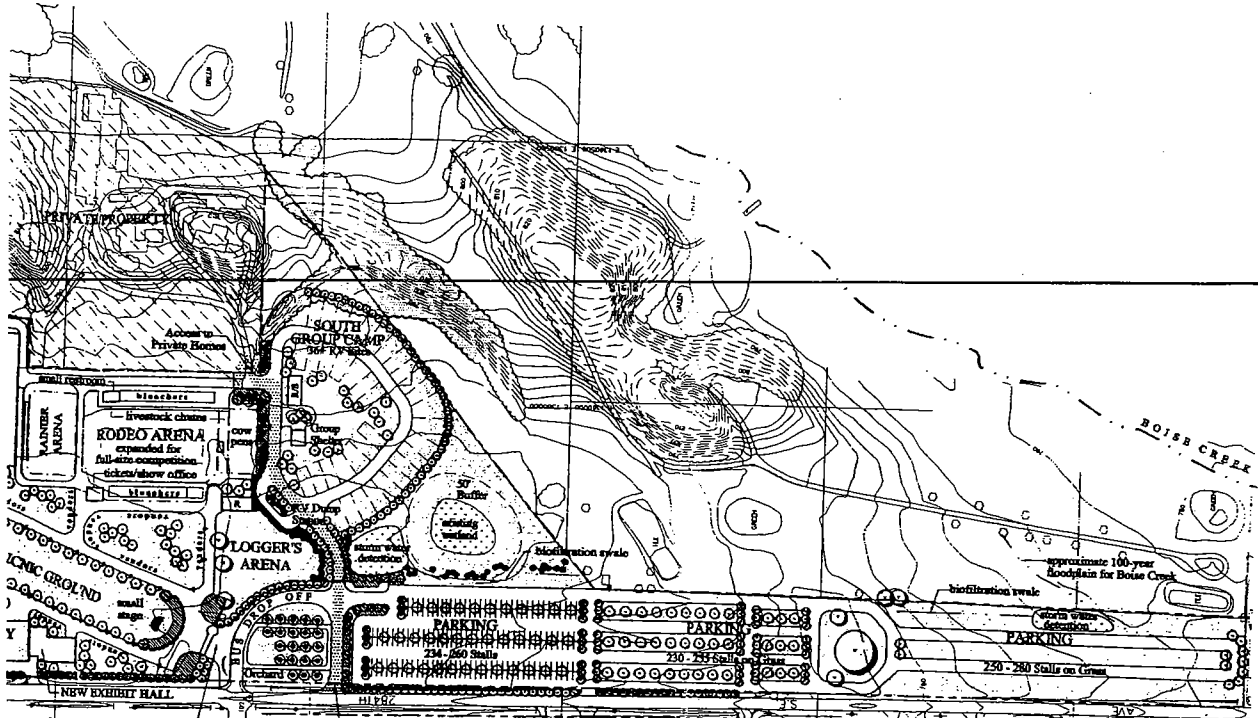


ENVIRONMENTAL CHECKLIST
 FIGURE 2



ENUMCLAW FAIRGROUNDS
 KING COUNTY, WASHINGTON

VICINITY MAP



City Laws
 and with granular fill to improve
 slope and enhance durability

Location
 power and water

Parking
 need with manufactured reinforcing
 mat, concrete block, or other product

Mass
 RESIDENTIAL ACCESS, TYP

mass Canopy Tree

mass Columnar Tree

lg Orchard Tree

r Tree

lg Tree to Remain

maintenance relocates to new
 building, the Office will be
 tent to provide office space
 and meeting rooms.

e Rabbit Barn is intended
 big-use, winterized
 for meetings and conventions.

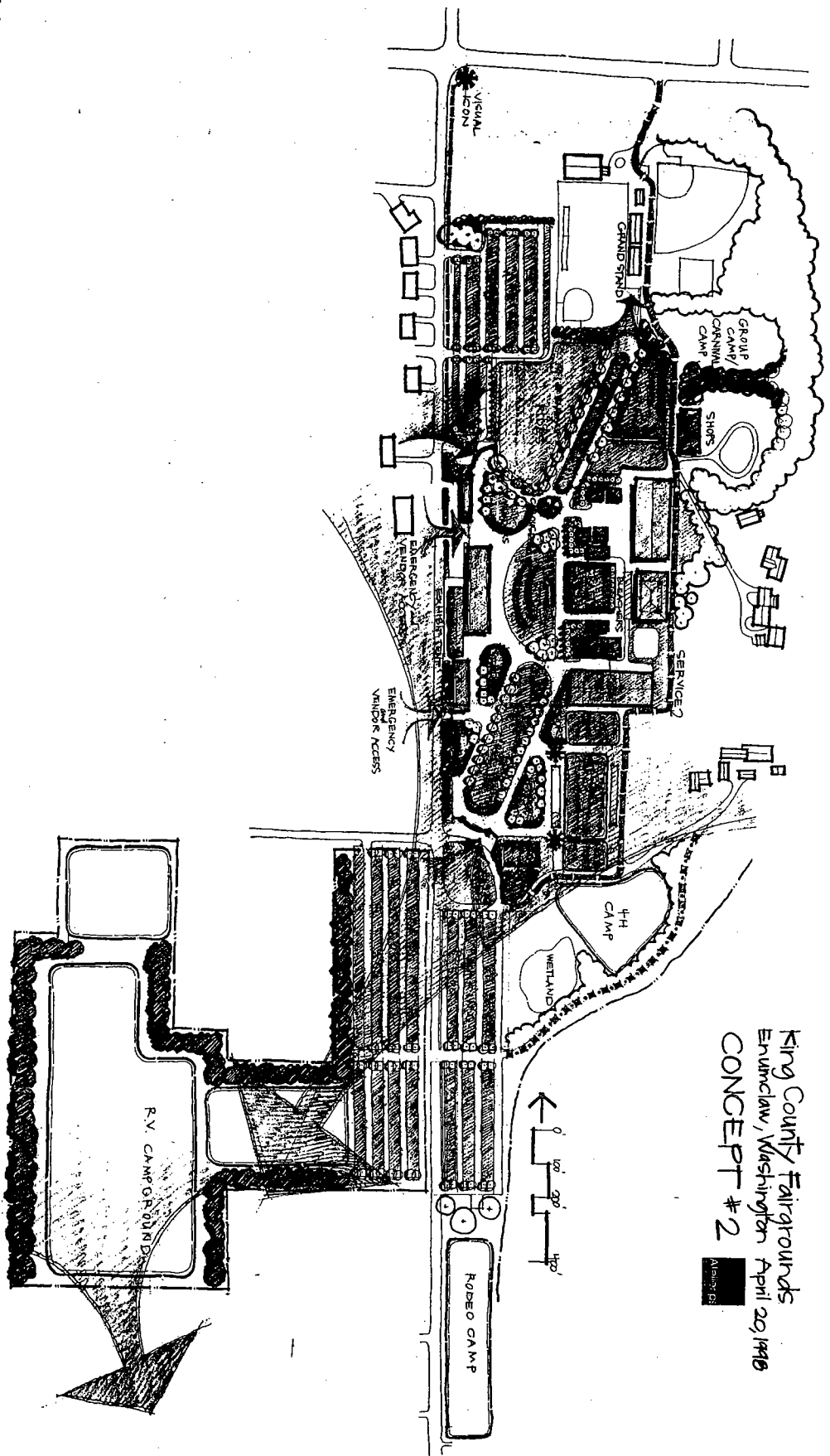
d between the Midway and Stadium
 seasonally close to through traffic
 moderate special activities. At such
 times to the North Camping Area and
 times will be from Highway 410 via
 covered service access between the
 and Softball Field.

LEASE TO OTHERS
 FOR HAY OR SILAGE

LEASE TO OTHERS
 FOR HAY OR SILAGE

LEASE TO OTHERS FOR AGRICULTURAL USES

SE 456th Street



APPENDIX 2