

Perry moved Amendment 3.
 The motion carried.

3

12/9/2024

Industrial Uses
 (PO, Att A)

[J. Tracy/E. Auzins]

Sponsor: Perry, Balducci

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 On page 226, strike lines 4899 through 4903

4

5 Renumber the remaining sections consecutively and correct any internal references
 6 accordingly.

7

8 Beginning on page 271, strike lines 5790 through 5791 and insert:

9 "A. (~~General services~~) Personal services and temporary lodging land uses.

(P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL				COMMERCIAL/INDUSTRIAL					
SIC#	SPECIFIC LAND USE	A	F	M		RA (31)	UR	<u>R-1</u>	(R-1-8) <u>R-4</u> - R-8	R-12 <u>R-48</u>	N B	CB	RB	O	I
	PERSONAL SERVICES:														

((72	<u>General</u> <u>Personal</u> <u>Service</u>						<u>C25</u> <u>C37</u>	<u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P3</u>	<u>P3</u>)
* _	<u>Sports Club</u> <u>(8)</u>				<u>C3</u>	<u>P6</u> <u>C7</u>	<u>P6</u> <u>C7</u>	<u>P6</u> <u>C7</u>	<u>P6</u> <u>C</u>	<u>P</u>	<u>P</u>		
* _	<u>Specialized</u> <u>Instruction</u> <u>School</u>	<u>P1</u> <u>8</u>			<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P17</u>	<u>P</u> <u>38</u>
<u>7231</u> <u>7241</u>	<u>Beauty and</u> <u>Barber Shops</u>						<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>7251</u>	<u>Shoe Repair</u> <u>Shops</u>						<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>7211</u> <u>7213</u> <u>7215</u> <u>7219</u>	<u>Laundry,</u> <u>Cleaning, and</u> <u>Garment</u> <u>Services</u>						<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>7212</u>	<u>Drycleaner and</u> <u>Garment</u> <u>Pressing</u>						<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7216	Drycleaning Plants												<u>P</u>
<u>7217</u>	<u>Carpet and</u> <u>Upholstery</u> <u>Cleaning</u>								<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7218	Industrial Launderers												<u>P</u>
7261	Funeral Home/Cremat ory				<u>C4</u>	<u>C4</u>	<u>C4</u>	<u>C4</u>		<u>P</u>	<u>P</u>		
*	Cemetery, Columbarium				<u>P24</u>	<u>P24</u> <u>C((S)</u> <u>)</u>	<u>P24</u> <u>C</u> <u>C((S)</u> <u>)</u>	<u>P24</u> <u>C((S))</u>	<u>P2</u> <u>4</u>	<u>P24</u>	<u>P24</u> <u>C((S)</u> <u>)</u>	<u>P24</u>	

	or Mausoleum <u>(5)</u>				C((5 and 31))								
*	((Day Care)) <u>Daycare I and II</u>	P((6)) <u>40</u>			P((6)) <u>3</u> <u>2</u>	P((6)) <u>P</u>	P((6))	P	P	P	P	P((7))	P((7))
((Day Care II				P8 €	P8 €	P8 €	P8 €	P	P	P	P7	P7
074	Veterinary Clinic	P9			P9 €10 and 31	P9 €10			P1 0	P10	P10		P))
753	Automotive Repair (1)								P1 1	P	P		P
754	Automotive Service								P1 1	P	P		P
76	Miscellaneous Repair (44)				P32	P32	<u>P32</u>	P32	P32	P3 2	P	P	P
((866)) *	((Church, Synagogue, Temple)) <u>Religious Facility</u>				P12 C27 (and 31))	P12 C <u>C</u>	<u>P12</u> C C	P12 C C	P	P	P	P	
((83	Social Services (2)				P12 P13 €31	P12 P13 €	P12 P13 €	P12 P13 €	P	P	P	P))	
074	<u>Veterinary Clinic</u>	<u>P9</u>			<u>P9</u> <u>€10</u>	<u>P9</u> <u>€10</u>			<u>P1</u> <u>0</u>	<u>P10</u>	<u>P10</u>		<u>P</u>
0752	Animal ((s))Specialty ((s))Services				C P35 P36	C			P	P	P	P	P

((#	Stable	P1 4 €			P14 C31	P14 €		P14 €))						
*	Commercial Kennel or Commercial Cattery	P4 2			C43	C43				C43	P43			
*	<u>Dog Training Facility</u>	<u>C3</u> 4			<u>C34</u>	<u>C34</u>			P	P	P		P	
±	Theatrical Production Services									P30	P28			
7221	<u>Portrait Photographic Studios</u>						P6	P25	P	P	P	P		
*	Artist Studios				P28	P28	<u>P28</u>	P28	P28	P	P	P	P29	P
*	Interim Recycling Facility				P21	P21	<u>P21</u>	P21	P21	P2	P22	P	P21	P
((#	<u>Dog training facility</u>	<u>C3</u> 4			<u>C34</u>	<u>C34</u>				P	P	P		P
	HEALTH SERVICES:													
801-04	Office/Outpati ent Clinic				P12 C13a	P12 C13a		P12 C13a C37	P12 C13a C37	P	P	P	P	P
805	Nursing and Personal Care Facilities							€		P	P			
806	Hospital						C13a	C13a		P	P	€		
807	Medical/Denta l Lab									P	P	P	P	

808-09	Miscellaneous Health									P	P	P))	
	TEMPORAR Y LODGING:												
7011	Hotel/Motel (14)									P	P	P	
*	Bed and Breakfast Guesthouse	P1 5			P15	P15	P15	P15	P15	P1	P16	P16	
7041	Organization Hotel/Lodging Houses						P23					P	
	((EDUCATIO N SERVICES:												
⊕	Elementary School				P39 P40	P		P	P		P16 P40	P16 P40	P16 P40
⊕	Middle/Junior High School				P40 C39 and 31	P		P	P		P16 C40	P16 C40	P16 C40
⊕	Secondary or High School				C39 and 31 C41 and 31	P26		P26	P26		P16 C15	P16 C15	P16
⊕	Vocational School					P13a C		P13a C	P13a C			P15	P17
⊕	Specialized Instruction School	P1 8			P19 C20 and 31	P19 C20		P19 C20	P19 C20	P	P	P	P17
⊕	School District Support Facility					P23 C		P23 C	P23 C	C1 5	P15	P15	P15
													P15)

10 B. Development conditions."
 11

12 On page 284, strike lines 5978 through 5981 and insert:

13 "30. Adult use facilities shall be prohibited within six hundred sixty feet of any
 14 rural area and residential zones, any other adult use facility, school, licensed daycare
 15 centers, parks, community centers, public libraries or ~~((churches))~~ religious facilities that
 16 conduct religious or educational classes for minors."
 17

18 On page 293, strike lines 6144 through 6145 and insert:

19 "A. ~~((Government/b))~~ Business services land uses.

((P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RU RA L	RESIDENTIAL				COMMERCIAL/INDUSTRIAL))				
SIC#	SPECIFIC LAND USE	A	F	M	RA (12)	UR	<u>R-1</u>	((R-1 R-2 R-4 R-8	R-2 12 = R-48	NB	CB	RB	O	I (13 0)) 19
	((GOVERNMENT SERVICES:													
33	Public agency or utility office				P3 C5	P3 C5		P3 C	P3 C	P	P	P	P	P16
33	Public agency or utility yard				P27	P27		P27	P27			P		P
33	Public agency archives											P	P	P
921	Court										P4	P	P	
9221	Police Facility				P7	P7		P7	P7	P7	P	P	P	P

9224	Fire Facility				C6 and 33	C6		C6	C6	P	P	P	P	P
*	Utility Facility	P2 9 C2 8	P2 9 C2 8	P2 9C 28	P29 C2 8 and 33	P29 C28		P29 C2 8	P29 C28	P	P	P	P	P
*	Commuter Parking Lot				C3 P19	C P19		C P19	C 19	P	P	P	P	P35
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8		P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	P18	P18		P18	P18	P31	P31	P31	P31	P))
	BUSINESS SERVICES:													
*	Construction and Trade				P((34) 20)							P	P((9 21)	P
*	Individual Transportation and Taxi										P((25 10)	P	P1((0))	P
421	Trucking and Courier Service										P((44 22)	P((4 2))2 3	P((4 3))2 4	P
*	Warehousing, (((4))25) and Wholesale Trade													P
*	Self-service Storage (14)								((P4 4))	P((3 7))1 5	P	P	P	P
4221	Farm Product													P
4222	Warehousing,													

	Refrigeration, and Storage ((38)16)												
*	Log Storage ((38)16)		P		P26 (an d 33))								P
47	Transportation Service												P((39)27
473	Freight and Cargo Service									P	P	P	
472	Passenger Transportation Service								P	P	P		
48	Communication Offices									P	P	P	
482	Telegraph and other Communications								P	P	P	P	
*	General Business Service							P	P	P	P		P((46)2
*	Professional Office							P	P	P	P		P((46)2
7312	Outdoor Advertising Service									P	P((47)3	P	
735	Miscellaneous Equipment Rental								P((47)3	P	P((47)3	P	
751	Automotive Rental and Leasing								P	P			P
752	Automotive Parking							P((20)5a	P((20)5b	P((24)6	P((20)5a	P	

*	Off-Street Required Parking Lot <u>(11)</u>				P((32))	P((32))	<u>P</u>	P((32))	P((3 2))	P((3 2))	P((32))	P((3 2))	P((3 2))	P((3 2))
7941	Professional Sport Teams/Promoters											P	P	
873	Research, Development, and Testing											P 28	P 28	P 28
*	Heavy Equipment and Truck Repair													P
	ACCESSORY USES:													
*	Commercial/Industrial Accessory Uses			P((44) <u>18</u>)	P((22) <u>7</u>)					P((2 2)) <u>7</u>	P((22)) <u>7</u>	P((4 4)) <u>18</u>	P((4 4)) <u>18</u>	P((4 4)) <u>18</u>
				P((44) <u>18</u>)	P((44) <u>18</u>)					P((4 4)) <u>18</u>	P((44)) <u>18</u>			
*	Helistop			(((4 0)) <u>17</u>)	C((23)) <u>8</u>	<u>C8</u>	C((23) <u>8</u>)	C((23) <u>8</u>)	C((2 3)) <u>8</u>	C((23)) <u>8</u>	C((2 4)) <u>9</u>	C((23) <u>8</u>)	C((24) <u>9</u>)	

20 B. Development conditions."

21

22 On page 302, strike lines 6268 through 6269 and insert:

23 "~~((38-))~~ 16. If the farm product warehousing, refrigeration, and storage, or log
 24 storage, is associated with (~~(agriculture))~~ agricultural activities it will be reviewed in
 25 accordance"

26

27 On page 302, after line 6285, insert:

28 "20. Limited to landscape and horticultural services (SIC 078) that are accessory
 29 to a retail nursery, garden center and farm supply store. Construction equipment for the
 30 accessory use shall not be stored on the premises.

31 21. No outdoor storage of materials.

32 22. Limited to self-service household moving truck or trailer rental accessory to
 33 a gasoline service station.

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

36 24. Limited to SIC Industry No. 4215-Courier Services, except by air.

37 25. Except self-service storage.

38 26. Limited to two acres or less.

39 27. Excluding fossil fuel facilities.

40 28. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
 41 Educational Research, see general business service/office."

42

43 Beginning on page 316, strike lines 6514 through 6515 and insert:

44 "A. Regional land uses.

(P-Permitted Use		RESOURCE			R	RESIDENTIAL					COMMERCIAL/INDUSTRIAL))			
C-Conditional Use					U									
S-Special Use					R									
					A									
SIC#	SPECIFIC LAND	A	F	M	RA	UR	R-1	((R	R-	NB	CB	RB	O	I
	USE							1-	12 =					(15)
								8))	R-					
								R-4	48					

								= <u>R-8</u>						
*	Jail						<u>S</u>	S	S	S	S	S	S	S
*	Jail Farm/Camp	S	S		S	S								
*	Work Release Facility				S19	S19	<u>S</u>	S	S	S	S	S	S	
*	Public Agency Animal Control Facility		S		S	S						S		P
*	Public Agency Training Facility		S		S3						S3	S3	S3	C4
*	Hydroelectric Generation Facility		C14 <u>S14b</u>		C14 <u>S14</u> <u>b</u>	C14 <u>S14</u> <u>b</u>	<u>C14</u> <u>S14</u> <u>b</u>	C14 <u>S14</u> <u>b</u>						
*	Nonhydroelectric Generation Facility	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	<u>C12</u> <u>S29</u>	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	P12 S29
*	Renewable Energy Generation Facility	C28	C28	C	C	C	<u>C</u>	C	C	C	C	C	C	C
*	Fossil Fuel Facility													S27
*	Battery Energy Storage System (30)		S	P	P	P	<u>C</u>	C	C	P	P	P	P	P
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	<u>C6c</u> <u>S</u>	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station	P6b C	P		C6a S	C6a S	<u>C6a</u> <u>S</u>	C6a S	C6a S	P6b C	P	P	P	P
*	Energy Resource Recovery Facility		S	S	S	S	<u>S</u>	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S									C
*	Landfill		S	S	S	S	<u>S</u>	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	<u>S</u>	S	S	S	S	S		P
*	Wastewater				S	S	<u>S</u>	S	S	S	S	S	S	C

	Treatment Facility													
*	Municipal Water Production	S	P13 S	S	S	S	<u>S</u>	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	<u>S</u>	S	S	S	S	S	S	S
*	Search and Rescue Facility				C31 S31									
*	Regional Transit Authority Facility						<u>P25</u>	((P25))						
*	Rural Public Infrastructure Maintenance Facility				C23									P
*	Transit Bus Base						<u>S</u>	S	S	S	S	S	S	P
*	Transit Comfort Facility				P26		<u>P26</u>	P26	P26	P26	P26	P26	P26	P26
*	School Bus Base				C5 S20	C5 S	<u>C5</u> <u>S</u>	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	<u>S8</u>	S8	S8	S8	S8	S8	S8	S24
*	Regional Motor Sports Facility													P
*	County Fairgrounds Facility				P21 S22									
*	Fairground									S	S			S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	<u>S</u>	S	S		S	S		
7941	Stadium/Arena										S			S
((8221-8222	College/University(4)	P10	P10		P10 C11 S18	P10 C11 S18		P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P)
*	Zoo Animal Breeding Facility	P16	P16		P16									

46

47 On page 319, strike lines 6516 through 6518 and insert:

48 "1. Repealed."

49

50 On page 323, strike lines 6589 through 6592 and insert:

51 "5. ~~((Limited to SIC Industry Group No. 242 Sawmills and SIC Industry No.~~
52 ~~2431 Millwork. For RA zoned sites, if using lumber or timber grown off site, the~~
53 ~~minimum site area is four and one half acres))~~ Repealed."

54

55 Beginning on page 338, strike lines 6944 through 7027

56

57 Beginning on page 368, strike lines 7569 through 7570 and insert:

58 "A. Regional land uses.

(P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R	RESIDENTIAL				COMMERCIAL/INDUSTRIAL))				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	<u>R-1</u>	(R-1-12 = R-48 = R-8)	<u>R-2</u>	NB	CB	RB	O	I (15)
*	Jail						<u>S</u>	S	S	S	S	S	S	S
*	Jail Farm/Camp	S	S		S	S								
*	Work Release Facility				S19	S19	<u>S</u>	S	S	S	S	S	S	

*	Public Agency Animal Control Facility		S		S	S						S		P
*	Public Agency Training Facility		S		S3						S3	S3	S3	C4
*	Hydroelectric Generation Facility		C14 <u>S14b</u>		C14 <u>S14</u> <u>b</u>	C14 <u>S14</u> <u>b</u>	<u>C14</u> <u>S14</u> <u>b</u>	C14 <u>S14</u> <u>b</u>						
*	Nonhydroelectric Generation Facility	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	<u>C12</u> <u>S29</u>	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	P12 S29
*	Renewable Energy Generation Facility	C28	C28	C	C	C	<u>C</u>	C	C	C	C	C	C	C
*	Fossil Fuel Facility													S27
*	Battery Energy Storage System (30)		S	P	P	P	<u>C</u>	C	C	P	P	P	P	P
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	<u>C6c</u> <u>S</u>	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station	P6b C	P		C6a S	C6a S	<u>C6a</u> <u>S</u>	C6a S	C6a S	P6b C	P	P	P	P
*	Energy Resource Recovery Facility		S	S	S	S	<u>S</u>	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S									C
*	Landfill		S	S	S	S	<u>S</u>	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	<u>S</u>	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	<u>S</u>	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	<u>S</u>	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	<u>S</u>	S	S	S	S	S	S	S
*	Search and Rescue Facility				C31 S31									

*	Regional Transit Authority Facility						<u>P25</u>	((P25))						
*	Rural Public Infrastructure Maintenance Facility				C23									P
*	Transit Bus Base						<u>S</u>	S	S	S	S	S	S	P
*	Transit Comfort Facility				P26		<u>P26</u>	P26	P26	P26	P26	P26	P26	P26
*	School Bus Base				C5 S20	C5 S	<u>C5</u> <u>S</u>	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	<u>S8</u>	S8	S8	S8	S8	S8	S8	S24
*	Regional Motor Sports Facility													P
*	County Fairgrounds Facility				P21 S22									
*	Fairground										S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	<u>S</u>	S	S		S	S		
7941	Stadium/Arena											S		S
((8221-8222	College/University(±)	P10	P10		P10 C11 S18	P10 C11 S18		P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P))
*	Zoo Animal Breeding Facility	P16	P16		P16									

59 B. Development conditions."

60

61 Beginning on page 377, strike lines 7712 through 7759 and insert:

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

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

- 64 (1) new uses or fuel types within existing facilities;
- 65 (2) changes to the type of refining, manufacturing, or processing;
- 66 (3) changes in the methods or volumes of storage or transport of raw
67 materials or processed products;
- 68 (4) changes in the location of the facilities on-site;
- 69 (5) replacement of existing facilities;
- 70 (6) increases in power or water demands; or
- 71 (7) increases in production capacity.
- 72 b. Before filing an application with the department, the applicant shall hold a
73 community meeting in accordance with K.C.C. 20.20.035.
- 74 c. As part of permit application submittal for new, modified, or expanded fossil
75 fuel facilities, the applicant shall submit the following documentation:
- 76 (1) an inventory of similar existing facilities in King County and neighboring
77 counties, including their locations and capacities;
- 78 (2) a forecast of the future needs for the facility;
- 79 (3) an ~~((analysis of the potential social and economic impacts and benefits to~~
80 ~~jurisdictions and local communities receiving or surrounding the facility))~~ equity impact
81 review of the proposal using tools developed by the office of equity and racial and social
82 justice. Until the tools have been developed and made publicly available by the office,
83 the equity impact review is not required. The results from the equity impact review shall
84 be used to assess equity impacts and opportunities during county permit review and may
85 be used to inform determinations of project approval;
- 86 (4) an analysis of alternatives to the facility, including location, conservation,
87 demand management and other strategies;

88 (5) an analysis of economic and environmental impacts, including mitigation,
89 of any similar existing facilities and of any new site(~~((s))~~) or sites under consideration as
90 an alternative to expansion of an existing facility;

91 (6) an extensive public involvement strategy that strives to effectively engage
92 a wide range of racial, ethnic, cultural, and socioeconomic groups, including
93 communities that are the most impacted;

94 (7) considered evaluation of any applicable prior review conducted by a
95 public agency, local government, or (~~(stakeholder group)~~) interested party; and

96 (8) a greenhouse gas impact analysis prepared by the applicant , the results of
97 which shall be used to identify and mitigate the impacts of such facilities.

98 d. As part of permit application submittal, the applicant shall demonstrate
99 financial responsibility meeting the requirements of K.C.C. chapter 21A.49. The
100 financial responsibility shall be reviewed as part of the facility's periodic review under
101 K.C.C. 21A.22.050.

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

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

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

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

110 (4) store fossil fuels completely within enclosed structures, tanks, or similar
111 facilities;

112 (5) be accessed directly to and from an arterial roadway; and

113 (6) comply with all applicable regulations in K.C.C. chapter 21A.22.

114 f. Proposals shall only be approved when the following conditions are met:

115 (1) the proposed facility can confine or mitigate all operational impacts;

116 (2) the facility can adequately mitigate conflicts with adjacent land uses;

117 (3) the full scope of environmental impacts, including life cycle greenhouse

118 gas emissions and public health, have been evaluated and appropriately conditioned or

119 mitigated as necessary, consistent with the County's substantive State Environmental

120 Policy Act authority;

121 (4) the applicant can comply with applicable federal and state regulations,

122 including the Clean Water Act, Clean Air Act, and Endangered Species Act;

123 (5) the applicant has demonstrated early, meaningful, and robust consultation

124 with Indian tribes, the public, and surrounding property owners to assess impacts to

125 Indian tribal treaty-protected cultural and fisheries resources; and

126 (6) risks to public health and public safety can be mitigated."

127

128 Beginning on page 400, strike lines 8108 through 8109 and insert:

129 "0.50 rounded down.

LAND USE	White Center Unincorporated Activity Center	Within ½ Mile Walkshed or High- Capacity of Frequent Transit Stop as Mapped by the Metro Transit Department	Other Areas of North Highline
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RESIDENTIAL (K.C.C. 21A.08.030.A.):			
Inclusionary housing development (K.C.C. chapter 21A.48)	No minimum required	0.5 per dwelling unit	0.8 per dwelling unit
Single detached residence	No minimum required	1.0 per dwelling unit	2.0 per dwelling unit
Duplex, houseplex, or townhouse	No minimum required	1.0 per dwelling unit	1.5 per dwelling unit
Apartment:			
Studio units	No minimum required	0.7 per dwelling unit	1.2 per dwelling unit
One or more bedroom units	No minimum required	1.0 per dwelling unit	1.5 per dwelling unit
Manufactured home community	No minimum required	1.0 per dwelling unit	2.0 per dwelling unit
Cottage housing	No minimum required	0.8 per dwelling unit	1 per dwelling unit
Congregate residence	No minimum required	0.3 per dwelling or sleeping units	1 per two bedrooms
Senior assisted housing	No minimum required	1.0 per 4 dwelling or sleeping units	1 per 2 dwelling or sleeping units
RECREATIONAL AND CULTURAL (K.C.C. 21A.08.040.A.):			
Recreation use, if not otherwise specified	(director)	(director)	(director)
Cultural uses, if not otherwise specified	1 per 400 square feet	1 per 300 square feet	1 per 300 square feet

Golf course facility	3 per hole, plus 1 per 400 square feet of club house facilities	3 per hole, plus 1 per 300 square feet of club house facilities	3 per hole, plus 1 per 300 square feet of club house facilities
Golf driving range	.75 per tee	1 per tee	1 per tee
Tennis club	3 per tennis court plus 1 per 500 square feet of clubhouse facility	4 per tennis court plus 1 per 500 square feet of clubhouse facility	4 per tennis court plus 1 per 300 square feet of clubhouse facility
Theater	1 per 5 fixed seats	1 per 4 fixed seats	1 per 3 fixed seats
Bowling center	3 per lane	4 per lane	5 per lane
Paintball range	(director)	(director)	(director)
Conference center	Greater of 1 per 5 fixed seats plus 1 per 75 square feet used for assembly purposes without fixed seats, or 1 per lodging room	Greater of 1 per 3 fixed seats plus 1 per 60 square feet used for assembly purposes without fixed seats, or 1 per lodging room	Greater of 1 per 3 fixed seats plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per lodging bedroom, whichever results in the greater number of spaces.
HEALTH CARE SERVICES AND RESIDENTIAL CARE SERVICES (subsection A. of section 162 of this ordinance):			
Health care and residential care	1 per 400 square feet of office, labs,	1 per 300 square feet of office, labs,	1 per 300 square feet of office, labs,

services, if not otherwise specified	examination, or patient room	examination, or patient room	examination, or patient room
Hospital	1 per bed	1 per bed	1 per bed
Nursing and personal care facility	1 per 4 beds	1 per 4 beds	1 per 4 beds
Adult family home	2 per home	2 per home	2 per home
Community residential facilities	1 per 3 bedrooms	1 per 2 bedrooms	1 per 2 bedrooms
Permanent supportive housing	1 per 2 employees plus 1 per 20 dwelling units	1 per 2 employees plus 1 per 20 dwelling units	1 per 2 employees plus 1 per 20 dwelling units
Recuperative housing	1 per 2 employees plus 1 per 10 sleeping unit	1 per 2 employees plus 1 per 10 sleeping unit	1 per 2 employees plus 1 per 10 sleeping unit
Emergency supportive housing	1 per 2 employees plus 1 per 20 sleeping unit	1 per 2 employees plus 1 per 20 sleeping unit	1 per 2 employees plus 1 per 20 sleeping unit
Microshelter villages	1 per 2 employees plus 1 per 20 microshelters	1 per 2 employees plus 1 per 20 microshelters	1 per 2 employees plus 1 per 20 microshelters
PERSONAL SERVICE AND TEMPORARY LODGING (K.C.C. 21A.08.050.A.):			
Personal service and temporary lodging uses, if not otherwise specified	No minimum required	1 per 400 square feet	1 per 300 square feet

Specialized instruction Schools	1 per classroom, plus 1 per 3 students	1 per classroom, plus 1 per 2 students	1 per classroom, plus 1 per 2 students
Funeral home/crematory	1 per 65 square feet of chapel area	1 per 50 square feet of chapel area	1 per 50 square feet of chapel area
Daycare I	2 per facility	2 per facility	2 per facility
Daycare II	1.5 per facility, plus 1 space for each 25 children	2 per facility, plus 1 space for each 20 children	2 per facility, plus 1 space for each 20 children
Religious facility	1 per 100 square feet of gross floor area	1 per 75 square feet of gross floor area	1 per 60 square feet of gross floor area
Veterinary clinic	1 per 400 square feet of office, labs, and examination rooms	1 per 300 square feet of office, labs, and examination rooms	1 per 300 square feet of office, labs, and examination rooms
Artist studios	0.7 per 1,000 square feet of area used for studios	0.8 per 1,000 square feet of area used for studios	0.9 per 1,000 square feet of area used for studios
Hotel/motel	0.8 per room	0.9 per room	1 per room
Bed and breakfast guesthouse	1 per guest room	1 per guest room, plus 1 per facility	1 per guest room, plus 2 per facility
Organizational hotel/lodging	0.8 per room	0.9 per room	1 per room
GOVERNMENT AND EDUCATION (subsection A. of section 164 of this ordinance):			
Government uses, if not otherwise specified	1 per 400 square feet	1 per 300 square feet	1 per 300 square feet
Public agency or utility yard	1 per 400 square feet of offices, plus 0.7 per	1 per 300 square feet of offices, plus 0.9 per	1 per 300 square feet of offices, plus 0.9

	1,000 square feet of indoor storage or repair areas	1,000 square feet of indoor storage or repair areas	per 1,000 square feet of indoor storage or repair areas
Public agency archives	0.7 per 1,000 square feet of storage area, plus 1 per 60 square feet of waiting/reviewing areas	0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas	0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
Court	2 per courtroom, plus 1 per 60 square feet of fixed seat or assembly areas	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
Police facility	(director)	(director)	(director)
Fire facility	(director)	(director)	(director)
Elementary schools	1 per classroom, plus 1 per 60 students	1 per classroom, plus 1 per 50 students	1 per classroom, plus 1 per 50 students
Middle/junior high schools	1 per classroom, plus 1 per 60 students	1 per classroom, plus 1 per 50 students	1 per classroom, plus 1 per 50 students
Secondary or high schools	1 per classroom, plus 1 per 12 students	1 per classroom, plus 1 per 10 students	1 per classroom, plus 1 per 10 students
Secondary or high schools with stadiums	Greater of 1 per classroom plus 1 per 12 students, or 1 per 4 fixed seats in stadium	Greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium	Greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium

Vocational schools	1 per classroom, plus 1 per 7 students	1 per classroom, plus 1 per 5 students	1 per classroom, plus 1 per 5 students
BUSINESS SERVICES (K.C.C. 21A.08.060.A.):			
Business services uses, if not otherwise specified	1 per 400 square feet	1 per 350 square feet	1 per 300 square feet
Self-service storage	1 per 5,500 square feet of storage area, plus 1 for any resident manager's unit	1 per 4,500 square feet of storage area, plus 1 for any resident manager's unit	1 per 3,500 square feet of storage area, plus 2 for any resident manager's unit
Outdoor advertising services	1 per 400 square feet of office, plus 0.7 per 1,000 square feet of storage area	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Office	1 per 400 square feet	1 per 350 square feet	1 per 300 square feet
Construction and trade	1 per 1,000 square feet of office, plus 1 per 3,000 square feet of storage area	1 per 750 square feet of office, plus 1 per 3,000 square feet of storage area	1 per 500 square feet of office, plus 1 per 3,000 square feet of storage area
Warehousing and wholesale trade	1 per 400 square feet of office, plus 0.5 per 1,000 square feet of storage area	1 per 300 square feet of office, plus 0.6 per 1,000 square feet of storage area	1 per 300 square feet of office, plus 0.7 per 1,000 square feet of storage area
Heavy equipment repair	1 per 400 square feet of office, plus 0.7 per	1 per 300 square feet of office, plus 0.9 per 1,000	1 per 300 square feet of office, plus 0.9 per

	1,000 square feet of indoor repair areas	square feet of indoor repair areas	1,000 square feet of indoor repair areas
RETAIL (K.C.C. 21A.08.070.A.):			
Retail uses, if not otherwise specified	No minimum required	1 per 500 square feet	1 per 300 square feet
Food stores (retail area 1,000 sf or larger)	3 plus 1 per 700 square feet	3 plus 1 per 500 square feet	3 plus 1 per 350 square feet
Food stores (retail area less than 1,000 sf)	No minimum required	No minimum required	1 per 100 square feet in dining or lounge areas
Restaurants (dining or lounge areas 1,000 sf or larger)	No minimum required	1 per 300 square feet in dining or lounge areas	1 per 100 square feet in dining or lounge areas
Restaurants (dining or lounge areas less than 1,000 sf)	No minimum required	No minimum required	1 per 100 square feet in dining or lounge areas
Remote tasting rooms	No minimum required	1 per 400 square feet of tasting and retail areas	1 per 300 square feet of tasting and retail areas
Gasoline service stations	3 per facility, plus .75 per service bay	3 per facility, plus 1 per service bay	3 per facility, plus 1 per service bay
MANUFACTURING (K.C.C. 21A.08.080.A.):			
Manufacturing uses, if not specified elsewhere	0.5 per 1,000 square feet	0.7 per 1,000 square feet	0.9 per 1,000 square feet

Winery/brewery/ distillery facility II and III	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting and retail areas	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting and retail areas	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting and retail areas
RESOURCES (K.C.C. 21A.08.090.A.):			
Resource uses	(director)	(director)	(director)
REGIONAL (K.C.C. 21A.08.100.A.):			
Regional uses	(director)	(director)	(director)

130 B. Off-street parking shall comply with the requirements in K.C.C. chapter"

131

132 On page 433, line 8542, after "15." strike "Industrial" and insert "Manufacturing"

133

134 On page 461, strike lines 9032 and 9033 and insert:

135 (17) hotel/motel;

136 (18) bed and breakfast guesthouse;

137 (19) industrial launderers;

138 (20) drycleaning plants; and

139 (21) theatrical production services;"

140

141 On page 464, line 9082, after "8." strike "Industrial" and insert "Manufacturing"

142

143 On page 466, strike line lines 9151 through 9153 and insert:

144 "(12) construction and trade;

- 145 (13) warehousing and wholesale trade;
- 146 (14) log storage;
- 147 (15) transportation service;
- 148 (16) trucking and courier service;
- 149 (17) freight and cargo service;
- 150 (18) miscellaneous equipment rental;
- 151 (19) research, development, and testing;
- 152 (20) heavy equipment and truck repair;
- 153 (21) commercial/industrial accessory uses (administrative offices, employee
- 154 exercise and food service facilities, storage of agricultural raw materials or products
- 155 manufactured on-site, owner/caretaker residence, grounds maintenance); and"
- 156
- 157 On page 467, line 9168, after "7." strike "Industrial" and insert "Manufacturing"
- 158
- 159 On page 467, beginning on line 9170, strike lines 9170 through 9203 and insert:
- 160 "(1) food and kindred products;
- 161 (2) winery/brewery/distillery facility II;
- 162 (3) winery/brewery/distillery facility III;
- 163 (4) materials processing facility;
- 164 (5) textile mill products;
- 165 (6) apparel and other textile products;
- 166 (7) wood products, except furniture;
- 167 (8) furniture and fixtures;
- 168 (9) paper and allied products, limited to ten thousand square feet;

- 169 (10) printing and publishing;
- 170 (11) cannabis processor ii;
- 171 (12) leather and leather goods, limited to ten thousand square feet;;
- 172 (13) stone, clay, glass, and concrete products, limited to ten thousand square
- 173 feet;
- 174 (14) fabricated metal products;
- 175 (15) industrial and commercial machinery;
- 176 (16) computer and office equipment;
- 177 (17) electronic and other electric equipment;
- 178 (18) measuring and controlling instruments;
- 179 (19) miscellaneous light manufacturing; and
- 180 (20) aircraft, ship, and boat building, limited to small boats under 30 feet
- 181 length;"

182

183 On page 497, on line 9729, after "K.C.C. 21A.14.280" strike ", as amended by this

184 ordinance,"

185

186 Beginning on page 497, strike lines 9732 through 9779

187

188 Renumber the remaining sections consecutively and correct any internal references

189 accordingly.

190

191 Beginning on page 505, in the table after line 9885, strike the rows that state:

192 "

Minimum Street Setback (4)	10 ft	10 ft	10 ft	50 ft
Minimum Interior Setback	0 ft 10 ft (5b) 20 ft (5a)	0 ft 20 ft (5a)	0 ft 20 ft (5a)	0 ft 50 ft (5a)
Base Height	35 ft	35 ft	45 ft	40 ft
Maximum Height (11)	45 ft	60 ft	65 ft	
Maximum Height for Nonresidential Structures (11)	75 ft (8)	75 ft (8)	75 ft (8)	40 ft
Maximum Floor Area Ratio for Mixed-Use	2/1	3.5/1	4/1	
Maximum Floor Area Ratio for Nonresidential	1/1	1.5/1	2.5/1	1/1 (12)
Maximum Impervious Surface (9)	85%	85%	75%	70% (12)

193 "

194 and insert:

195 "

Minimum Street Setback (4)	10 ft	10 ft	10 ft	(12)
Minimum Interior Setback	0 ft 10 ft (5b) 20 ft (5a)	0 ft 20 ft (5a)	0 ft 20 ft (5a)	(12)
Base Height	35 ft	35 ft	45 ft	(12)
Maximum Height (11)	45 ft	60 ft	65 ft	
Maximum Height for Nonresidential Structures (11)	75 ft (8)	75 ft (8)	75 ft (8)	(12)

Maximum Floor Area Ratio for Mixed-Use	2/1	3.5/1	4/1	(12)
Maximum Floor Area Ratio for Nonresidential	1/1	1.5/1	2.5/1	(12)
Maximum Impervious Surface (9)	85%	85%	75%	(12)

196 "

197

198 On page 507, strike lines 9918 through 9921 and insert:

199 "12. See K.C.C. 21A.14.280, as recodified by this ordinance."

200

201 On page 538, at the beginning of line 10598, strike "~~((manufacturing)) industrial~~" and

202 insert "manufacturing"

203

204 Beginning on page 544, strike lines 10741 through 10742 and insert:

205 "~~reviews conducted in accordance with K.C.C. 21A.42.300.))~~"

<u>Type</u>	<u>Land Uses in K.C.C. chapter 21A.08</u>
<u>Residential – Attached Housing</u>	<u>1. Townhouses</u> <u>2. Apartments</u> <u>3 Senior assisted housing</u> <u>4. Congregate residence</u> <u>5. Manufactured home communities</u>

	<p><u>6. Residential care services uses in section 162 of this ordinance, except adult family homes, community residential facilities I, microshelter villages, and safe parking uses</u></p>
<p><u>Residential – Detached Housing</u></p>	<p><u>1. Single detached residences, including residential subdivisions and short subdivisions</u></p> <p><u>2. Duplexes</u></p> <p><u>3. Houseplexes</u></p> <p><u>4. Cottage housing</u></p> <p><u>5. Adult family homes</u></p> <p><u>6. Community residential facilities I</u></p>
<p><u>Commercial</u></p>	<p><u>1. Amusement/entertainment uses in K.C.C. 21A.08.040</u></p> <p><u>2. Health care services in section 162 of this ordinance, except hospitals</u></p> <p><u>3. K.C.C. 21A.08.050 except interim recycling centers, daycare I and II, religious facilities, and miscellaneous repair as allowed in the A and RA zones</u></p> <p><u>4. Professional office</u></p> <p><u>5. General business service</u></p> <p><u>6. Retail uses in K.C.C. 21A.08.070, except forest product sales and agricultural product sales as allowed in the A, F, and RA zones and building materials and hardware stores as allowed in the A zones</u></p>
<p><u>Industrial</u></p>	<p><u>1. Manufacturing uses in K.C.C. 21A.08.080, except food and kindred products as allowed in the A and F zones</u></p>

	<p><u>2. Business services land uses in K.C.C. 21A.060, except farm product warehousing, refrigeration, and storage as allowed in the A zones;</u></p> <p><u>2. Recycling centers</u></p> <p><u>3. K.C.C. 21A.08.060, except professional office, general business service, and farm product warehousing, refrigeration, and storage as allowed in the A zones</u></p> <p><u>4. K.C.C. 21A.08.090 as mineral extraction and processing</u></p>
<u>Institutional</u>	<p><u>1. Cultural uses in K.C.C. 21A.08.040, except arboretums</u></p> <p><u>2. Government and educational uses in section 164 of this ordinance, except utility facility</u></p> <p><u>3. Religious facilities</u></p> <p><u>4. Search and rescue facilities</u></p> <p><u>5. Hospitals</u></p>
<u>Utility</u>	<p><u>1. Utility facilities</u></p> <p><u>2. Battery energy storage systems in K.C.C. 21A.08.100 as, except those defined as accessory uses under K.C.C. 21A.06.015, 21A.06.020, or 21A.06.025</u></p>
<u>Other Uses</u>	<p><u>Uses in K.C.C. chapter 21A.08 that are not listed in this section shall not be subject to landscaping and tree retention requirements except as determined through the applicable review of a conditional use permit, special use permit, or by the agricultural technical review committee in accordance with K.C.C. 21A.42.300.</u></p>

207

208 Beginning on page 554, strike lines 10918 through 10919 and insert:

209 "4. Minimum Required Parking Spaces.

LAND USE	MINIMUM PARKING SPACES REQUIRED
RESIDENTIAL (K.C.C. 21A.08.030.A.):	
<u>Any residential use within a 1/2 mile walkshed of a high-capacity or frequent transit stop as mapped by the Metro Transit Department</u>	<u>1.2 per dwelling unit or the minimum required for the use, whichever is lower</u>
<u>Inclusionary housing (K.C.C. chapter 21A.48)</u>	<u>Per K.C.C. 21A.48.050</u>
Single detached <u>residence</u> /Townhouse	2.0 per dwelling unit
<u>Duplex or Houseplex</u>	<u>1.5 per dwelling unit</u>
Apartment:	
Studio units	1.2 per dwelling unit
One bedroom units	1.5 per dwelling unit
Two bedroom units	1.7 per dwelling unit
Three bedroom units or larger	2.0 per dwelling unit
((Mobile)) <u>Manufactured home</u> ((park)) <u>community</u>	2.0 per dwelling unit
Senior ((citizen)) <u>assisted housing</u>	1 per 2 dwelling or sleeping units
((Community residential facilities	1 per two bedrooms))
((Dormitory, including religious)) <u>Congregate residence</u>	1 per ((two bedrooms)) <u>2 dwelling or sleeping units</u>

((Hotel/Motel including organizational hotel/lodging	1 per bedroom
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility))
Cottage housing	1 per dwelling unit
<u>HEALTH CARE SERVICES AND RESIDENTIAL CARE SERVICES (subsection A. of section 162 of this ordinance):</u>	
<u>Health care and residential care services, if not otherwise specified</u>	<u>1 per 300 square feet of office, labs, examination or patient room</u>
<u>Hospital</u>	<u>1 per bed</u>
<u>Nursing and personal care facility</u>	<u>1 per 4 beds</u>
<u>Adult family home</u>	<u>2 per home</u>
<u>Community residential facilities</u>	<u>1 per 2 bedrooms</u>
<u>Permanent supportive housing</u>	<u>1 per 2 employees plus 1 per 20 dwelling units</u>
<u>Recuperative housing</u>	<u>1 per 2 employees plus 1 per 10 sleeping unit</u>
<u>Emergency supportive housing</u>	<u>1 per 2 employees plus 1 per 20 sleeping unit</u>
<u>Microshelter villages</u>	<u>1 per 2 employees plus 1 per 20 microshelters</u>
<u>((RECREATION/)) RECREATIONAL AND CULTURAL (K.C.C. 21A.08.040.A.):</u>	
((Recreation/)) <u>Recreational and cultural uses, if not otherwise specified</u>	1 per 300 square feet
((Exceptions:))	
Bowling center	5 per lane
Golf course	3 per hole, plus 1 per 300 square feet of club house facilities

Tennis Club	4 per tennis court plus 1 per 300 square feet of clubhouse facility
Golf driving range	1 per tee
Park/playfield/paintball	(director)
Theater	1 per 3 fixed seats
Conference center	<u>Greater of 1 per 3 fixed seats</u> ((;)) plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per ((bed)) <u>hotel room</u> ((, whichever results in the greater number of spaces)).
((LAND USE	MINIMUM PARKING SPACES REQUIRED))
((GENERAL SERVICES)) <u>PERSONAL SERVICES AND TEMPORARY LODGING</u> (K.C.C. 21A.08.050.A.):	
((General services uses:)) <u>Personal services and temporary lodging, if not otherwise specified</u>	1 per 300 square feet
((Exceptions:))	
<u>Specialized instruction schools</u>	<u>1 per classroom, plus 1 per 2 students</u>
Funeral home/Crematory	1 per 50 square feet of chapel area
Daycare I	2 per facility
Daycare II	2 per facility, plus 1 space for each 20 children
((Churches, synagogue, temple)) <u>Religious facility</u>	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
((Outpatient and)) Veterinary clinic ((offices))	1 per 300 square feet of office, labs, and examination rooms

((Nursing and personal care Facilities	1 per 4 beds
Hospital	1 per bed))
<u>Hotel/motel</u>	1 per room
<u>Organizational hotel/lodging</u>	1 per room
<u>Bed and breakfast guesthouse</u>	1 per guest room, plus 2 per facility
<u>GOVERNMENT AND EDUCATION (subsection A. of section 164 of this ordinance):</u>	
<u>Government uses, if not otherwise specified</u>	1 per 300 square feet
<u>Public agency yard</u>	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair areas
<u>Public agency archives</u>	0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
<u>Courts</u>	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
<u>Police facility</u>	(<u>director</u>)
<u>Fire facility</u>	(<u>director</u>)
Elementary schools	1 per classroom, plus 1 per 50 students
((Secondary schools))	
Middle/junior high schools	1 per classroom, plus 1 per 50 students
<u>Secondary or ((H))high schools</u>	1 per classroom, plus 1 per 10 students
<u>Secondary or ((H))high schools with stadiums</u>	((g)) <u>Greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium</u>
Vocational schools	1 per classroom, plus 1 per ((five)) <u>5</u> students
((Specialized instruction Schools	1 per classroom, plus 1 per two students))

Artist Studios	0.9 per 1,000 square feet of area used for studios
((GOVERNMENT/))BUSINESS SERVICES (K.C.C. 21A.08.060.A.):	
((Government/))Business services uses((:)), if not otherwise specified	1 per 300 square feet
((Exceptions:	
Public agency yard	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair areas
Public agency archives	0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
Courts	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
Police facility	(director)
Fire facility	(director))
Construction and trade	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area
Warehousing and storage	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Self-service storage	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Outdoor advertising services	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Heavy equipment repair	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of indoor repair areas
Office	1 per 300 square feet
((LAND USE	MINIMUM PARKING SPACES REQUIRED))
RETAIL(((WHOLESALE)) (K.C.C. 21A.08.070.A.):	

Retail ((trade)) uses((:)), if not otherwise specified	1 per 300 square feet
((Exceptions:))	
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet
Gasoline service stations ((w/)) <u>without</u> grocery	3 per facility, plus 1 per service bay
Gasoline service stations ((w/)) <u>with</u> grocery, no service bays	1 per facility, plus 1 per 300 square feet of store
Restaurants	1 per 75 square feet in dining or lounge areas
Remote tasting rooms	1 per 300 square feet of tasting and retail areas
Wholesale trade uses	0.9 per 1000 square feet
((Retail and wholesale trade mixed use	1 per 300 square feet))
MANUFACTURING (K.C.C. 21A.08.080.A.):	
Manufacturing uses	0.9 per 1,000 square feet
Winery/Brewery/Distillery Facility II and III	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting and retail areas
RESOURCES (K.C.C. 21A.08.090.A.):	
Resource uses	(director)
REGIONAL (K.C.C. 21A.08.100.A.):	
Regional uses	(director)

210

B. An applicant may request a modification of the minimum required number of"

211

212 On page 563, line 10998, after "and" strike "industrial land" and insert "manufacturing
213 land"

214

215 In the table that starts on page 593, after line 11547, in the line that starts with
216 "~~((Manufacturing))~~", strike "~~((Manufacturing))~~ Industrial" and insert "Manufacturing"

217

218 On page 604, strike lines 11676 through 11679 and insert:

219 "12. Manufacturing uses in the shoreline environment (~~((must))~~) shall give
220 preference first to water-dependent manufacturing uses and second to water-related
221 manufacturing uses:

222 a. (~~((Non-water))~~) Nonwater-oriented manufacturing uses are"

223

224 On page 605, strike lines 11687 through 11694 and insert:

225 (4) all (~~((non-water))~~) nonwater-oriented manufacturing uses (~~((must))~~) shall also
226 provide a significant public benefit, such as ecological restoration, environmental clean-
227 up, historic preservation, or water-dependent public education;

228 b. public access is required for all manufacturing uses unless it would result in
229 a public safety risk or is incompatible with the use;

230 c. shall be located, designed, and constructed in a manner that ensures that
231 there are no significant adverse impacts to other shoreline resources and values((-);

232 d. restoration is required for all new manufacturing uses; and"

233

234 On page 633, strike line 12284 and insert:

235 "launching facility for a commercial or manufacturing use must be located at"

236

237 On page 732, line 14241, after "5." strike "~~((manufacturing))~~ Industrial" and insert

238 "~~((M))~~Manufacturing"

239

240 In Attachment A, on page 3-23, beginning on line 1186, after "**development**" strike "**on**

241 **industrial-zoned properties**"

242

243 In Attachment A, on page 12-31, after line 1532, insert:

244 "h. Evaluation of industrial uses in the rural area and natural resource lands, including code
245 changes that: create a definition that describes what an industrial use is; and modify use
246 allowances so that the industrial use allowances are consistent with the Comprehensive Plan;"
247

248 Renumber the remaining subsections consecutively and correct any internal references

249 accordingly

250

251 **EFFECT prepared by J. Tracy:** This amendment makes the following changes:

252

- 253 - Deletes the proposed definition of "Industrial Use." Industrial Use would be
- 254 undefined, as is the case today.
- 255 - Modifies the Permitted Use tables to Moves uses that had been reorganized
- 256 into an "Industrial Uses" table back to the tables where they are located in the
- 257 current code, and updates references to the industrial uses table and
- 258 categorization of these uses as "industrial uses" elsewhere in the code, such as
- 259 the Vashon, North Highline, and Skyway-West Hill specific code sections..
- 260 Development conditions for these uses are unchanged from the striking
- 261 amendment and executive transmittal, except as noted below.
- 262 ○ For Construction and Trade: no substantive changes. Moves it to a
- 263 different use table.
- 264 ○ Warehousing and Wholesale Trade: no substantive changes. Moves it to a
- 265 different use table.
- 266 ○ Log Storage: The condition requiring compliance with trail corridor
- 267 provisions when located in the RA zone was inadvertently removed in the
- 268 striking amendment. It would be added back in this line amendment.
- 269 However, the trail corridor provisions apply regardless of the specific
- 270 condition here. Also moved to a different use table.

- 271 ○ Transportation Services: no substantive changes. Moves it to a different
- 272 use table.
- 273 ○ Trucking and Courier Service: no substantive changes. Moves it to a
- 274 different use table.
- 275 ○ Freight and Cargo Service: no substantive changes. Moves it to a different
- 276 use table.
- 277 ○ Miscellaneous Equipment Rental: no substantive changes. Moves it to a
- 278 different use table.
- 279 ○ Research, Development, and Testing: no substantive changes. Moves it to
- 280 a different use table.
- 281 ○ Heavy Equipment and Truck Repair: no substantive changes. Moves it to a
- 282 different use table.
- 283 ○ Fossil Fuel Facility: no substantive changes. Moves it to a different use
- 284 table. Other changes, unrelated to the move from one use table to another,
- 285 were made in the striking amendment and are maintained in this line
- 286 amendment:
- 287 ▪ Changes were made in the striking amendment to require certain
- 288 conditions be met in order to approve a fossil fuel facility (see
- 289 subsection 27.f. of striker language), to align with the requirements
- 290 of existing KCCP Policy F-334f. This change is maintained in the
- 291 line amendment.
- 292 ▪ Additionally, changes were made to only require an equity impact
- 293 review once the equity impact review tool has been developed by
- 294 the County. This change is maintained in the line amendment.
- 295 ▪ Ordinance 19824 was adopted between transmittal and publication
- 296 of the striking amendment. This section is updated in the striking
- 297 amendment to recognize that, and this is maintained in the line
- 298 amendment.
- 299 ○ Drycleaning Plants: no substantive changes. Moves it to a different use
- 300 table.
- 301 ○ Industrial Launderers: no substantive changes. Moves it to a different use
- 302 table.
- 303 ○ Theatrical Production Services: no substantive changes. Moves it to a
- 304 different use table.
- 305 - Removes all changes made to the zoning code section on the rural Industrial
- 306 zones and within the density and dimension standards for the rural area
- 307 commercial and industrial zones, reverting to the existing code.
- 308 - Removes other cross references from "industrial uses" to "manufacturing
- 309 uses" in the landscaping code, parking code, and the shoreline code.
- 310 - Modifies a portion of Policy R-338 to return to the existing language, which
- 311 requires that new industrial development in the rural area meet certain
- 312 requirements. The striking amendment had modified the language to apply
- 313 only to industrial-zoned properties.
- 314 - Modifies the Work Plan action related to the Rural Economic Strategies
- 315 update to include evaluation of industrial uses in the rural area.
- 316
- 317
- 318

COMPARISON SUMMARY

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332

Definition of Industrial Use

~~NEW SECTION. SECTION 128. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:~~

~~Industrial use: An industrial use is one that primarily involves the manufacturing, assembly, fabrication, or processing of raw or previously prepared materials; bulk handling and storage; research facilities; warehousing; or heavy trucking.~~

Construction and Trade

Executive's transmittal and existing code

K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Construction and Trade				P34						P	P9	P

333
334
335
336
337
338
339

9. No outdoor storage of materials.

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

Striking Amendment S1

K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA (19)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Construction and Trade				P38							P	P37	P

340
341
342
343
344
345

37. No outdoor storage of materials.

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

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA (19)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Construction and Trade				P((24))20							P	P((9))21	P

346
347
348
349

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

21. No outdoor storage of materials.

350
351

Effect:

352
353

- None, move only.

Warehousing and Wholesale Trade

354
355
356
357

Executive's transmittal

K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	RI-8	RI2-48	NB	CB	RB	O	I
*	Warehousing((7 (4)) and Wholesale Trade (1)												P

358
359
360
361

1. Except self-service storage.

Striking Amendment S1

K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	<u>Warehousing and Wholesale Trade (39)</u>													<u>P</u>

362
363
364

39. Except self-service storage.

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Warehousing, ((4))25 and Wholesale Trade													P

365
366
367

25. Except self-service storage.

Effect:

368
369

- None, move only.

Log Storage

370
371
372
373

Executive's transmittal and existing code

K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	RI-8	RI2-48	NB	CB	RB	O	I
*	Log Storage (38)		P		P26 and 33								P

374
375
376
377
378
379

26. Limited to two acres or less.

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

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

380
381
382

Striking Amendment S1

K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	<u>Log Storage</u> (40)		<u>P</u>		<u>P41</u>									<u>P</u>

383 40. If the log storage is associated with agriculture activities it will be reviewed
384 in accordance with K.C.C. 21A.08.090.

385 41. Limited to two acres or less.

386

387

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA (12)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	<u>Log Storage</u> ((38)) <u>16</u>		<u>P</u>		<u>P26</u> and ((33)) <u>12</u>									<u>P</u>

388 12. Subject to review and approval of conditions to comply with trail corridor
389 provisions of K.C.C. chapter 21A.14 ((when located in an RA zone)).

390 16. If the farm product warehousing, refrigeration, and storage, or log storage, is
391 associated with agricultur((e))al activities it will be reviewed in accordance with K.C.C.
392 21A.08.090.

393 26. Limited to two acres or less.

394

395

Effect:

- 396 - The condition requiring compliance with trail corridor provisions when
397 located in the RA zone was inadvertently removed in the striking amendment.
398 It would be added back in this line amendment. However, the trail corridor
399 provisions apply regardless of the specific condition here.

400

401

Transportation Service

402

403

Executive's transmittal and existing code

404

K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
47	<u>Transportation Service</u>												<u>P39</u>

405

39. Excluding fossil fuel facilities.

406

407

Striking Amendment S1

408

K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
<u>47</u>	<u>Transportation Service</u>													<u>P42</u>

409

42. Excluding fossil fuel facilities.

410

411

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4-R-8	R-12-R-48	NB	CB	RB	O	I
47	Transportation Service													P((39))27

412 27. Excluding fossil fuel facilities.

413

414 **Effect:**

415 - None, move only.

416

Trucking and Courier Service

417

Executive's transmittal and existing code

418

K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

419

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
421	Trucking and Courier Service									P11	P12	P 13	P

421 11. Limited to self-service household moving truck or trailer rental accessory to

422 a gasoline service station.

423 12. Limited to self-service household moving truck or trailer rental accessory to

424 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

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

426

Striking Amendment S1

427

K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

428

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4-R-8	R-12-R-48	NB	CB	RB	O	I
<u>421</u>	<u>Trucking and Courier Service</u>										<u>P46</u>	<u>P47</u>	<u>P484</u>	<u>P</u>

429 46. Limited to self-service household moving truck or trailer rental accessory to

430 a gasoline service station.

431 47. Limited to self-service household moving truck or trailer rental accessory to

432 a gasoline service station and SIC Industry 4215-Courier Services, except by air.

433 48. Limited to SIC Industry 4215-Courier Services, except by air.

434

435

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4-R-8	R-12-R-48	NB	CB	RB	O	I
421	Trucking and Courier Service										P((11))22	P((12))23	P((13))24	P

436 22. Limited to self-service household moving truck or trailer rental accessory to

437 a gasoline service station.

438 23. Limited to self-service household moving truck or trailer rental accessory to

439 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

440 24. Limited to SIC Industry No. 4215-Courier Services, except by air.

441

442

Effect:

443 - None, move only.

444

445

Freight and Cargo Service

446

Executive's transmittal and existing code

447

448

K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
473	Freight and Cargo Service										P	P	P

449

Striking Amendment S1

450

451

K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
473	Freight and Cargo Service											P	P	P

452

453

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
473	Freight and Cargo Service											P	P	P

454

455

Effect:

456

- None, move only.

457

458

Miscellaneous Equipment Rental

459

Executive's transmittal and existing code

460

461

K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
735	Miscellaneous Equipment Rental									P17	P	P17	P

462

17. No outdoor storage.

463

Striking Amendment S1

464

465

K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
735	Miscellaneous Equipment Rental										P43	P	P43	P

466

43. No outdoor storage.

467

468

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
735	Miscellaneous Equipment Rental										P((17)) <u>3</u>	P	P((17)) <u>3</u>	P

469 3. No outdoor storage.

470

471 **Effect:**

472 - None, move only.

473

474 **Research, Development, and Testing**

475

476 **Executive's transmittal and existing code**

477 **K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396**

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
873	Research, Development, and Testing										P2	P2	P2

478 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
 479 Educational Research, see general business service/office.

480

481 **Striking Amendment S1**

482 **K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514**

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
<u>873</u>	<u>Research, Development, and Testing (44)</u>											<u>P</u>	<u>P</u>	<u>P</u>

483 44. Except SIC Industry 8732-Commercial Economic, Sociological, and
 484 Educational Research, see general business service/office.

485

486 **This line amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
873	Research, Development, and Testing											P2 <u>8</u>	P2 <u>8</u>	P2 <u>8</u>

487 28. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
 488 Educational Research, see general business service/office.

489

490 **Effect:**

491 - None, move only.

492

493 **Heavy Equipment and Truck Repair**

494

495 **Executive's transmittal and existing code**

496 **K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396**

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Heavy Equipment and Truck Repair												P

497
498
499

Striking Amendment S1
K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Heavy Equipment and Truck Repair													<u>P</u>

500
501

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Heavy Equipment and Truck Repair													P

502
503

Effect:

504 - None, move only

505
506
507
508

Fossil Fuel Facility

Executive's transmittal

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Fossil Fuel Facility												S27

509 27.a. Required for all new, modified, or expanded fossil fuel facilities. Modification
510 or expansion includes, but is not limited to:

- 511 (1) new uses or fuel types within existing facilities;
512 (2) changes to the type of refining, manufacturing, or processing;
513 (3) changes in the methods or volumes of storage or transport of raw materials
514 or processed products;
515 (4) changes in the location of the facilities on-site;
516 (5) replacement of existing facilities;
517 (6) increases in power or water demands; or
518 (7) increases in production capacity.

519 b. Before filing an application with the department, the applicant shall hold a
520 community meeting in accordance with K.C.C. 20.20.035.

521 c. As part of permit application submittal for new, modified, or expanded fossil
522 fuel facilities, the applicant shall submit the following documentation:

- 523 (1) an inventory of similar existing facilities in King County and neighboring
524 counties, including their locations and capacities;
525 (2) a forecast of the future needs for the facility;

526 (3) ~~an (analysis of the potential social and economic impacts and benefits to~~
 527 ~~jurisdictions and local communities receiving or surrounding the facility))~~ equity impact
 528 review of the proposal using tools developed by the office of equity and racial and social
 529 justice. The results from the equity impact review shall be used to assess equity impacts and
 530 opportunities during county permit review and may be used to inform determinations of
 531 project approval;

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

534 (5) an analysis of economic and environmental impacts, including mitigation,
 535 of any similar existing facilities and of any new site(~~(s)~~) or sites under consideration as an
 536 alternative to expansion of an existing facility;

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

540 (7) considered evaluation of any applicable prior review conducted by a public
 541 agency, local government or (~~(stakeholder group))~~ interested party.

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

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

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

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

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

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

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

557

Striking Amendment S1

558 **K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514**

559

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	<u>Fossil Fuel Facility</u>													<u>S45</u>

560 45.a. Required for all new, modified, or expanded fossil fuel facilities.

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

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

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

564 (3) changes in the methods or volumes of storage or transport of raw
 565 materials or processed products;

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

567 (5) replacement of existing facilities;

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

569 (7) increases in production capacity.

570 b. Before filing an application with the department, the applicant shall hold a
571 community meeting in accordance with K.C.C. 20.20.035.
572 c. As part of permit application submittal for new, modified, or expanded fossil
573 fuel facilities, the applicant shall submit the following documentation:
574 (1) an inventory of similar existing facilities in King County and neighboring
575 counties, including their locations and capacities;
576 (2) a forecast of the future needs for the facility;
577 (3) an equity impact review of the proposal using tools developed by the
578 office of equity and racial and social justice. Until the tools have been developed and
579 made publicly available by the office, the equity impact review is not required. The
580 results from the equity impact review shall be used to assess equity impacts and
581 opportunities during county permit review and may be used to inform determinations of
582 project approval;
583 (4) an analysis of alternatives to the facility, including location, conservation,
584 demand management, and other strategies;
585 (5) an analysis of economic and environmental impacts, including mitigation,
586 of any similar existing facilities and of any new site or sites under consideration as an
587 alternative to expansion of an existing facility;
588 (6) an extensive public involvement strategy that strives to effectively engage
589 a wide range of racial, ethnic, cultural, and socioeconomic groups, including
590 communities that are the most impacted;
591 (7) considered evaluation of any applicable prior review conducted by a
592 public agency, local government, or interested party; and
593 (8) a greenhouse gas impact analysis prepared by the applicant, the results of
594 which shall be used to identify and mitigate the impacts of such facilities.
595 d. As part of permit application submittal, the applicant shall demonstrate
596 financial responsibility meeting the requirements of K.C.C. chapter 21A.49. The
597 financial responsibility shall be reviewed as part of the facility's periodic review under
598 K.C.C. 21A.22.050.
599 e. New, modified, or expanded fossil fuel facilities shall:
600 (1) not be located within one thousand feet of any schools, health care
601 facilities, or places of assembly that have occupancies of greater than one thousand
602 persons;
603 (2) not be located within two hundred fifty feet of a regulated wetland or
604 aquatic area, except that when a larger buffer is required under K.C.C. chapter 21A.24,
605 the buffer in K.C.C. chapter 21A.24 shall apply;
606 (3) maintain an interior setback of at least two hundred feet;
607 (4) store fossil fuels completely within enclosed structures, tanks, or similar
608 facilities;
609 (5) be accessed directly to and from an arterial roadway; and
610 (6) comply with all applicable regulations in K.C.C. chapter 21A.22.
611 f. Proposals shall only be approved when the following conditions are met:
612 (1) the proposed facility can confine or mitigate all operational impacts;
613 (2) the facility can adequately mitigate conflicts with adjacent land uses;
614 (3) the full scope of environmental impacts, including life cycle greenhouse
615 gas emissions and public health, have been evaluated and appropriately conditioned or
616 mitigated as necessary, consistent with the County's substantive State Environmental
617 Policy Act authority;

618 (4) the applicant can comply with applicable federal and state regulations,
 619 including the Clean Water Act, Clean Air Act, and Endangered Species Act;

620 (5) the applicant has demonstrated early, meaningful, and robust
 621 consultation with Indian tribes, the public, and surrounding property owners to assess
 622 impacts to Indian tribal treaty-protected cultural and fisheries resources; and

623 (6) risks to public health and public safety can be mitigated.

624
 625

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Fossil Fuel Facility													S27

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

627 *Modification or expansion includes, but is not limited to:*

- 628 *(1) new uses or fuel types within existing facilities;*
- 629 *(2) changes to the type of refining, manufacturing, or processing;*
- 630 *(3) changes in the methods or volumes of storage or transport of raw*
 631 *materials or processed products;*
- 632 *(4) changes in the location of the facilities on-site;*
- 633 *(5) replacement of existing facilities;*
- 634 *(6) increases in power or water demands; or*
- 635 *(7) increases in production capacity.*

636 *b. Before filing an application with the department, the applicant shall hold a*
 637 *community meeting in accordance with K.C.C. 20.20.035.*

638 *c. As part of permit application submittal for new, modified, or expanded fossil*
 639 *fuel facilities, the applicant shall submit the following documentation:*

- 640 *(1) an inventory of similar existing facilities in King County and neighboring*
 641 *counties, including their locations and capacities;*
- 642 *(2) a forecast of the future needs for the facility;*
- 643 *(3) an ~~(analysis of the potential social and economic impacts and benefits to~~*
 644 *~~jurisdictions and local communities receiving or surrounding the facility)) equity impact~~*
 645 *~~review of the proposal using tools developed by the office of equity and racial and social~~*
 646 *~~justice. Until the tools have been developed and made publicly available by the office,~~*
 647 *~~the equity impact review is not required. The results from the equity impact review shall~~*
 648 *~~be used to assess equity impacts and opportunities during county permit review and may~~*
 649 *~~be used to inform determinations of project approval;~~*
- 650 *(4) an analysis of alternatives to the facility, including location, conservation,*
 651 *demand management and other strategies;*
- 652 *(5) an analysis of economic and environmental impacts, including mitigation,*
 653 *of any similar existing facilities and of any new site ~~((s))~~ or sites under consideration as*
 654 *an alternative to expansion of an existing facility;*
- 655 *(6) an extensive public involvement strategy that strives to effectively engage*
 656 *a wide range of racial, ethnic, cultural, and socioeconomic groups, including*
 657 *communities that are the most impacted;*
- 658 *(7) considered evaluation of any applicable prior review conducted by a*
 659 *public agency, local government, or ~~((stakeholder group))~~ interested party; and*
- 660 *(8) a greenhouse gas impact analysis prepared by the applicant, the results of*
 661 *which shall be used to identify and mitigate the impacts of such facilities.*

662 d. As part of permit application submittal, the applicant shall demonstrate
663 financial responsibility meeting the requirements of K.C.C. chapter 21A.49. The
664 financial responsibility shall be reviewed as part of the facility's periodic review under
665 K.C.C. 21A.22.050.

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

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

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

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

674 (4) store fossil fuels completely within enclosed structures, tanks, or similar
675 facilities;

676 (5) be accessed directly to and from an arterial roadway; and

677 (6) comply with all applicable regulations in K.C.C. chapter 21A.22.

678 f. Proposals shall only be approved when the following conditions are met:

679 (1) the proposed facility can confine or mitigate all operational impacts;

680 (2) the facility can adequately mitigate conflicts with adjacent land uses;

681 (3) the full scope of environmental impacts, including life cycle greenhouse
682 gas emissions and public health, have been evaluated and appropriately conditioned or
683 mitigated as necessary, consistent with the County's substantive State Environmental
684 Policy Act authority;

685 (4) the applicant can comply with applicable federal and state regulations,
686 including the Clean Water Act, Clean Air Act, and Endangered Species Act;

687 (5) the applicant has demonstrated early, meaningful, and robust
688 consultation with Indian tribes, the public, and surrounding property owners to assess
689 impacts to Indian tribal treaty-protected cultural and fisheries resources; and

690 (6) risks to public health and public safety can be mitigated."

691

692 **Effect:**

693 - None, move only

694

695 Other changes, unrelated to the move from one use table to another, were made in
696 the striking amendment and are maintained in this line amendment:

697 - Changes were made in the striking amendment to require certain conditions be
698 met in order to approve a fossil fuel facility (see subsection 27.f. of striking
699 language), to align with the requirements of existing KCCP Policy F-334f.

700 This change is maintained in the line amendment.

701 - Additionally, changes were made to only require an equity impact review
702 once the equity impact review tool has been developed by the County. This
703 change is maintained in the line amendment.

704 - Ordinance 19824 was adopted between transmittal and publication of the
705 striking amendment. This section is updated in the striking amendment to
706 recognize that, and this is maintained in the line amendment.

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Drycleaning Plants

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Executive's transmittal and existing code
K.C.C. 21A.08.050, General Services Land Uses - Page 196, line 4175

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
7216	Drycleaning Plants												P

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Striking Amendment S1
K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
7216	Drycleaning Plants													P

715
716

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
7216	Drycleaning Plants													P

717
718

Effect:

719 - None, move only.

720

721

Industrial Launderers

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Executive's transmittal and existing code
K.C.C. 21A.08.050, General Services Land Uses - Page 196, line 4175

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
7218	Industrial Launderers												P

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727

Striking Amendment S1
K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
7218	Industrial Launderers													P

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729

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
7218	Industrial Launderers													P

730

731

Effect:

732 - None, move only.

733

734

Theatrical Production Services

735

Executive's transmittal and existing code

736

K.C.C. 21A.08.050, General Services Land Uses - Page 196, line 4175

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SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Theatrical Production Services									P30	P28		

738

28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32 or as a joint use of an existing public school facility.

739

740

30. Adult use facilities shall be prohibited within six hundred sixty feet of any rural area and residential zones, any other adult use facility, school, licensed daycare centers, parks, community centers, public libraries, or (~~churches~~) religious facilities that conduct religious or educational classes for minors.

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Striking Amendment S1

745

K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

746

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
* –	Theatrical Production Services										P35	P36		

747

35. Adult use facilities shall be prohibited within six hundred sixty feet of any RA, UR, and R zones, any other adult use facility, school, licensed daycare centers, parks, community centers, public libraries, or religious facilities that conduct religious or educational classes for minors.

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751

36. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32 or as a joint use of an existing public school facility.

752

753

754

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
⊛	Theatrical Production Services										P30	P28		

755

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756

757

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760

761

Effect:

762

- None, move only.

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Other Changes

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- R-514)) R-338** Development regulations for new industrial development on industrial-zoned properties in the Rural Area shall require the following:
- a. Greater setbacks, and reduced building height, floor/lot ratios, and maximum impervious surface percentage standards in comparison to standards for urban industrial development;
 - b. Maximum protection of ~~((sensitive natural features))~~ critical areas, especially with regards to salmonid habitat and water quality;
 - c. Building and landscape design that respects the aesthetic qualities and character of the Rural Area, and provides substantial buffering from the adjoining uses and scenic vistas;
 - d. Building ~~((colors and materials that are muted;))~~ design that is compatible with a rural setting, signs that are not internally illuminated, and site and building lighting that is held to the minimum necessary for safety;
 - e. Prohibition of ((H))heavier industrial uses, new industrial uses producing substantial waste byproducts or wastewater discharge, or new paper, chemical and allied products manufacturing uses allowed in the urban industrial zone ((shall be prohibited)); and
 - f. Industrial uses ~~((requiring))~~ be sized to avoid substantial investments in infrastructure, such as water, sewers, or transportation facilities, or facilities that generate substantial volumes of heavy-gross weight truck trips~~((, shall be reduced in size to avoid the need for public funding of the infrastructure))~~.