## REVISED STAFF REPORT

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| **Agenda Item:** |  | **Name:** | Jenny Ngo |
| **Proposed No**.: | 2018-0559 | **Date:** | December 4, 2018 |

**COMMITTEE ACTION**

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| ***Proposed Substitute Ordinance 2018-0559.2, concerning transit comfort facilities, passed out of committee on December 4, 2018, with a “Do Pass” recommendation. The Ordinance was amended in committee with Amendment 1 to make technical corrections.*** |

**SUBJECT**

Proposed Ordinance 2018-0559 would modify the zoning code to create a definition for transit comfort facilities and add the use to the permitted use table.

**SUMMARY**

The Proposed Ordinance would create a land use designation for transit comfort facilities and permit these facilities in the Rural Area, R-1 through R-48, Neighborhood Business, Community Business, Regional Business, Office and Industrial zones subject to three development conditions. The code change is intended to support Metro Transit's identified need for new transit comfort facilities along existing and future transit routes. This zoning code change was requested by Metro Transit.

There is a technical amendment in the packet.

**BACKGROUND**

Transit comfort stations are restroom facilities located along transit routes for the exclusive use of Metro employees, most commonly for bus operators. Transit comfort stations may be located in a standalone building or through an agreement in an existing public or private business. King County Metro Transit relies on a network of 260 transit comfort stations for transit operators throughout the county.

These facilities are required to meet worker protection required by the Occupational Safety and Health Administration (OSHA). Inadequately located facilities can result in worker health problems as well as unsafe driving conditions. In 2014, Metro Transit was cited by the Washington State Department of Labor and Industries for inadequate transit comfort facilities available within the transit system. As a result, Metro Transit developed a transit comfort station work plan and is in the process of making improvements to its network of facilities.

A majority of existing transit comfort stations are located in incorporated areas and subject to the regulations of the specific jurisdiction. Metro has identified a potential need for transit comfort facilities within unincorporated King County on existing and future routes that terminate outside cities and towns.

**ANALYSIS**

Currently, transit comfort facilities have not been contemplated previously as a land use within the zoning code and are not allowed within the unincorporated King County. Metro Transit identified a need to allow transit comfort facilities for transit operators starting or ending routes in unincorporated King County and outside of the urban growth boundary.

Proposed Ordinance 2018-0559 would add transit comfort facilities as a land use in K.C.C. Chapter 21.08. As defined within Proposed Ordinance 2018-0559, transit comfort facilities are limited to "a restroom for public transit employees." These facilities would generally be standalone facilities and would not include restrooms within a private or public organization, which are covered by the property's primary land use.

Transit comfort facilities would be included in the land use tables as a permitted use in the Rural Area, R-1 through R-48, Neighborhood Business, Community Business, Regional Business, Office and Industrial zones subject to three development conditions:

* Facilities may only be located outside of the urban growth area boundary
* Facilities are exempt from street setback requirements; and
* Facilities may be no more than 200 square feet in size.

The proposed ordinance appears to be consistent with Metro Transit's facility standards. The April 2018 Transit Facility Guidelines provide standards for comfort stations. These facilities must be available for layover stops, with preference at the beginning or end of a route.

**AMENDMENTS**

Amendment 1 standardizes the terminology of “transit comfort facility” across proposed code.