

Public Comment
Submitted @ meeting
All to be submitted on record
9-16-19
cow
for ordinance

Dominique Torgerson

Four Horsemen Brewery

2018-0241

You all have no idea the amount of stress this ordinance and King County permitting department have put on myself, my family and my business. We have been mentally damaged, financially damaged, and physically damaged all from the corruption in our system. This ordinance is absolute garbage and is another thing that proves how oppressive our local government has become. We have had to spend so much wasted time fighting just to be able to have a business, that we barely have the ability to run it. We should all be ashamed of King County and how bad, how corrupt, how inept and discriminatory our whole system and local government is, and the fact that we have all let it get this bad. Our types of businesses have been blamed as being harmful to the environment, yet because of King County's lack of good infrastructure, billions of gallons of raw sewage has dumped into our waters over the years, yet we are the ones who are damaging the environment. King County doesn't even care to fix our garbage issues, and given the fact that our recycling programs are maybe 30% effective, yet again, we are the ones that are harmful to the environment. What exactly do we pay this county to do? I don't even see any good infrastructure period, yet you want everyone in the rural areas who has a business to go into urban where you can't even support who is already there. I am so ashamed of our county and flabbergasted that it can be so blatantly hypocritical. If Dr. Martin Luther King were here today, he would be ashamed to have his name associated with this county. We all have a dream. We want to be able to equally live, having successful and fruitful lives, being able to enjoy our family, our friends, and just enjoy life itself. Well this is not a dream, this is a nightmare, and King County has nobody to blame but themselves for the issues we have today. Our government should not be micromanaging and oppressing its people. This ordinance and others like it, leading to the zoning code we have today, is a huge piece of evidence that is exactly why people hate King County. We are the worst county when it comes to supporting agriculture, local businesses, and its residents. King County has no accountability to the people. As residents, we have no recourse when we are wronged by King County, whether from wrong information, retaliatory actions, dragging their feet in the permitting process, etc. We have no recourse when permitting doesn't follow their own code, the SWDM, or even state law. This ordinance even breaks multiple state laws, and as such should be completely thrown out the window. Stop micromanaging us. Stop oppressing us. Stop punishing everyone else for the county's mistakes, for the lack of understanding of the comprehensive plan, and the complete inability to create a reasonable zoning code.

RCW 66.08.120

If you want accountability from the people, how about you start with the government having accountability first? As such, given the fact that this whole ordinance initiated from a study that represented only .01% of the ENTIRE Unincorporated areas, yet then will blanket the other COMPLETELY UNREPRESENTED 99.99%. Do you realize how bad of a study this was, when your using the results from

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FHB 9/16/19

such a miniscule area? This would be like conducting a random medical study, where after one person, the results are in, so let's now take it to the rest of the population.

In 2008, ordinance 16323 was introduced. This ordinance removed several items from the Home Occupation code, specific items that were explicitly allowed, because of the concern that by having this list, that other things not on the list would then not be allowed.

In 2011, ordinance 17191, items that were previously removed in order to avoid confusion on what was allowed, were then explicitly disallowed, as if the ordinance in 2008 was erased from memory??? This ordinance also added heavily restrictive requirements for home occupations that were completely unreasonable, where hourly limitations are so restrictive, that it basically almost completely excludes the ability to operate certain types of businesses just based on the hourly limitation set.

King County has absolutely failed when it comes to supporting residents and local businesses. Upon attending the Craft Brewers Conference, we have talked with people from other states, where their city or county would literally pay us over \$100,000 just to come to where they are at, because they know the value that our businesses bring to the communities. Why is that King County completely fails to realize the value of our businesses? Is it because our county is ignorant to understanding this, or is there some hidden agenda to keep our businesses from operating? Why will King County not support us? What exactly is going on behind closed doors that we are not seeing? We may not see it now, but believe me the truth will come out, and when that time comes, everyone involved in enabling this corrupt system will be exposed, and Karma will for sure come around.



FHB 002

Dominique Torgerson

For 2018-0241

Failed sewage pumps led to 2.1 million gallon spill into Puget Sound

JUL 30, 2019 at 7:41 AM

BY



John Ryan

PLAYING 1 MIN LEFT

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- More

King County officials have shed new light on the latest sewage spill to sully Seattle waters this summer: Backup pumps at Seattle's main sewage treatment plant failed during an overnight power outage.

Just after 1 a.m. on July 19, about 10,000 Seattle City Light customers from Ballard to South Lake Union lost power after a utility pole just southeast of the Ballard Bridge caught fire.

At the West Point sewage plant near Discovery Park, voltage weakened briefly—dropping to two-thirds of its proper level for less than a second, according to City Light.

The momentary disturbance was enough to cause wastewater-handling pumps at the plant to shut down.

Backup pumps quickly kicked in, but, according to King County officials, the backup pumps started vibrating badly, and they shut down too.

Over a 27-minute span ending at 2:05 a.m., 2.1 million gallons of untreated water and sewage were shunted around the treatment plant and straight to Puget Sound.

An outfall pipe spewed the mix 490 feet off shore and 35 feet deep.

FHB 003

Beaches in Seattle and in Kitsap County were closed for four days because of high levels of fecal coliform bacteria. Shellfish harvesting in parts of Bainbridge Island and Kitsap County remains closed.

Larry Altose with the Washington Department of Ecology said the agency's investigation into the spill will take "at least some number of weeks."

"We are worried about how vulnerable our wastewater system is to momentary power outages," attorney Katelyn Kinn with Puget Soundkeeper said in an email.

She called this spill both "awful" and "frustrating," since much bigger discharges routinely occur without media attention or public interest.

"'Normal' operations of King County's wastewater system dumps 4.6 [million gallons] of sewage into Puget Sound on average every single day," Kinn said.

Almost any time it rains hard, outdated sewer pipes beneath Seattle are hit with more than they can handle, and a soup of untreated sewage and stormwater runoff goes directly into Puget Sound.

According to a report by the King County Department of Natural Resources and Parks, which runs the wastewater treatment system serving Seattle, such "combined sewage overflows" sent 1.7 billion untreated gallons into Puget Sound in 2017.

One storm on Dec. 19, 2017, sent more than 90 million gallons into the Duwamish River, in neighborhoods where lifespans are 13 years shorter than wealthier parts of Seattle.

"Shouldn't that have been newsworthy?" Kinn said.

Correction, 9:50 a.m., 7/30/19: Power at the sewage plant fluctuated but did not go out entirely, according to Seattle City Light. A previous version of the story said the plant lost power.

King County employee closes gate, allows 230,000 gallons of untreated sewage into people's yards

By: Linzi Sheldon

Updated: Jun 20, 2019 - 6:03 PM

FHB 004



King County employee closes gate, allows 230,000 gallons of untreated sewage into people's yards

- People living at more than a dozen properties on Lake Ballinger in Edmonds had untreated sewage in their yards, covering items
- Records show the employee at fault was not assigned to be working at the Lake Ballinger pump station that day
- Records also show he could have caused an explosion at another pump station less than a month before this incident

FHB005

Internal emails reveal a King County employee, already under disciplinary review for creating an “unsafe work environment” less than a month earlier, caused more than 230,000 gallons of untreated sewage to spew into people’s backyards along Lake Ballinger in Edmonds.

Records show he closed a gate he had no training or authorization to operate.

Content Continues Below

“I was like, ‘Ohhh! My worst nightmare has occurred,’” Julie Rose said.

Her video from March 14 shows raw sewage pouring out of the sewer hole in the Roses’ backyard, soaking the sandbox where her kids had been playing that day and the kids’ toys. Fourteen properties, including the Roses’, were affected by the sewage spill.



Discover the 6 Secrets of Investing

By Wells Fargo

“They came running in and were like, ‘Mom! There’s water going everywhere!’” she said.

There was so much pressure, the grout around the base of a maintenance hole had simply come off.

“I am thinking any minute, I’m going to get sewer -- spewing at the same rate and magnitude that’s coming out of this in my house,” Rose said.

“Out of your toilets,” reporter Linzi Sheldon said.

“Right!” said Rose.

A backflow preventer saved that from happening. Click [here](#) to read more.

But Julie Rose wasn’t the only one in panic mode. Down the street, Mitchell Lewis was already calling the water company.

FHBO06

"It could've probably filled up a couple of swimming pools in about a half an hour," he said. An employee had closed the gate at the Lake Ballinger pump station and sewage was backing up and then pouring out by the second.



Linzi Sheldon

✓ @LinziKIRO7



THIS is sewage water pouring into an [#Edmonds](#) family's backyard. They were one of more than a dozen impacted when a King Co employee closed a gate he NEVER should have been touching! Tonight on [@KIRO7Seattle](#) I'm asking how this could've happened and how they made it right



13

[2:13 PM - Jun 20, 2019](#)

[Twitter Ads info and privacy](#)

[16 people are talking about this](#)

"Did it smell?" KIRO 7 reporter Linzi Sheldon asked Lewis.

"It did, it did," he said. "After it kind of stopped running... oh yeah, it started to kind of smell. It was like, 'Oh, that is sewage!'"

Lewis said the water reached about a foot deep in the middle of his yard.

The cost to fix the damage at all 14 properties affected? About \$300,000.

"What do you have to say to these residents who had to deal with this overflow in their backyards?" KIRO 7's Linzi Sheldon asked Christie True, director of King County's Department of Natural Resources and Parks.

FHB 008

"We're very sorry that this happened," she said.

Emails reveal the employee at fault was "not assigned or authorized to work" at the pump station at all that day.

And, KIRO 7 found out, less than a month before this overflow, this employee created a "serious and unsafe work environment" at another King County location, where he "could have caused an explosion" by improperly operating a grinder.

"Why was he even on the job to be able to go to Lake Ballinger?" Sheldon asked True.

"Well, I would just say, in general, with our employees, when there's a performance problem, we work with that employee to address any performance problem, provide more training if necessary," True said.

King County later said that the employee's previous mistake was being reviewed in a disciplinary process that was underway when the mistake happened.

True said the employee has since been fired.

"I'd like to say, actually, human errors related to overflows is very rare in our system," True said.

KIRO 7 reviewed King County's 11 sewer overflows since its massive spill at the West Point treatment plant in February of 2017.

Nearly all were some kind of mechanical failure, from valves to pumps to power outages with no stand-by generator on site. It's the result, True said, of aging equipment and infrastructure that King County is spending \$450 million over six years to upgrade.

The largest spill was a result of faulty wiring and a lack of battery back-up at the Swayolocken pump station in February. About 610,000 gallons of sewage spilled into Lake Washington.

"So that's an example where we learn from what may have happened at one pump station and then we want to make sure that we don't have a similar situation in another pump station," True said.

As for Lake Ballinger, neighbors said it took about a month for King County to replace lawns, sand, soil, and toys and play sets.

"They wanted to make sure that they made everything really safe for the kids," Julie Rose said. She's placed new items farther away from that sewer hole, just in case.

"I'm just so thankful that they put in all of the effort and energy that they could in making it right," she said.

Residents asked KIRO 7 why there was no alarm when that gate was closed and Sheldon asked King County about it.

They told her the gate control doesn't have an alarm and they're not installing one, because only authorized operators are supposed to use it.

King County also said they're continually evaluating how to "minimize risks through training and capital investments" -- though they did not say how.

FHB 009

2018-0241

Gussett, Lambert, Dunn, McDermott
Reichbauer

2011

2984 8. For a major communication facility, if there is another major communication
2985 facility within one mile of the site of the proposed facility, the level of NIER at the points
2986 identified in subsection B.7. as measured within ((30)) thirty days prior to application;
2987 and

2988 9. For a minor communication facility, if there is an existing major
2989 communication facility within one-half mile of the site of the proposed facility, the level
2990 of NIER at the points identified in subsection B.7. as measured within ((30)) thirty days
2991 prior to the application.

2992 SECTION 47. Ordinance 10870, Section 536, as amended, and K.C.C.
2993 21A.30.080 are each hereby amended to read as follows:

2994 In the R, ((and)) UR, NB, CB and RB zones, residents of a dwelling unit may
2995 conduct one or more home occupations as accessory activities, only if:

2996 A. The total floor area of the dwelling unit devoted to all home occupations shall
2997 not exceed twenty percent of the dwelling unit.

2998 B. Areas within garages and storage buildings shall not be considered part of the
2999 dwelling unit and may be used for activities associated with the home occupation;

3000 ((B-)) C. All the activities of the home occupation or occupations shall be
3001 conducted indoors, except for those related to growing or storing of plants used by the
3002 home occupation or occupations;

3003 ((C-)) D. A home occupation or occupations is not limited in the number of
3004 employees that remain off-site. No more than one nonresident employee shall be
3005 permitted to work on-site for the home occupation or occupations;

FHB 010

3006 ~~((D-))~~ E. The following ~~((activities are prohibited))~~ uses, by the nature of their
3007 operation or investment, tend to increase beyond the limits permitted for home
3008 occupations. Therefore, the following shall not be permitted as home occupations:

- 3009 1. Automobile, truck and heavy equipment repair;
- 3010 2. Autobody work or painting;
- 3011 3. Parking and storage of heavy equipment; ~~((and))~~
- 3012 4. Storage of building materials for use on other properties;
- 3013 5. Hotels, motels or organizational lodging;
- 3014 6. Dry cleaning;
- 3015 7. Towing services; and
- 3016 8. Trucking, storage or self service, except for parking or storage of one
3017 commercial vehicle used in one occupation; and
- 3018 9. Veterinary clinic;

3019 ~~((E-))~~ F. In addition to required parking for the dwelling unit, on-site parking is
3020 provided as follows:

- 3021 1. One stall for each nonresident employed by the home occupations; and
- 3022 2. One stall for patrons when services are rendered on-site;

3023 ~~((F-))~~ G. Sales are limited to:

- 3024 1. Mail order sales;
- 3025 2. Telephone, Internet or other electronic commerce sales with off-site delivery;

3026 and

- 3027 3. Items accessory to a service provided to patrons who receive services on the
3028 premises;

FHBO11

3029 ~~((G.))~~ H. On-site services to patrons are arranged by appointment;

3030 ~~((H.))~~ I. The home occupation or occupations use or store a vehicle for pickup of
3031 materials used by the home occupation or occupations or the distribution of products
3032 from the site, only if:

3033 1. No more than one such a vehicle is allowed; and

3034 2. The vehicle is not stored within any required setback areas of the lot or on
3035 adjacent streets; and

3036 3. The vehicle does not exceed an equivalent licensed gross vehicle weight of
3037 one ton;

3038 ~~((I.))~~ J. The home occupation or occupations do not ~~((use electrical or mechanical~~
3039 ~~equipment that results in))~~:

3040 1. ~~((A))~~ Use electrical or mechanical equipment that results in a change to the
3041 occupancy type of the structure or structures used for the home occupation or
3042 occupations; or

3043 2. ~~((V))~~ Cause visual or audible interference in radio or television receivers, or
3044 electronic equipment located off-premises~~((;))~~ ~~or~~ ~~((3. F))~~ fluctuations in line voltage off-
3045 premises;

3046 K. There shall be no exterior evidence of a home occupation, other than growing
3047 or storing of plants under subsection C of this section or a permitted sign, that would
3048 cause the premises to differ from its residential character. Exterior evidence includes, but
3049 is not limited to, lighting, the generation or emission of noise, fumes or vibrations as
3050 determined by using normal senses from any lot line or on average increase vehicular
3051 traffic by more than four additional vehicles at any given time;

3052 L. Customer visits and deliveries shall be limited to the hours of 8:00 a.m. to 7:00
3053 p.m. on weekdays, and 9:00 a.m. to 5 p.m. on weekends; and

3054 ~~((F-))~~ M. Uses not allowed as home occupations may be allowed as a home
3055 industry under K.C.C. ~~((chapter))~~ 21A.30.090.

3056 SECTION 48. Ordinance 15606, Section 20, as amended, and K.C.C.
3057 21A.30.085 are each hereby amended to read as follows:

3058 In the A, F and RA zones, residents of a dwelling unit may conduct one or more
3059 home occupations as accessory activities, under the following provisions:

3060 A. The total floor area of the dwelling unit devoted to all home occupations shall
3061 not exceed twenty percent of the dwelling unit.

3062 B. Areas within garages and storage buildings shall not be considered part of the
3063 dwelling unit and may be used for activities associated with the home occupation;

3064 ~~((B-))~~ C. Total outdoor area of all home occupations shall be permitted as
3065 follows:

3066 1. For any lot less than one acre: Four hundred forty square feet; and

3067 2. For lots one acre or greater: One percent of the area of the lot, up to a
3068 maximum of five thousand square feet.

3069 ~~((C-))~~ D. Outdoor storage areas and parking areas related to home occupations
3070 shall be:

3071 1. No less than twenty-five feet from any property line; and

3072 2. Screened along the portions of such areas that can be seen from an adjacent
3073 parcel or roadway by the:

3074 a. planting of Type II landscape buffering; or

3075 b. use of existing vegetation which meets or can be augmented with additional
3076 plantings to meet the intent of Type II landscaping.

3077 ~~((D.))~~ E. A home occupation or occupations is not limited in the number of
3078 employees that remain off-site. Regardless of the number of home occupations, the
3079 number of nonresident employees is limited to no more than three who work on-site at
3080 the same time and no more than three who report to the site but primarily provide
3081 services off-site.

3082 ~~((E.))~~ F. In addition to required parking for the dwelling unit, on-site parking is
3083 provided as follows:

- 3084 1. One stall for each nonresident employed on-site; and
- 3085 2. One stall for patrons when services are rendered on-site;

3086 ~~((F.))~~ G. Sales are limited to:

- 3087 1. Mail order sales;
- 3088 2. Telephone, Internet or other electronic commerce sales with off-site delivery;
- 3089 3. Items accessory to a service provided to patrons who receive services on the
3090 premises;

3091 4. Items grown, produced or fabricated on-site; and

3092 5. On sites five acres or larger, items that support agriculture, equestrian or
3093 forestry uses except for the following:

3094 a. motor vehicles and parts (North American Industrial Classification System
3095 ("NAICS" Code 441));

3096 b. electronics and appliances (NAICS Code 443); and

3097 c. building material and garden equipments and supplies (NAICS Code 444);

FHB 014

3098 ~~((G.))~~ H. The home occupation or occupations do not ~~((use electrical or~~
3099 ~~mechanical equipment that results in))~~:

3100 1. ~~((A))~~ Use electrical or mechanical equipment that results in a change to the
3101 occupancy type of the structure or structures used for the home occupation or
3102 occupations;

3103 2. ~~((V))~~ Cause visual or audible interference in radio or television receivers, or
3104 electronic equipment located off-premises~~((;))~~ or ~~((3.-F))~~ fluctuations in line voltage off-
3105 premises; or

3106 3. Increase average vehicular traffic by more than four additional vehicles at any
3107 given time;

3108 ~~((H.))~~ I. Customer visits and deliveries shall be limited to the hours of 8:00 a.m.
3109 to 7:00 p.m. on weekdays, and 9:00 a.m. to 5 p.m. on weekends;

3110 J. The following uses, by the nature of their operation or investment, tend to
3111 increase beyond the limits permitted for home occupations. Therefore, the following
3112 shall not be permitted as home occupations:

3113 1. Hotels, motels or organizational lodging;

3114 2. Dry cleaning; and

3115 3. Towing services;

3116 K. Uses not allowed as home occupation may be allowed as a home industry
3117 under K.C.C. chapter 21A.30; and

3118 ~~((H.))~~ L. The home occupation or occupations may use or store vehicles, as
3119 follows:

3120 1. The total number of vehicles for all home occupations shall be:

- 3121 a. for any lot five acres or less: two;
- 3122 b. for lots greater than five acres: three; and
- 3123 c. for lots greater than ten acres: four;
- 3124 2. The vehicles are not stored within any required setback areas of the lot or on
- 3125 adjacent streets; and
- 3126 3. The parking area for the vehicles shall not be considered part of the outdoor
- 3127 storage area provided for in subsection C. of this section.

3128 SECTION 49. Ordinance 10870, Section 537, as amended, and K.C.C.

3129 21A.30.090 are each hereby amended to read as follows:

3130 A resident may establish a home industry as an accessory activity, as follows:

3131 A. The site area is one acre or greater;

3132 B. The area of the dwelling unit used for the home industry does not exceed fifty

3133 percent of the floor area of the dwelling unit.

3134 C. Areas within attached garages and storage buildings shall not be considered

3135 part of the dwelling unit for purposes of calculating allowable home industry area but

3136 may be used for storage of goods associated with the home industry;

3137 C. No more than ~~((four))~~ six nonresidents who ~~((come to the))~~ work on-site ~~((of~~

3138 ~~the home industry are employed in the home industry))~~ at the same time;

3139 D. In addition to required parking for the dwelling unit, on-site parking is

3140 provided as follows:

3141 1. One stall for each non-resident employee of the home industry; and

3142 2. One stall for customer parking;

2018-0241

June 25, 2014

336 is considered an accessory use)) the purpose for which land or a structure is designed,
337 built, arranged, intended, occupied, maintained, let or leased.

338 NEW SECTION. SECTION 21. A new section is hereby added to K.C.C.
339 chapter 21A.06 to read as follows:

340 Use, established: a use that has been in continuous operation for more than sixty
341 days and that conformed to King County's rules and regulations and to other applicable
342 local and state rules and regulations at the time it began operation and throughout the
343 sixty days.

344 SECTION 22. Ordinance 10870, Section 328, and K.C.C. 21A.08.010 are each
345 hereby amended to read as follows:

346 ~~((The use of a property is defined by the activity for which the building or lot is~~
347 ~~intended, designed, arranged, occupied, or maintained. The use is considered~~
348 ~~permanently established when that use will or has been in continuous operation for a~~
349 ~~period exceeding sixty days. A use which will operate for less than sixty days is~~
350 ~~considered a temporary use, and subject to the requirements of K.C.C. 21A.32 of this~~
351 ~~title.)) Uses permitted under this chapter are subject to ((A))all applicable ((requirements
352 of this code, or)) King County rules and regulations and other applicable local, state or
353 federal ((requirements, shall govern a use located in unincorporated King County)) rules
354 and regulations.~~

355 NEW SECTION. SECTION 23. A new section is hereby added to K.C.C.
356 chapter 21A.08 to read as follows:

357 Any accessory use not expressly permitted by this chapter or by the director shall
358 be prohibited. The director may determine whether any accessory use on a site is

FHB 017

For 2018-02-11

10870

CHAPTER 21A.08 PERMITTED USES

SECTIONS:

21A.08.010	Establishment of uses
21A.08.020	Interpretation of land use tables
21A.08.030	Residential land uses
21A.08.040	Recreation/Cultural land uses
21A.08.050	General Services land uses
21A.08.060	Government/Business Service land uses
21A.08.070	Retail/Wholesale land uses
21A.08.080	Manufacturing land uses
21A.08.090	Resource land uses
21A.08.100	Regional land uses

SECTION 328.

21A.08.010 Establishment of uses. The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will or has been in continuous operation for a period exceeding sixty days. A use which will operate for less than sixty days is considered a temporary use, and subject to the requirements of K.C.C. 21A.32 of this title. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in unincorporated King County.

SECTION 329.

21A.08.020 Interpretation of land use tables. A. The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal row of these tables.

B. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.

C. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

D. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

E. If the letter "S" appears in the box at the intersection of the column and the row, the regional use is permitted subject to the special use permit review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

F. If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the land use table.

G. If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table.

H. All applicable requirements shall govern a use whether or not they are cross-referenced in a section.

FHB 018



For 2018-02-01
KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

December 9, 2008

Ordinance 16323

Dunn, Reichbauer, Lambert, Gossett,
Proposed No. 2008-0501.2 Sponsors Gossett

1 AN ORDINANCE relating to home occupations; and
2 amending Ordinance 15606, Section 20, and K.C.C.
3 21A.30.085.
4

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. Section 2 of this ordinance amends K.C.C. 21A.30.085. One of the
7 changes being made is the deletion of K.C.C. 21A.30.085.E. The existing K.C.C.
8 21A.30.085.E. lists four specific activities that are allowed as home occupations on RA,
9 A and F zoned properties. The King County council is concerned that by listing these
10 specific activities, other legal activities that are not listed might not be allowed as home
11 occupations, even though those activities would otherwise comply with the rest of K.C.C.
12 21A.30.085. Therefore, it is the intent of the King County council that the deletions of
13 existing K.C.C. 21A.30.085.E. shall not be construed to mean that the specific activities
14 listed in that subsection are no longer allowed as home occupations.

15 SECTION 2. Ordinance 15606, Section 20, and K.C.C. 21A.30.085
16 are each hereby amended to read as follows:

17 In the A, F and RA zones, residents of a dwelling unit may conduct one or more
18 home occupations as accessory activities, under the following provisions:

19 A. The total floor area devoted to all home occupations shall not exceed twenty
20 percent of the dwelling unit. Areas within garages and storage buildings shall not be
21 considered part of the dwelling unit and may be used for activities associated with the
22 home occupation;

23 B. Total outdoor area of all home occupations shall be permitted as follows:

24 1. For any lot less than one acre: Four hundred forty square feet; and

25 2. For lots one acre or greater: One percent of the area of the lot, up to a
26 maximum of five thousand square feet.

27 C. Outdoor storage areas and parking areas related to home occupations shall be:

28 1. No less than twenty-five feet from any property line; and

29 2. Screened along the portions of such areas that can be seen from an adjacent
30 parcel or roadway by the:

31 a. planting of Type II landscape buffering; or

32 b. use of existing vegetation which meets or can be augmented with additional
33 plantings to meet the intent of Type II landscaping.

34 D. A home occupation or occupations is not limited in the number of employees
35 that remain off-site. Regardless of the number of home occupations, the number of
36 nonresident employees is limited to no more than three who work on-site and no more than
37 three who report to the site but primarily provide services off-site.

38 E. ~~((In addition to activities allowed as home occupations by K.C.C. 21A.30.080,~~
39 ~~the following activities are permitted:~~

- 40 1. ~~Automobile, truck and heavy equipment repair;~~
- 41 2. ~~Autobody work or painting;~~
- 42 3. ~~Parking and storage of heavy equipment; and~~
- 43 4. ~~Storage of building materials for use on other properties;~~

44 F.)) In addition to required parking for the dwelling unit, on-site parking is
45 provided as follows:

- 46 1. One stall for each nonresident employed on-site; and
- 47 2. One stall for patrons when services are rendered on-site;

48 ((G.)) F. Sales are limited to:

- 49 1. Mail order sales;
- 50 2. Telephone, Internet or other electronic commerce sales with off-site delivery;
- 51 3. Items accessory to a service provided to patrons who receive services on the
52 premises; ((and))

53 4. Items grown, produced or fabricated on-site; and

54 5. On sites five acres or larger, items that support agriculture, equestrian or
55 forestry uses except for the following:

56 a. motor vehicles and parts (North American Industrial Classification System
57 ("NAICS") Code 441);

58 b. electronics and appliances (NAICS Code 443); and

59 c. building material and garden equipments and supplies (NAICS Code 444);

60 ((H.)) G. The home occupation or occupations do not use electrical or mechanical
61 equipment that results in:

ETHB 021

62 1. A change to the occupancy type of the structure or structures used for the home
63 occupation or occupations;

64 2. Visual or audible interference in radio or television receivers, or electronic
65 equipment located off-premises; or

66 3. Fluctuations in line voltage off-premises;

67 ~~((H))~~ H. Uses not allowed as home occupation may be allowed as a home industry
68 under K.C.C. chapter 21A.30; and

69 ~~((I))~~ I. The home occupation or occupations may use or store vehicles, as follows:

70 1. The total number of vehicles for all home occupations shall be:

71 a. for any lot five acres or less: two;

72 b. for lots greater than five acres: three; and

73 c. for lots greater than ten acres: four;

74 2. The vehicles are not stored within any required setback areas of the lot or on
75 adjacent streets; and

76 3. The parking area for the vehicles shall not be considered part of the outdoor
77 storage area provided for in subsection C. of this section.

78 SECTION 3. Pursuant to K.C.C. 20.44.080, the metropolitan King County
79 council finds that the requirements for environmental analysis, protections and mitigation
80 measures in K.C.C. 21A.08.085 amended by this ordinance, provide adequate analysis of
81 and mitigation for the specific adverse environmental impacts to which the requirements
82 apply.

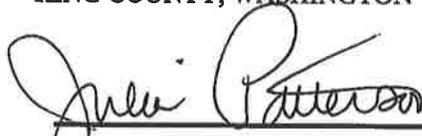
83 SECTION 4. If any provision of this ordinance or its application to any person or
84 circumstance is held invalid, the remainder of the ordinance or the application of the
85 provision to other persons or circumstances is not affected.

86

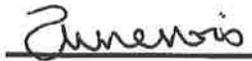
Ordinance 16323 was introduced on 9/29/2008 and passed as amended by the
Metropolitan King County Council on 12/8/2008, by the following vote:

Yes: 8 - Ms. Patterson, Mr. Dunn, Mr. Constantine, Ms. Lambert, Mr. von
Reichbauer, Mr. Ferguson, Mr. Gossett and Ms. Hague
No: 0
Excused: 1 - Mr. Phillips

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Julia Patterson, Chair

ATTEST:


Anne Noris, Clerk of the Council

RECEIVED
2008 DEC 24 AM 9:31
KING COUNTY COUNCIL

APPROVED this _____ day of _____, 2008.

DEEMED ENACTED WITHOUT
COUNTY EXECUTIVE'S SIGNATURE
DATED: 12/24/08

Ron Sims, County Executive

Attachments None

FH B023

R-2018-0241



King County

Department of Natural Resources and Parks
Wastewater Treatment Division

West Point Treatment Plant
1400 Discovery Park Blvd.
Seattle, WA 98199

July 25, 2019

Shawn McKone
Washington Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue, WA 98008-5452

Terry Clements
Public Health Seattle-King County
401 5th Avenue
Seattle, WA 98104

Re: West Point Treatment Plant Bypass and Secondary Diversion, July 19, 2019

Dear Mr. McKone and Ms. Clements:

On July 19, 2019, at approximately 1:40 a.m., an estimated 2.1 million gallons (MG) of storm water and sewage bypassed West Point Treatment Plant and 0.1 MG of primary-treated flow was diverted around the plant's secondary process. The bypass was reported to the Department of Ecology and was assigned incident number 690723.

At 1:07 a.m., a power disturbance at the plant's primary substation (Canal Street) caused plant equipment to fall offline, including pumps at the Intermediate Pump Station (IPS) and at the Effluent Pump Station (EPS). At the time, plant flow was approximately 300 million gallons per day (MGD). The initiating event for the power disturbance was reported by Seattle City Light as a failed utility power pole for the Canal Street substation.

The high flows and shutdown of IPS and EPS resulted in the opening of the Emergency Bypass (EB) gate from 1:38 a.m. until 2:05 a.m. The secondary diversion occurred due to the hydraulic surge following the shutdown of IPS.

At EPS, a standby pump (EPS 3) started automatically in response to the EPS high wet well level. The EPS 3 pump reached 100% output by 1:13 a.m. only to fall offline due to high vibration. Staff are investigating the cause of the vibration trip.

Following the reset of the motor drives, each pump was restarted and placed back online with IPS and EPS pumping resuming at 1:27 a.m.

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Shawn McKone
 Terry Clements
 July 25, 2019
 Page 2

Before flow could be reestablished through the outfall, high wet well levels at the EPS triggered the closure of the primary effluent gates at 1:21 a.m. As water levels rose in the primary tanks, staff took steps to slow flow into the plant by reducing the speed of the Raw Sewage Pumps (RSPs). Staff also reduced flows coming into the plant through the Influent Control Structure (ICS). Eventually, a high level RSP wet well and a high ICS level resulted in the opening of the EB gate at 1:38 a.m.

Following the recovery and restart of the RSPs, IPS, and EPS, staff reestablished hydraulic control of the plant. With flow established through the deep water outfall, the EB gate was closed at approximately 2:05 a.m.

Plant staff successfully took grab samples of the bypass for testing with the following results:

TSS	177 mg/L
BOD	114 mg/L
Fecal Coliform	3.3 x 10 ⁶ CFU/100 ml

The estimated 2.1 MG bypass was discharged through the plant emergency marine outfall, which is approximately 35 feet below the surface and 490 feet offshore. After the bypass, staff posted the beaches to the north and south of the plant.

Additional samples were taken from eight different locations within the marine water (maps of the sample locations are attached), and the results from those samples are summarized in the tables below.

Water Quality Sampling — Fecal Coliform test results (cfu/100 ml)

Sample locations	Sample - date and time			
	July 19	July 20	July 21	July 22
South Beach, nearest to lighthouse (map point 5)	41	4	4	9
South Beach, farther from lighthouse (map point 6)	1	9	8	13
North Beach, nearest to lighthouse (map point 3)	8	2	6	<1
North Beach, farthest from lighthouse (map point 4)	160	5	3	<1
Golden Gardens, middle of beach (map point 2)	5	8	110	100
Golden Gardens, south of Meadow Point (map point 8)	7	50	48	
Golden Gardens, north of Shishole Marina (map point 9)	6	83	260	
Carkeek Park, south end of beach (map point 1)	22	24	59	71

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Shawn McKone
Terry Clements
July 25, 2019
Page 3

Water Quality Sampling – Enterococcus test results (cfu/100 ml)

Sample locations	Sample - date and time			
	July 19	July 20	July 21	July 22
South Beach, nearest to lighthouse (map point 5)	28	4	1	8
South Beach, farther from lighthouse (map point 6)	1	3	2	15
North Beach, nearest to lighthouse (map point 3)	<1	5	8	<1
North Beach, farthest from lighthouse (map point 4)	64	1	<1	1
Golden Gardens, middle of beach (map point 2)	2	23	25	41
Golden Gardens, south of Meadow Point (map point 8)	12	5	25	
Golden Gardens, north of Shishole Marina (map point 9)	20	16	48	
Carkeek Park, south end of beach (map point 1)	31	5	68	60

Although a bypass and secondary diversion resulted from the power disturbance, the plant's safety interlocks operated as designed to prevent a potential flooding of the plant. In addition, staff responded quickly and competently to the event. It should be noted that their training was instrumental in their quick and capable response.

If you have additional questions concerning this event, please contact me at 206-263-9481 or Eugene Sugita at 206-477-9782.

Sincerely,



Robert Waddle
Operations & Maintenance Section Manager

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision, in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

cc: Amy Jankowiak, Compliance Specialist, Department of Ecology (DOE)
Mark Isaacson, Division Director, Wastewater Treatment Division (WTD),
Department of Natural Resources and Parks (DNRP)
Jeff Lafer, Project/Program Manager IV, WTD, DNRP
Karl Zimmer, West Section Assistant Manager, WTD, DNRP
Al Williamson, West Section Assistant Manager, WTD, DNRP

FAIB 026

Carkeek Park Sample Sites



#1

Carkeek Park

Photometry, King County

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Date: 7/24/2019

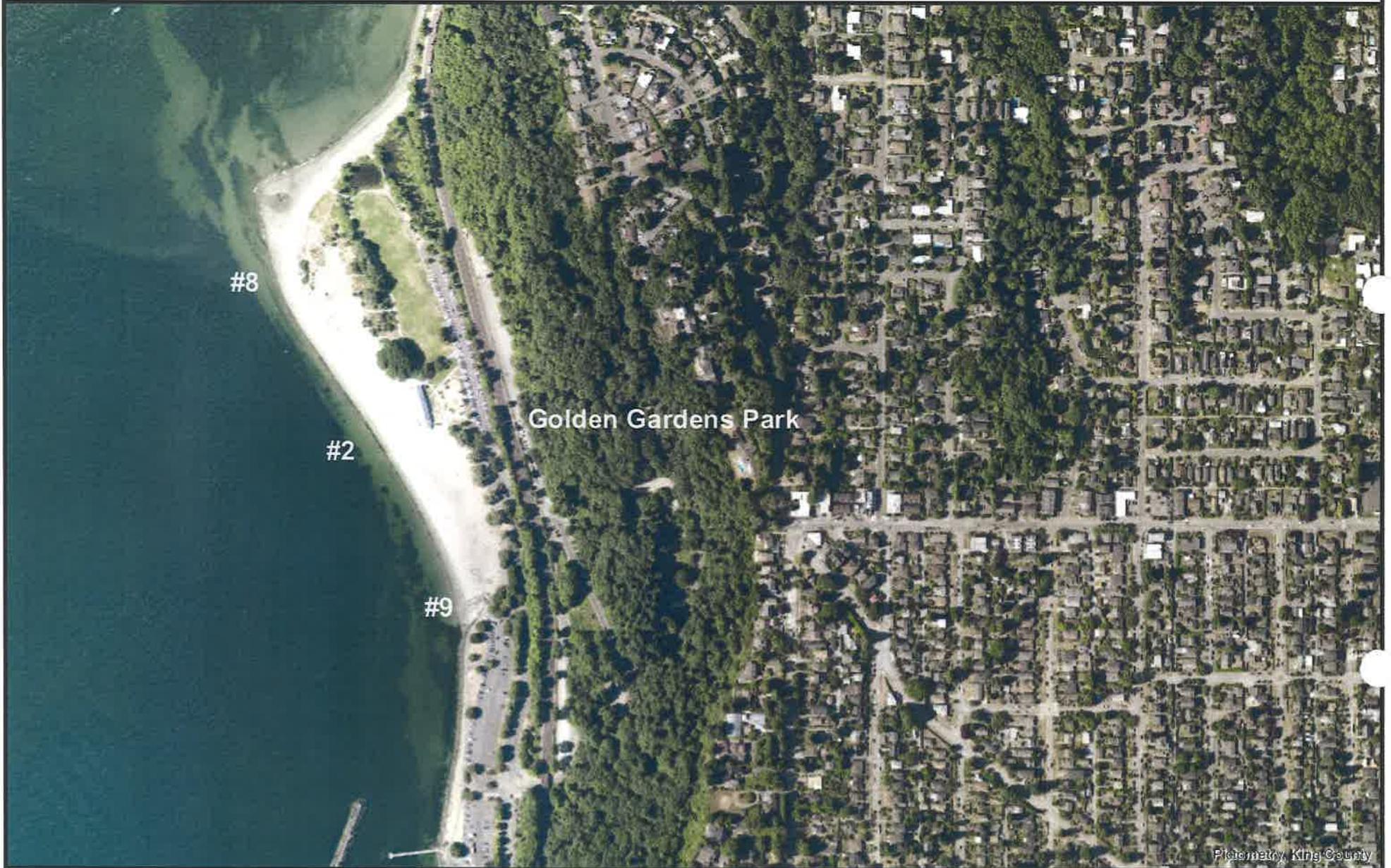
Notes:



King County

1-11-19

Golden Gardens Park Sample Sites



Pictometry, King County

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Date: 7/24/2019

Notes:



King County

15-119 028

West Point EBO Sample Sites



Pictometry, King County, King County

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Date: 7/24/2019

Notes:



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