



Covington: Unmatched quality of life

AGENDA
CITY OF COVINGTON
CITY COUNCIL REGULAR MEETING
www.covingtonwa.gov

Tuesday, October 11, 2011
7:00 p.m.

City Council Chambers
16720 SE 271st Street, Suite 100, Covington

****Note** A Special Meeting is scheduled from 6:00 to 7:00 p.m.**

CALL CITY COUNCIL REGULAR MEETING TO ORDER

ROLL CALL/PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMUNICATION - NONE

PUBLIC COMMENT *Persons addressing the Council shall state their name, address, and organization for the record. Speakers shall address comments to the City Council, not the audience or the staff. Public Comment shall be for the purpose of the Council receiving comment from the public and is not intended for conversation or debate. Public comments shall be limited to no more than four minutes per speaker. If additional time is needed a person may request that the Council place an item on a future agenda as time allows.**

APPROVE CONSENT AGENDA

C-1. Approval of Vouchers. (Hendrickson)

CONTINUED BUSINESS

1. Discuss Recently-Adopted Medical Marijuana Moratorium (Springer/Matheson)

NEW BUSINESS

2. Discuss Pacific Raceways' Request for Endorsement of County Legislation (Matheson)
3. Consider Ordinance Regarding Banking Services (Hendrickson)
4. 2012 Operating and Capital Budget Presentation (Matheson)
5. Discuss Covington Community Park Budget (Matheson)

COUNCIL/STAFF COMMENTS

- Future Agenda Topics

PUBLIC COMMENT (*See Guidelines on Public Comments above in First Public Comment Section)

EXECUTIVE SESSION:

- Potential Litigation. (RCW 42.30.110(1)(i))

ADJOURN

Any person requiring disability accommodation should contact the City of Covington at (253) 638-1110 a minimum of 24 hours in advance. For TDD relay service, please use the state's toll-free relay service (800) 833-6384 and ask the operator to dial (253) 638-1110.

Consent Agenda Item C-1

Covington City Council Meeting

Date: October 11, 2011

SUBJECT: APROVAL OF VOUCHERS.

RECOMMENDED BY: Rob Hendrickson, Finance Director

ATTACHMENT(S): Vouchers #25988-26046, in the Amount of \$344,759.87, Dated September 19, 2011; and Paylocity Payroll Checks #1000163290-1000163302 Inclusive, Plus Employee Direct Deposits in the Amount of \$138,138.89, Dated September 30, 2011.

PREPARED BY: Joan Michaud, Deputy City Clerk

EXPLANATION: Not applicable.

ALTERNATIVES: Not applicable.

FISCAL IMPACT: Not applicable.

CITY COUNCIL ACTION: _____ Ordinance _____ Resolution X Motion _____ Other

Councilmember _____ moves, Councilmember _____ seconds, to approve for payment: Vouchers #25988-26046, in the Amount of \$344,759.87, Dated September 19, 2011; and Paylocity Payroll Checks #1000163290-1000163302 Inclusive, Plus Employee Direct Deposits in the Amount of \$138,138.89, Dated September 30, 2011.

September 19, 2011

City of Covington

City of Covington

City of Covington
Voucher/Check Register

Check # 25988 through Check # 26046

In the Amount of \$344,759.87

We, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against the City of Covington, Washington, County of King, and that we are authorized to authenticate and certify said claims per the attached register.

Cassandra Parker
Accountant

Mark Lanza
City Councilmember

Wayne Snoey
City Councilmember

Marlla Mhoon
City Councilmember

Council Meeting Date Approved _____

				<u>Check Amount</u>
Check No: 25988	Check Date: 09/19/2011			
Vendor: 0683	Abaco Pacific			
0683-9	CIP 1039; Solly services, 8/1-8/30	09/19/2011		720.56
			Check Total:	720.56
Check No: 25989	Check Date: 09/19/2011			
Vendor: 0206	AFLAC			
972004	Insurance premium; September	09/19/2011		409.37
			Check Total:	409.37
Check No: 25990	Check Date: 09/19/2011			
Vendor: 1955	All-Around Fence Co.			
4122	Chain link fence repair; 180th Ave/262nd	09/19/2011		2,823.60
			Check Total:	2,823.60
Check No: 25991	Check Date: 09/19/2011			
Vendor: 0463	Allied Waste Services			
0176-00319	Maint shop; disposal, 8/1-8/31/11	09/19/2011		221.46
0176-00319	Aquatics; disposal fees, 8/1-8/31/11	09/19/2011		227.34
0176-00319	Maint shop; disposal, 8/1-8/31/11	09/19/2011		221.45
0176-00319	Maint shop; disposal, 8/1-8/31/11	09/19/2011		110.73
			Check Total:	780.98
Check No: 25992	Check Date: 09/19/2011			
Vendor: 0955	American Red Cross			
1023	Contract; authorized provider prepay	09/19/2011		500.00
			Check Total:	500.00
Check No: 25993	Check Date: 09/19/2011			
Vendor: 2033	Aquatic Specialty Services			
1213	Aquatics; pilot and bracket assembly	09/19/2011		561.01
			Check Total:	561.01
Check No: 25994	Check Date: 09/19/2011			
Vendor: 0019	AWC Employee Benefits Trust			
100315L102	Medical Insurance Premiums, October	09/19/2011		-147.79
100315L102	Medical Insurance Premiums, October	09/19/2011		5,286.73
100315L102	Medical Insurance Premiums, October	09/19/2011		1,435.39
100315L102	Medical Insurance Premiums, October	09/19/2011		2,061.55
100315L102	Medical Insurance Premiums, October	09/19/2011		480.08
100315L102	Medical Insurance Premiums, October	09/19/2011		768.29
100315L102	Medical Insurance Premiums, October	09/19/2011		4,621.51
100315L102	Medical Insurance Premiums, October	09/19/2011		7,989.36
100315L102	Medical Insurance Premiums, October	09/19/2011		1,839.57
100315L102	Medical Insurance Premiums, October	09/19/2011		1,920.39
100315L102	Medical Insurance Premiums, October	09/19/2011		5,642.72
100315L102	Medical Insurance Premiums, October	09/19/2011		7,811.08
			Check Total:	39,708.88
Check No: 25995	Check Date: 09/19/2011			
Vendor: 2086	Best Way Concrete			
0668	Friendship park; concrete delivery	09/19/2011		295.94
			Check Total:	295.94
Check No: 25996	Check Date: 09/19/2011			
Vendor: 0637	Bill's Locksmith Service, Inc.			
102463	Maint shop; deadbolt installation	09/19/2011		206.34
102463	Maint shop; deadbolt installation	09/19/2011		206.34
102470	Maint shop; duplicate keys	09/19/2011		10.97
102470	Maint shop; duplicate keys	09/19/2011		21.94
102470	Maint shop; duplicate keys	09/19/2011		21.94
102463	Maint shop; deadbolt installation	09/19/2011		103.17
			Check Total:	570.70
Check No: 25997	Check Date: 09/19/2011			
Vendor: 1767	Brian Bykonen			
1767	Bykonen; WACE conference, per diem	09/19/2011		23.00
			Check Total:	23.00

				<u>Check Amount</u>
Check No: 25998	Check Date: 09/19/2011			
Vendor: 2270	CenturyLink			
6392827698	City hall; telephone, 9/8-10/8/11	09/19/2011		133.46
			Check Total:	133.46
Check No: 25999	Check Date: 09/19/2011			
Vendor: 2366	CenturyLink Business Services			
1178991611	Aquatics; internet/loop, August	09/19/2011		475.00
			Check Total:	475.00
Check No: 26000	Check Date: 09/19/2011			
Vendor: 0395	City of Buckley			
0395-9	Jail costs; 8/1-8/31/11	09/19/2011		6,184.50
			Check Total:	6,184.50
Check No: 26001	Check Date: 09/19/2011			
Vendor: 0366	City of Covington			
0366-9	CIP 1082; boundary line adjustment fee	09/19/2011		897.00
			Check Total:	897.00
Check No: 26002	Check Date: 09/19/2011			
Vendor: 0219	City of Maple Valley			
3182	Public Works retreat; room rental	09/19/2011		180.00
3182	Public Works retreat; room rental	09/19/2011		180.00
			Check Total:	360.00
Check No: 26003	Check Date: 09/19/2011			
Vendor: 2098	Consolidated Electrical Dist.			
8073-70251	Aquatics; electrical supplies	09/19/2011		63.46
			Check Total:	63.46
Check No: 26004	Check Date: 09/19/2011			
Vendor: 1779	Conway Pedersen Economics, Inc			
1779-9	Puget Sound Economic Forecaster; renewal	09/19/2011		428.97
			Check Total:	428.97
Check No: 26005	Check Date: 09/19/2011			
Vendor: 1996	Facility Maintenance Contracto			
SALES01465	Maint shop; janitorial service,September	09/19/2011		49.80
SALES01465	Maint shop; janitorial service,September	09/19/2011		99.60
SALES01465	Maint shop; janitorial service,September	09/19/2011		99.60
			Check Total:	249.00
Check No: 26006	Check Date: 09/19/2011			
Vendor: 2078	Girard Resources & Recycling,			
6993	Crushed rock	09/19/2011		94.32
			Check Total:	94.32
Check No: 26007	Check Date: 09/19/2011			
Vendor: 1733	The Good Earth Works, Inc.			
114906	Maint shop; hedge trimmer	09/19/2011		195.46
115264	Maint shop; gas cans, engine oil	09/19/2011		61.78
114906	Maint shop; helmet/suspension system	09/19/2011		88.98
114980	#2562; drive shaft	09/19/2011		4.40
114906	Maint shop; hedge trimmer	09/19/2011		97.73
114980	#2562; drive shaft	09/19/2011		4.40
115264	Maint shop; gas cans, engine oil	09/19/2011		123.56
114906	Maint shop; hedge trimmer	09/19/2011		195.46
115263	#3139/#2879; carburetors repairs	09/19/2011		103.65
115263	#3139/#2879; carburetors repairs	09/19/2011		103.65
115263	#3139/#2879; carburetors repairs	09/19/2011		51.82
115264	Maint shop; gas cans, engine oil	09/19/2011		123.56
114980	#2562; drive shaft	09/19/2011		2.21
114906	Maint shop; helmet/suspension system	09/19/2011		88.98
114906	Maint shop; helmet/suspension system	09/19/2011		44.50
			Check Total:	1,290.14
Check No: 26008	Check Date: 09/19/2011			
Vendor: 2045	Goodbye Graffiti Seattle			
14786	Everclean program; September	09/19/2011		376.84
			Check Total:	376.84

				<u>Check Amount</u>
Check No: 26009	Check Date: 09/19/2011			
Vendor: 1722	Honey Bucket			
1-349663	Skate park; portable toilet, 9/5-10/4/11	09/19/2011		204.75
			Check Total:	204.75
Check No: 26010	Check Date: 09/19/2011			
Vendor: 1997	HSBC Business Solutions			
067816	Emergency kit updates; batteries/heat pk	09/19/2011		130.22
036144	Clean Covington Days; refreshments	09/19/2011		57.96
			Check Total:	188.18
Check No: 26011	Check Date: 09/19/2011			
Vendor: 1342	Integra Telecom			
8749055	City hall; telephone, 9/8-10/7/11	09/19/2011		1,349.17
			Check Total:	1,349.17
Check No: 26012	Check Date: 09/19/2011			
Vendor: 2116	International E-Z UP, Inc.			
STD0029464	City of Covington shelter tent	09/19/2011		2,304.49
STD0029464	City of Covington shelter tent; use tax	09/19/2011		-182.49
			Check Total:	2,122.00
Check No: 26013	Check Date: 09/19/2011			
Vendor: 0111	Kenyon Disend, PLLC			
14933	CIP 1039; legal service, August	09/19/2011		848.50
14932	AT&T Mobility; legal services, August	09/19/2011		279.79
			Check Total:	1,128.29
Check No: 26014	Check Date: 09/19/2011			
Vendor: 0641	King County Sheriff's Office			
11-276	Covington Days; police overtime	09/19/2011		3,506.35
11-301	Police services; August	09/19/2011		241,252.33
			Check Total:	244,758.68
Check No: 26015	Check Date: 09/19/2011			
Vendor: 1736	Salina Lyons			
11-49	Lyons; 2011 flexible spending	09/19/2011		140.10
			Check Total:	140.10
Check No: 26016	Check Date: 09/19/2011			
Vendor: 1878	MacLeod Reckord			
6279	Covington Park; Ph 1 Dvlp, 8/1-8/31/11	09/19/2011		9,452.50
			Check Total:	9,452.50
Check No: 26017	Check Date: 09/19/2011			
Vendor: 2367	Magnum Print Solutions			
93848	Toner	09/19/2011		96.55
			Check Total:	96.55
Check No: 26018	Check Date: 09/19/2011			
Vendor: 1901	Modern Building Systems, Inc.			
0044121	Maint shop; building lease, 10/1-11/1/11	09/19/2011		284.53
0044121	Maint shop; building lease, 10/1-11/1/11	09/19/2011		569.07
0044121	Maint shop; building lease, 10/1-11/1/11	09/19/2011		569.06
			Check Total:	1,422.66
Check No: 26019	Check Date: 09/19/2011			
Vendor: 1688	Mountain Mist			
054257-9	Aquatics; bottled water, August	09/19/2011		63.57
054257-9	Maint Shop; bottled water, August	09/19/2011		7.00
054257-9	Maint Shop; bottled water, August	09/19/2011		13.99
054257-9	City Hall; bottled water, August	09/19/2011		102.60
054257-9	Maint Shop; bottled water, August	09/19/2011		13.99
			Check Total:	201.15
Check No: 26020	Check Date: 09/19/2011			
Vendor: 1487	NAPA Auto Parts			
608589	Socket set	09/19/2011		9.22
608083	Maint shop; motor oil	09/19/2011		11.93
608083	Maint shop; motor oil	09/19/2011		23.86
608083	Maint shop; motor oil	09/19/2011		23.86
608083	#3307; lightbulb	09/19/2011		11.72

			<u>Check Amount</u>
507184	#2578; lightbulb	09/19/2011	11.56
606606	#2673; drivebelt tension	09/19/2011	58.70
Check Total:			150.85
Check No: 26021	Check Date: 09/19/2011		
Vendor: 0682	Nextel Communications		
550142028-	Meyers; phone	09/19/2011	1.07
550142028-	Cellular service, 9/8-10/7/11	09/19/2011	78.85
550142028-	Cellular service, 9/8-10/7/11	09/19/2011	32.63
550142028-	Cellular service, 9/8-10/7/11	09/19/2011	247.42
550142028-	Morrissey; phone holster	09/19/2011	21.71
550142028-	Hall/Palmer; phone	09/19/2011	0.86
550142028-	Hall/Palmer; phone	09/19/2011	0.86
550142028-	Hall/Palmer; phone	09/19/2011	0.43
550142028-	Cellular service, 9/8-10/7/11	09/19/2011	27.19
550142028-	Cellular service, 9/8-10/7/11	09/19/2011	246.70
550142028-	Cellular service, 9/8-10/7/11	09/19/2011	66.89
550142028-	Cellular service, 9/8-10/7/11	09/19/2011	80.94
550142028-	Cellular service, 9/8-10/7/11	09/19/2011	103.32
Check Total:			908.87
Check No: 26022	Check Date: 09/19/2011		
Vendor: 0004	Office Depot		
5771800880	Lyons; keyboard	09/19/2011	15.64
5771800880	Office supplies	09/19/2011	103.76
5771800880	Tamperproof deposit bags	09/19/2011	22.43
5771800880	Batteries, coffee creamer	09/19/2011	24.57
5771800880	Lyons; keyboard	09/19/2011	62.54
Check Total:			228.94
Check No: 26023	Check Date: 09/19/2011		
Vendor: 0818	Pacific Office Automation		
E10543	Copier contract; 8/23/11-8/23/12	09/19/2011	869.50
Check Total:			869.50
Check No: 26024	Check Date: 09/19/2011		
Vendor: 0161	Puget Sound Energy		
7042897053	Streets; electricity, 8/3-9/1/11	09/19/2011	7,746.86
7042894027	City tree; electricity, 8/3-9/1/11	09/19/2011	9.92
7042895297	Streets; electricity, 8/4-9/2/11	09/19/2011	9.92
7042898374	Streets; electricity, 8/4-9/2/11	09/19/2011	58.94
7042894886	Streets; electricity, 8/4-9/2/11	09/19/2011	51.88
4077639500	Skate park; electricity, 8/4-9/2/11	09/19/2011	11.37
4513241002	Crystal view; electricity, 7/30-8/30/11	09/19/2011	9.92
4513241002	SR516; electricity, 8/3-9/1/11	09/19/2011	125.99
7042894027	Streets; electricity, 8/3-9/1/11	09/19/2011	9.92
4077636381	Streets; electricity, 8/3-9/1/11	09/19/2011	79.58
7042890538	Streets; electricity, 8/3-9/1/11	09/19/2011	66.11
7042898077	Streets; electricity, 8/3-9/1/11	09/19/2011	55.27
7042899661	Streets; electricity, 8/3-9/1/11	09/19/2011	102.31
8910394751	City hall; electricity, 8/3-9/1/11	09/19/2011	1,950.15
Check Total:			10,288.14
Check No: 26025	Check Date: 09/19/2011		
Vendor: 1197	Rainier Wood Recyclers		
00041478	Brush disposal fees	09/19/2011	100.75
00041478	Brush disposal fees	09/19/2011	45.75
Check Total:			146.50
Check No: 26026	Check Date: 09/19/2011		
Vendor: 1478	Rent Me Storage, LLC		
51601	Maint shop storage, lease, 9/22-10/22	09/19/2011	59.49
51601	Maint shop storage, lease, 9/22-10/22	09/19/2011	59.49
51601	Maint shop storage; interest, 9/22-10/22	09/19/2011	3.55
51601	Maint shop storage; interest, 9/22-10/22	09/19/2011	7.12
51601	Maint shop storage, lease, 9/22-10/22	09/19/2011	29.74
51601	Maint shop storage; interest, 9/22-10/22	09/19/2011	7.12
Check Total:			166.51

				<u>Check Amount</u>
Check No: 26027	Check Date: 09/19/2011			
Vendor: 1063	Ritz Camera			
1698079250	Slate; tripod	09/19/2001		27.14
			Check Total:	27.14
Check No: 26028	Check Date: 09/19/2011			
Vendor: 2250	SBS Legal Services			
C005	Legal services; 8/1-8/31/11	09/19/2011		5,449.50
			Check Total:	5,449.50
Check No: 26029	Check Date: 09/19/2011			
Vendor: 2207	db Secure Shred, LLC			
70226	Secure document destruction	09/19/2011		21.94
			Check Total:	21.94
Check No: 26030	Check Date: 09/19/2011			
Vendor: 1850	Sherwin-Williams Co.			
5066-9	Paint; graffiti coverage	09/19/2011		66.22
5066-9	Paint; graffiti coverage	09/19/2011		66.23
5066-9	Paint; graffiti coverage	09/19/2011		33.11
			Check Total:	165.56
Check No: 26031	Check Date: 09/19/2011			
Vendor: 2044	Karla Slate			
2044-9	Slate; PRSA meeting, mileage	09/19/2011		32.19
			Check Total:	32.19
Check No: 26032	Check Date: 09/19/2011			
Vendor: 1903	Sound Publishing, Inc.			
397776	Weekly bulletins; 8/5, 8/12, 8/19	09/19/2011		774.12
397776	Monthly full page ad'	09/19/2011		2,800.00
			Check Total:	3,574.12
Check No: 26033	Check Date: 09/19/2011			
Vendor: 1158	Sprint Rothhammer Intl, Inc.			
77137A	Aquatics; resale items, diapers, googles	09/19/2011		287.53
			Check Total:	287.53
Check No: 26034	Check Date: 09/19/2011			
Vendor: 0217	State Auditor's Office			
L89835	Audit fees; August	09/19/2011		1,294.25
			Check Total:	1,294.25
Check No: 26035	Check Date: 09/19/2011			
Vendor: 1523	Kelly Thompson			
1523-9	Thompson; 5 year service award	09/19/2011		75.00
			Check Total:	75.00
Check No: 26036	Check Date: 09/19/2011			
Vendor: 2103	US Bank Office Equip Finance			
185484987	Copier lease, 9/3-10/2/11	09/19/2011		150.82
185513371	Copier lease	09/19/2011		101.89
185484987	Copier lease, 9/3-10/2/11	09/19/2011		100.54
			Check Total:	353.25
Check No: 26037	Check Date: 09/19/2011			
Vendor: 1879	US Health Works			
0380625-WA	Audiogram testing	09/19/2011		360.00
			Check Total:	360.00
Check No: 26038	Check Date: 09/19/2011			
Vendor: 1421	Ward's Power Equipment			
36145	Maint shop; oil fill cap	09/19/2011		1.91
36145	Maint shop; oil fill cap	09/19/2011		1.91
36451	Pull cord assembly	09/19/2011		6.06
36451	Pull cord assembly	09/19/2011		12.12
36145	Maint shop; oil fill cap	09/19/2011		0.96
36451	Pull cord assembly	09/19/2011		12.12
			Check Total:	35.08
Check No: 26039	Check Date: 09/19/2011			
Vendor: 2254	Washington Department of Reven			
00003826	Business license; credit card fees, 2Qtr	09/19/2011		181.75

				<u>Check Amount</u>
Check Total:				181.75
Check No: 26040	Check Date: 09/19/2011			
Vendor: 1105	Washington State Patrol			
I12001215	Background checks	09/19/2011		100.00
Check Total:				100.00
Check No: 26041	Check Date: 09/19/2011			
Vendor: 1408	Washington Workwear Stores Inc			
390	"Adopt a Street"; gloves	09/19/2011		87.79
390	"Adopt a Street"; gloves	09/19/2011		87.79
Check Total:				175.58
Check No: 26042	Check Date: 09/19/2011			
Vendor: 1441	Watson Security			
3436RKS	Door lock replacement	09/19/2011		537.30
Check Total:				537.30
Check No: 26043	Check Date: 09/19/2011			
Vendor: 0348	Wescom Communications			
20711	Radar calibration; #TA01054	09/19/2011		87.60
Check Total:				87.60
Check No: 26044	Check Date: 09/19/2011			
Vendor: 0629	WSEMA			
0629-1	Bates; WSEMA dues, 10/1/11-9/30/12	09/19/2011		75.00
0629-2	Slate; WSEMA dues, 10/1/11-9/30/12	09/19/2011		75.00
0629-3	Akramoff; WSEMA dues, 10/1/11-9/30/12	09/19/2011		75.00
Check Total:				225.00
Check No: 26045	Check Date: 09/19/2011			
Vendor: 0995	Xerox Corporation			
500119983	Color copier; lease	09/19/2011		425.71
500121234	B & W copier; lease	09/19/2011		518.30
Check Total:				944.01
Check No: 26046	Check Date: 09/19/2011			
Vendor: 1894	Diana Ziolkowski			
1894-9	Facility monitoring; 9/4, 9/12	09/19/2011		63.00
Check Total:				63.00
Date Totals:				344,759.87
Report Total:			0.00	344,759.87

September 30, 2011

City of Covington

Payroll Approval

- Request Council approval for payment of Payroll dated 09/30/11 consisting of:

PAYLOCITY CHECK # 1000163290 through PAYLOCITY CHECK # 1000163302 inclusive,
plus employee direct deposits

IN THE AMOUNT OF \$138,138.89

WE, THE UNDERSIGNED, DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIMS ARE JUST, DUE AND UNPAID OBLIGATIONS AGAINST THE CITY OF COVINGTON, WASHINGTON, COUNTY OF KING, AND THAT WE ARE AUTHORIZED TO AUTHENTICATE AND CERTIFY SAID CLAIMS PER THE ATTACHED COUNCIL APPROVAL REPORT.

Robert M. Hendrickson
Finance Director

Mark Lanza
City Councilmember

Wayne Snoey
City Councilmember

Marlla Mhoon
City Councilmember

Council Meeting Date Approved: _____

09/30/11 Payroll Voucher**Payroll Checks for Account Paylocity Account**

Check/Voucher	Check Type	Check Date	Employee Name	Net Amount
101169	Regular	9/30/2011	Agnish, Ashley	157.42
101170	Regular	9/30/2011	Kirshenbaum, Kathleen	795.35
101171	Regular	9/30/2011	Lyon, Valerie	1,436.43
101172	Regular	9/30/2011	Matheson, Derek M	4,247.33
101173	Regular	9/30/2011	Mhoon, Darren S	1,252.42
101174	Regular	9/30/2011	Michaud, Joan M	1,877.37
101175	Regular	9/30/2011	Scott, Sharon G	2,642.63
101176	Regular	9/30/2011	Slate, Karla J	2,192.00
101177	Regular	9/30/2011	Hart, Richard	3,652.34
101178	Regular	9/30/2011	Cles, Staci M	1,749.21
101179	Regular	9/30/2011	Hagen, Lindsay K	1,491.58
101180	Regular	9/30/2011	Hendrickson, Robert	3,936.91
101181	Regular	9/30/2011	Parker, Cassandra	2,386.64
101182	Regular	9/30/2011	Harto, Margaret	461.75
101183	Regular	9/30/2011	Lanza, Mark	390.86
101184	Regular	9/30/2011	Mhoon, Marlla	390.86
101185	Regular	9/30/2011	Scott, James A	415.57
101186	Regular	9/30/2011	Wagner, Jeffrey	415.57
101187	Regular	9/30/2011	Dalton, Jesse J	1,885.91
101188	Regular	9/30/2011	Garnett, Stuart W	944.66
101189	Regular	9/30/2011	Guest, Robert	721.37
101190	Regular	9/30/2011	Hall, Ron	890.00
101191	Regular	9/30/2011	Junkin, Ross D	2,558.75
101192	Regular	9/30/2011	Marchefka, Joe A	1,931.14
101193	Regular	9/30/2011	Wesley, Daniel A	1,975.74
101194	Regular	9/30/2011	Bykonen, Brian D	2,260.14
101195	Regular	9/30/2011	Christenson, Gregg R	2,011.94
101196	Regular	9/30/2011	Lyons, Salina K	2,239.29
101197	Regular	9/30/2011	Meyers, Robert L	3,099.11
101198	Regular	9/30/2011	Ogren, Nelson W	2,491.52
101199	Regular	9/30/2011	Thompson, Kelly	1,996.85
101200	Regular	9/30/2011	Morrissey, Mayson	2,578.76
101201	Regular	9/30/2011	Bahl, Rachel A	922.62
101202	Regular	9/30/2011	Newton, Ethan A	1,962.41
101203	Regular	9/30/2011	Patterson, Clifford	2,237.57
101204	Regular	9/30/2011	Thomas, Scott R	3,341.55
101205	Regular	9/30/2011	Akramoff, Glenn A	3,194.02
101206	Regular	9/30/2011	Bates, Shellie L	1,909.35
101207	Regular	9/30/2011	Buck, Shawn M	1,405.36
101208	Regular	9/30/2011	French, Fred	3,240.24
101209	Regular	9/30/2011	Parrish, Benjamin A	1,804.98
101210	Regular	9/30/2011	Vondran, Donald M	3,359.24
101211	Regular	9/30/2011	Beatty, Kyle B	65.00
101212	Regular	9/30/2011	Campbell, Noel M	127.22
101213	Regular	9/30/2011	Cox, Melissa	191.09

101214 Regular	9/30/2011	Felcyn, Adam	318.10
101215 Regular	9/30/2011	Halbert, Mitchell S	72.80
101216 Regular	9/30/2011	Houghton, Cassandra L	292.45
101217 Regular	9/30/2011	Kiselyov, Tatyana	221.97
101218 Regular	9/30/2011	Lusebrink, Christa	112.58
101219 Regular	9/30/2011	MacConaghy, Hailey	584.75
101220 Regular	9/30/2011	Middleton, Jordan	302.72
101221 Regular	9/30/2011	Mohr, Emily A	36.41
101222 Regular	9/30/2011	Mooney, Lynell	166.39
101223 Regular	9/30/2011	Perko, John	16.07
101224 Regular	9/30/2011	Praggastis, Alexander	285.23
101225 Regular	9/30/2011	Reynolds, Taylor	547.82
101226 Regular	9/30/2011	Beaufrere, Noreen	2,713.65
101227 Regular	9/30/2011	Throm, Victoria J	1,877.43
1000163290 Regular	9/30/2011	Newell, Nancy	66.50
1000163291 Regular	9/30/2011	Lucavish, David	415.57
1000163292 Regular	9/30/2011	Snoey, Wayne	188.36
1000163293 Regular	9/30/2011	Gaudette, John J	2,040.50
1000163294 Regular	9/30/2011	Palmer, Stephen C	891.80
1000163295 Regular	9/30/2011	Carkeek, Lena	473.45
1000163296 Regular	9/30/2011	Eastin, Tatiana	216.68
1000163297 Regular	9/30/2011	Holmes, Kyle	118.48
1000163298 Regular	9/30/2011	Johansen, Andrea	714.42
1000163299 Regular	9/30/2011	Milburn, Matthew	77.67
1000163300 Regular	9/30/2011	Panzer, Erika	218.74
1000163301 Regular	9/30/2011	Tran, Jenifer	49.41

Totals for Payroll Checks 71 Items 94,258.02

Third Party Checks for Account Paylocity Account

Check/Voucher	Check Type	Check Date	Employee Name	Net Amount
101228	AGENCY	9/30/2011	ICMA Retirement Trust	14,285.22
101229	AGENCY	9/30/2011	Vantagepoint Transfer Agent-	348.55
101230	AGENCY	9/30/2011	ICMA Retirement Trust	11,401.04
101231	AGENCY	9/30/2011	ICMA Retirement Trust	225.00
1000163302	AGENCY	9/30/2011	King County Superior Court	240.46

Totals for Third Party Checks 5 Items 26,500.27

Tax Liabilities	17,108.70
Paylocity fees	271.90

Grand Total \$ 138,138.89

Agenda Item 1
Covington City Council Meeting
Date: October 11, 2011

SUBJECT: DISCUSS THE RECENTLY-ADOPTED MEDICAL MARIJUANA
MORATORIUM

RECOMMENDED BY: Derek Matheson, City Manager

ATTACHMENT(S):

1. Moratorium Ordinance No. 08-11

PREPARED BY: Derek Matheson, City Manager
Sara Springer, City Attorney

EXPLANATION:

The City Council adopted Ordinance No. 08-11 on August 8, 2011, which declared an emergency and placed a 12-month moratorium on the establishment, location, operation, licensing, maintenance, or continuation of medical marijuana dispensaries, production facilities, processing facilities, and collective gardens. The Council held a mandatory public hearing on the ordinance on September 27, 2011, and scheduled further discussion for October 11, 2011.

Some councilmembers have expressed interest in exempting Covington Holistic Medicine, the city's sole medical marijuana business, from the moratorium. As the city has discretion to determine its priorities for enforcement of the city's ordinances, the Council could, by motion, direct the city manager to make enforcement of the moratorium ordinance against existing businesses a low priority.

ALTERNATIVES:

FISCAL IMPACT: None

CITY COUNCIL ACTION: ___Ordinance ___Resolution ___Motion X Other

Provide direction to staff.

REVIEWED BY: City Manager; City Attorney; Finance Director; Community Development Director

ORDINANCE NO. 08-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, DECLARING AN EMERGENCY AND ADOPTING A TWELVE MONTH MORATORIUM WITHIN THE CITY OF COVINGTON ON THE ESTABLISHMENT, LOCATION, OPERATION, LICENSING, MAINTENANCE, OR CONTINUATION OF MEDICAL MARIJUANA DISPENSARIES, PRODUCTION FACILITIES, PROCESSING FACILITIES, AND COLLECTIVE GARDENS; DEFINING TERMS; PROVIDING FOR A PUBLIC HEARING ON THE MORATORIUM; AUTHORIZING A WORK PLAN; AND PROVIDING FOR SEVERABILITY.

WHEREAS, Initiative Measure No. 692, approved by the voters of Washington State on November 30, 1998, and now codified as Chapter 69.51A of the Revised Code of Washington (RCW), creates an affirmative defense for qualifying patients to the charge of possession of marijuana, and provides that such patients can, as an alternative to growing marijuana for their own use, designate a designated provider who can provide medical marijuana to only one patient at a time; and

WHEREAS, many jurisdictions have recently seen the establishment of medical marijuana dispensaries within their boundaries, which offer marijuana and marijuana products in exchange for donations and which claim to be operating as designated providers within the meaning of Chapter 69.51A RCW; and

WHEREAS, the Washington State Department of Health has opined that “the law [current Chapter 69.51A RCW] does not allow dispensaries” and that it is “not legal to buy or sell marijuana,” but the Department of Health has left enforcement of the law to local officials; and

WHEREAS, litigation is pending against several jurisdictions that have decided to oppose the location of such facilities within their boundaries; and

WHEREAS, the Washington State legislature passed Engrossed Second Substitute Senate Bill (E2SSB) 5073, Medical Cannabis, that became effective on July 22, 2011; and

WHEREAS, uncertainties and ambiguities exist regarding the meaning and enforcement of E2SSB 5073 because Governor Gregoire vetoed significant portions of the bill, creating a bill that fails to legalize and license medical marijuana dispensaries, production facilities, and processing facilities, but does now allow collective gardens and for cities to enact reasonable zoning, licensing, and taxation regulations regarding these uses; and

WHEREAS, the governor’s veto message pertaining to E2SSB 5073, dated April 29, 2011, explained that several sections of the bill were vetoed as a result of a letter from the U.S. Attorneys for Washington State that reiterated that marijuana possession, production, and

distribution is a federal criminal offense and that state workers would not be immune to prosecution under federal law even if state law decriminalized the use, possession, and production of marijuana for medical purposes, therefore the governor was unwilling to place state workers at risk of federal prosecution for enforcing and following state law; and

WHEREAS, though E2SSB 5073 allows medical marijuana collective gardens, the City of Covington currently has no licensing, zoning, or land use requirements that address collective gardens for medical marijuana production or that address medical marijuana production, processing, or dispensing facilities, should such dispensaries be determined to be authorized by E2SSB 5073; and

WHEREAS, given the extreme uncertainty of the legal status of medical marijuana production facilities, processing facilities, and dispensaries under the current law, and given the legislature's inaction on the subject and the strong possibility for the law to change yet again after the 2012 legislative session, the City requires time for a thorough legal review of the complicated legal framework that currently exists and is still evolving; and

WHEREAS, given the limitations on city staff time and resources, it is not an efficient use of city staff time or resources to commence a planning process by staff and an introduction of materials to the Planning Commission until the legal issues surrounding the development of regulations for medical marijuana production, processing, and dispensing facilities, as well as collective gardens, are resolved; and

WHEREAS, the planning process that occurs will need to consider complex zoning, licensing, and taxation regulations for collective gardens, and marijuana production, processing and dispensing facilities should they be deemed legal; and

WHEREAS, once the City Council receives a recommendation from the Planning Commission it will need a reasonable period of time to consider the recommendations, conduct one or more public hearings, and adopt regulations related to the establishment and citing of medical marijuana collective gardens, and production, processing, and dispensing facilities should they be deemed legal; and

WHEREAS, unless an emergency zoning moratorium is imposed, medical marijuana collective gardens and production, processing, and dispensing facilities may seek to locate within the City of Covington while the City lacks the necessary tools to ensure that such uses are legal, that the location is appropriate, and that the reported secondary impacts of such facilities, which include but are not limited to, invasion of the business, burglaries, robberies associated with the cash and drugs maintained on the site, unlawful use and distribution of marijuana for non-medical purposes, and unlawful commercial marijuana growing operations, are minimized and mitigated; and

WHEREAS, the City Council has determined that an emergency moratorium is necessary in order to protect the public interest, health, and safety until such time as the Council can act on a recommendation from the Planning Commission concerning the establishment and citing of

medical marijuana collective gardens, and production, processing, and dispensing facilities should they be deemed legal; and

WHEREAS, pursuant to RCW 35A.63.220, the city may impose land use and development moratoria to be in effect for a period of up to six (6) months, but may be effective for up to one year if a work plan is developed for related studies providing for such a longer period;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Findings of Fact. The “WHEREAS” clauses set forth above are hereby adopted as the City Council’s preliminary findings of fact in support of the moratorium imposed by this ordinance. The City Council may, in its discretion, adopt additional findings at the conclusion of the public hearing referenced in Section 5 below.

Section 2. Moratorium Established. A moratorium is hereby enacted prohibiting within the City of Covington the location, establishment, licensing, operation, maintenance, or continuation of any medical marijuana dispensary, any medical marijuana production facility, any medical marijuana processing facility, or any medical marijuana collective garden, whether for profit or not for profit, asserted to be authorized or actually authorized under E2SSB 5073, Chapter 181, Laws of 2011, Chapter 69.51A RCW, or any other laws of the state of Washington. No building permit, occupancy permit, or other development approval shall be issued for any of the purposes or activities listed above, and no business license or registration shall be granted or accepted while this moratorium is in effect. Any land use permits, business licenses, or other permits for any of these operations that are issued as a result of error or by use of vague or deceptive descriptions during the moratorium are null and void and without legal force and effect.

As used in this ordinance, the following terms have the meanings set forth below:

A. “Medical marijuana dispensary” any business, agency, organization, cooperative, network, consultation operation, or other group, or person, no matter how described or defined, including its associated premises and equipment, which has for its purpose or which is used to grow, select, measure, package, label, deliver, sell, or otherwise transfer (for consideration or otherwise) marijuana for medical use. A person who is the designated provider for only one (1) qualified patient during any fifteen (15) day period and who complies with Chapter 69.15A RCW, shall not be deemed a medical marijuana dispensary for the purposes of this moratorium.

C. “Medical marijuana processing facility” means premises and equipment where marijuana products are manufactured, processed, handled or labeled for sale, delivery, or transfer (for consideration or otherwise) to a medical marijuana dispensary, or to more than one qualifying patient within any fifteen (15) day period.

D. “Medical marijuana production facility” means premises and equipment where marijuana is planted, grown, harvested, processed, stored, handled, packaged or labeled for sale, delivery, or transfer (for consideration or otherwise) to a medical marijuana processing facility, a medical marijuana dispensary, or to more than one qualifying patient within any fifteen (15) day period.

E. “Medical marijuana collective garden” means a group of qualifying patients that share responsibility for acquiring and supplying the resources required to produce and process marijuana for medical use. Examples of collective garden resources would include, without limitation, the following: property used for a collective garden; or equipment, supplies, and labor necessary to grow and harvest marijuana; marijuana plants, seeds, and cuttings; and equipment, supplies, and labor necessary for proper construction, plumbing, wiring, and ventilation of a garden of marijuana plants. A medical marijuana collective garden shall satisfy the above definition regardless of its formation, ownership, management, or operation as a business, agency, organization, cooperative, network, consultation operation, group, or person. A person who is the designated provider for only one qualified patient during any fifteen (15) day period who complies with Chapter 69.51A RCW or a person who is a qualified patient and who complies with RCW 69.51A, shall not be deemed a medical marijuana collective garden for the purposes of this moratorium.

Section 3. Effective Period of Moratorium. The moratorium established by this ordinance shall become effective as set forth in Section 7 below, and shall continue in effect for twelve months thereafter unless repealed, renewed, or modified by the City Council after a subsequent public hearing and entry of findings of fact.

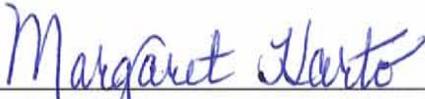
Section 4. Work Program. The City Manager is authorized to allocate the necessary resources to prepare a work program to address issues related to determining the legality of medical marijuana dispensaries, production facilities, processing facilities, and collective gardens, including but not limited to review of the pending dispute between state and federal law enforcement authorities regarding the legality of medical marijuana use under any circumstance and notwithstanding the enactment by the state legislature of RCW 69.51A. In the event that such uses are ultimately determined to be legal, the work plan should also review and research the most appropriate zoning districts in the city for such medical marijuana uses, and develop related development regulations and performance standards applicable to medical marijuana uses in the city as may be necessary.

Section 5. Public Hearing to be Held. A public hearing on the issue of the moratorium shall be held no later than sixty (60) days after the date of adoption herein.

Section 6. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 7. Effective Date. This ordinance, as a public emergency ordinance necessary for the protection of the public health, public safety, public property, or public peace, shall take effect and be in full force immediately upon its adoption. The city clerk is directed to publish a summary of this ordinance at the earliest possible publication date.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 9th DAY OF AUGUST, 2011.



Mayor Margaret Harto

PUBLISHED: August 12, 2011

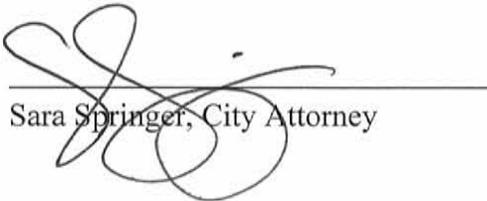
EFFECTIVE: August 12, 2011

ATTESTED:



Sharon Scott, City Clerk

APPROVED AS TO FORM:



Sara Springer, City Attorney

Agenda Item 2
Covington City Council Meeting
Date: October 11, 2011

SUBJECT: DISCUSS PACIFIC RACEWAYS' REQUEST FOR ENDORSEMENT OF COUNTY LEGISLATION

RECOMMENDED BY: Derek Matheson, City Manager

ATTACHMENT(S):

1. Proposed King County Ordinance No. 2011-0227

PREPARED BY: Derek Matheson, City Manager

EXPLANATION:

On September 13, 2011, Pacific Raceways CEO Jason Fiorito shared his company's expansion plans with the City Council and asked for the Council's endorsement of proposed King County Ordinance No. 2011-0227 that would make expansion possible. At the same meeting, councilmembers received public comment from raceway neighbors, most of whom were opposed to expansion. On September 27, 2011, Council scheduled further discussion of Mr. Fiorito's request for October 11, 2011.

ALTERNATIVES:

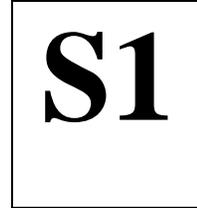
1. Direct the city manager to prepare and the mayor to sign a letter of support (or opposition) to King County officials.
2. Schedule a resolution of support (or opposition) for the next City Council meeting.
3. Request additional information.
4. Take no action.

FISCAL IMPACT: Staff time

CITY COUNCIL ACTION: ___ Ordinance ___ Resolution ___ Motion ___ **X** Other

Provide direction to staff.

REVIEWED BY: City Manager; City Attorney; Finance Director; Community Development Director



September 22, 2011

Sponsor: von Reichbauer

khm

Proposed No.: 2011-0227

1 **STRIKING AMENDMENT TO PROPOSED ORDINANCE 2011-0227, VERSION**

2 **1**

3 On page 2, beginning on line 20, strike everything through page 91, line 1536, and insert:

4 " **SECTION 1. Findings:**

5 A. Pacific Raceways, formerly operated as Seattle International Raceways, is on
6 a three-hundred-twenty-seven acre site located east of Kent and a quarter mile off of State
7 Highway 18, and has historically consisted of a two and a quarter-mile road course, a
8 drag strip, a dirt motocross track and a kart track.

9 B. The Pacific Raceways property is zoned "Industrial" with a property-specific
10 development, also known as "P-suffix," condition restricting the use of the property to
11 racing and race related activities. It is also subject to two Conditional Use Permits
12 ("CUPs), File Nos. A-71-0-81 and L08CU006, which govern current development and
13 activities.

14 C. The owners of Pacific Raceways have indicated that they have invested over
15 five million dollars since 2002 for improvements and are now seeking to move forward
16 with a privately funded one hundred and thirty-five-million-dollar rehabilitation and
17 expansion effort.

18 D. There are currently no specific zoning or land use provisions provided in the
19 code that easily and efficiently allow for the processing of a complex, multi-year, multi-
20 phased development, which the potential expansion of the Pacific Raceways represents.

21 E. There are numerous steps currently required for the review of expansions and
22 upgrades to large, complex and long-term development proposals, such as those proposed
23 for Pacific Raceways that makes it difficult for the county, the applicant and the public to
24 understand and address the myriad issues that arise during review of these kinds of
25 projects.

26 F. A demonstration project as provided in K.C.C. chapter 21A.55 is intended to
27 be a mechanism to test and evaluate alternative development standards and processes
28 before amending King County policies and regulations.

29 G. Specifically, K.C.C. 21A.55.010 states, "Alternative development standards
30 might include standards affecting building and/or site design requirements. Alternative
31 processes might include permit review prioritization, alternative review and revision
32 scheduling, or staff and peer review practices."

33 H. During the council review of Proposed Ordinance 2010-0189, members of the
34 public testified that the implementation and enforcement of the conditions of CUP File
35 Nos. A-71-0-81 and L08CU006 has been inconsistent over the years.

36 I. A "master planning" demonstration project is an opportunity to:

37 1. Implement specific requirements governing the future design and operation of
38 Pacific Raceways;

39 2. Test a multi-phased legislative process that will ensure public opportunity to
40 provide input on the proposed future development and operating standards;

41 3. Allow the cumulative impacts of a proposed development to be considered
42 and addressed;

43 4. Better guide the future development of the facility;

44 5. Institute an on-going legislative review and monitoring process to ensure
45 compliance with this ordinance and the executed development and operating agreement;
46 and

47 6. Allow the proposed expansion to proceed with the prospect of long-term
48 predictability.

49 J. The council determines, based on the potential uses that may be included in the
50 master planning proposal, there is likely, significant adverse environmental impact
51 necessitating the preparation of an environmental impact statement, in accordance with
52 RCW chapter 43.21C and WAC chapter 197-11.

53 SECTION 2. The King County executive shall conduct a demonstration project
54 to create and evaluate a master planning process as provided for in, and consistent with,
55 section 3 of this ordinance.

56 NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 21A.55
57 a new section to read as follows.

58 A. The purpose of the master planning process demonstration project is to:

59 1. Create a comprehensive but streamlined process for the review of major land
60 use proposals that will be developed over the course of several years by:

61 a. utilizing a concise timeline for project review that incorporates a process for
62 public outreach and input during initial stages of the county review;

63 b. executing a development and operating agreement , pursuant to RCW
64 36.70B.170 that establishes:

65 (1) a clearly-defined project through a master development plan, which shall
66 include a master site plan;

67 (2) requirements that must be met before approval of each phase of
68 development; and

69 (3) operating standards governing all aspects of the project's operation,
70 including, but not limited to, noise and traffic, hours and days of operation for racing,
71 non-racing uses and number and types of events; and

72 c. establishing a process that ensures timely and efficient review;

73 2. Utilize the hearing examiner, as authorized in section 4 of this ordinance, to
74 function as a special master for the purpose of fact finding and reporting on the
75 department's proposed development and operating agreement as provided in subsection
76 N. of this section and on compliance by the applicant with the executed development and
77 operating agreement, as provided in subsection U. of this section; and

78 3. Provide for ongoing monitoring of the executed development and operating
79 agreement by the council to ensure continued future compliance with the executed
80 development and operating agreement.

81 B. The master planning process demonstration project shall be implemented only
82 for a regional motor sports facility only on the Pacific Raceways property as described in
83 Attachment A to this ordinance.

84 C. The master planning demonstration project shall be initiated by the applicant
85 making a written request to the department for a preapplication meeting to identify the
86 requirements necessary for a complete application.

87 D. A master planning proposal shall be considered complete when the following
88 information and studies have been submitted and are adequate to review the proposal:

89 1. A proposed development plan that describes the nature, size and scope and
90 phasing of all proposed activities;

91 2. A proposed site plan that identifies the location of proposed racing surfaces,
92 circulation roadways, parking areas, buildings, stormwater retention/detention areas,
93 sewage treatment or holding facilities and any off-site traffic improvements;

94 3. A proposed master drainage plan under the surface water design manual;

95 4. A proposed grading plan that identifies or includes:

96 (a) soil types;

97 (b) phasing;

98 5. Proposed development conditions relating to:

99 (a) on-site vehicle circulation and off-site traffic control measures;

100 (b) protection for critical areas, especially adjacent to Little Soos Creek;

101 (c) stormwater flow control and water quality treatment;

102 (d) visual screening from adjoining residential properties;

103 (e) on-going monitoring and reporting to measure compliance with the

104 development and operating agreements and.

105 (f) fire protection.

106 6. Proposed operating conditions that specify:

107 (a) days and hours of operation;

108 (b) frequency of events;

109 (c) types of activities, including types of motor vehicles; and

110 (d) maximum noise levels;

111 7. Any necessary information identified through the preapplication process; and

112 E. The development and operating agreement shall contain development

113 standards and operating conditions related to the development and operation of the site

114 and shall include, but shall not be limited to:

115 1. A master site plan and detailed conditions establishing the:

116 a. location and scope of proposed land uses;

117 b. location and size of buildings and structures such as grandstands;

118 c. layout and dimensions of racing surfaces and circulation roadways;

119 d. site elevations and contours established by a master grading plan;

120 e. excavation and processing of materials, including dust control, during

121 construction of the facilities; and

122 f. location and dimensions parking areas;

123 g. location of stormwater facilities, sewage treatment facilities, water, and

124 related features;

125 h. vegetative screening required in subsection F. of this section;

126 2. A master drainage plan consistent with the surface water design manual;

- 127 3. A project phasing plan, including threshold requirements that must be met
128 before approval of the next phase of development;
- 129 4. Specified types of racing and non-racing activities, and where on the site the
130 activities can occur;
- 131 5. Specified days and times for all racing and non-racing uses;
- 132 6. Specified noise levels for racing and non-racing uses, including but not
133 limited to, how noise levels will be measured and mitigated;
- 134 7. Specified on-site vehicle circulation and other traffic control measures to
135 reduce the impact of congestion on roadways in the vicinity of Pacific Raceways;
- 136 8. Specified development conditions to ensure that permitted alterations
137 provided for in subsection G. of this section achieve the appropriate level of protections;
- 138 9. Specified development conditions to ensure that stormwater flow control and
139 water quality treatment provided for in subsection H. of this section is achieved;
- 140 10. Specified regular on-going monitoring and reporting to measure compliance
141 with the development and operating agreement requirements relating to noise, traffic, air
142 quality, groundwater quality, stormwater flow control and water quality treatment and
143 water volume and quality in Little Soos Creek;
- 144 11. Specified process for the receipt and evaluation by the department of
145 inquiries and complaints relating to the operation of the facility, in order to allow for
146 review by the hearing examiner as provided in subsections T and U.1. of this section; and
- 147 12. Specified enforcement actions available to the county to address non-
148 compliance with the conditions of the development agreement.

149 F. As provided in K.C.C. 21A.16.030.F, to the maximum extent practical,
150 buildings and other structures shall be constructed on the project to be shielded from view
151 from adjoining residential properties using methods that may include, but are not limited
152 to:

- 153 1. Retention of existing vegetation;
- 154 2. Placement of new vegetation to augment existing vegetation; and
- 155 3. Placement of buildings below existing grade and use of green roof technology
156 on top of these buildings.

157 G. 1. Except as otherwise provided in this subsection G.2. of this section, all
158 development under the master plan shall comply with K.C.C. chapter 21A.24.

159 2. The department shall authorize alteration exceptions to critical areas, critical
160 areas buffers and critical area set backs not otherwise allowed by KCC 21A.24.070 when
161 the applicant demonstrates that:

- 162 a. The proposal does not pose an unreasonable threat to the public health,
163 safety or welfare on or off the site;
- 164 b. The proposed impacts to critical areas, critical area buffers and critical area
165 set backs shall be controlled and compensated for in accordance with the requirements of
166 KCC 21A.24.125;
- 167 c. For proposed alterations to steep slopes or erosion hazard or landslide areas:
168 (1) the alterations are necessary to bring existing racing surfaces into
169 compliance with applicable racing association safety standards or to construct circulation
170 road surfaces, to construct noise barriers or for the placement of spectator seating on the
171 interior portion of the road course; and

172 (2) the alterations can be constructed to maintain the stability of the hazard
173 area through the use of structural mitigations identified through a geotechnical analysis
174 by a licensed and qualified geotechnical professional;

175 d. For proposed alterations to wetlands or aquatic areas and their buffers:

176 (1) the alterations are necessary to bring existing racing surfaces into
177 compliance with applicable racing association safety standards, to construct circulation
178 road surfaces or for the placement of spectator seating on the interior portion of the
179 existing road course,

180 (2) the alterations to wetlands are adequately mitigated either on-site or off-
181 site through the use of mitigations identified by a qualified wetlands professional; and

182 (3) the alterations under this subsection are not within three hundred feet of
183 the ordinary high water mark of Little Soos Creek; and

184 3. The department's authorization of an alteration exception made pursuant to
185 subsection G.2. may be conditioned on imposing reasonable requirements to minimize
186 the impact of the proposed development on the critical area, critical area buffer or critical
187 area set back.

188 H. The master planning proposal shall comply with the King County surface
189 water design manual in effect at the time a complete master planning proposal is
190 submitted, and shall:

191 1. Use enhanced basic water quality measures to treat stormwater and use
192 stormwater infiltration facilities to manage stormwater to protect aquatic life in Big and
193 Little Soos Creeks while protecting groundwater quality. Consider the proposed use of
194 the site in determining whether spill control or special oil control measures in excess of

195 the King County surface water design manual requirements are necessary to achieve the
196 required environmental protections;

197 2. Specify and require facilities and best management practices to insure that
198 auto-related fluids, brake dust, and other products are properly managed and disposed of
199 to avoid contamination of soils, surface water and groundwater;

200 3. Develop and implement a water quality monitoring plan to assure that copper,
201 other metals, hydrocarbons and other contaminants are not elevated in ground and surface
202 waters on- site and in Big Soos and Little Soos Creeks.

203 4. Conduct flow monitoring in Big and Little Soos Creeks before, during and
204 after construction to assure that normal or pre-existing flows are being maintained.

205 5. Conduct biotic monitoring in Big and Little Soos Creeks before, during and
206 after construction;

207 6. If the department determines it to be environmentally beneficial and if it is in
208 compliance with the surface water design manual requirements for discharge to the
209 natural location and is approved through an adjustment, channel surface water from
210 impervious surfaces, including buildings, structures, pit areas or raceways to drain away
211 from Little Soos Creek and evaluate any impacts to Big and Little Soos Creeks and to the
212 alternative discharge location; and

213 7. Develop and implement an adaptive management program to correct any
214 flow, surface or ground water quality, or biotic problem in Big or Little Soos Creeks
215 caused by the development.

216 I. The master planning proposal shall include site designs and features to reduce
217 the level of noise impacts upon nearby residential neighborhoods.

218 J. The department shall:

219 1. Schedule and conduct a pre-application meeting with applicant within thirty
220 days of the request for such a meeting by the applicant in order to identify the full range
221 of potential issues related to the proposed expansion of Pacific Raceways and to
222 specifically list information or studies needed to adequately evaluate the listed issues.

223 2. Provide to the applicant a detailed listing of all project issues and necessary
224 information or studies required under subsection D. of this section within thirty days after
225 the date of the pre-application meeting. If the applicant disagrees with the determination,
226 the applicant may file an objection following the procedures in subsection L. of this
227 section;

228 3. Determine whether the master planning proposal is a complete application
229 under K.C.C. 20.20.050. If the applicant disagrees with the department's determination
230 that the application is not complete, it may file an objection following the procedures in
231 subsection L. of this section;

232 4. Provide a notice of a complete application under K.C.C. 20.20.060. In
233 addition to notice required under K.C.C. 20.20.060, the department shall provide mailed
234 notice to:

235 a. all parties of record, including community groups or organizations,
236 established during the review of CUP File Nos. A-71-0-81 and L08CU006, Proposed
237 Ordinance 2010-0189 or this ordinance;

238 b. persons requesting notification of any county land use action regarding
239 Pacific Raceways; and

240 c. residents or property owners of parcels located within twenty-five hundred
241 feet of the boundaries of the Pacific Raceways site.

242 5. Not later than seven days after the applicant has filed with the department its
243 master planning proposal, the department shall issue a determination of significance and
244 proceed with the environmental review of the master planning proposal in accordance
245 with the provisions of section 6 of this ordinance.

246 6. Conduct one or more public meetings on the master planning proposal to
247 gather information and public input on all aspects of the master planning proposal. The
248 first meeting shall be held within thirty days after the applicant has filed its master
249 planning proposal with the department and shall be combined with a public meeting
250 required under section 5.A.3 of this ordinance. At that public meeting, the applicant shall
251 present its master planning proposal. At each public meeting, the public shall be
252 provided an opportunity to comment on the master planning proposal. The department
253 shall record all public meetings and make a written summary of the meetings available on
254 its website within fourteen days after the meeting. The department may hold additional
255 public meetings as it conducts its review of the master planning proposal and shall
256 provide an opportunity for the applicant to respond to questions at each public meeting.

257 7. Issue the final environmental impact statement not later than eighteen months
258 after the determination of significance has been issued, subject to the request of the
259 consultant for additional time to prepare the final environmental impact statement .

260 8. Not later than thirty days after the final environmental impact state is issued,
261 propose for public review and comment a development and operating agreement
262 consistent with this section. The department shall provide notice of the proposed

263 development and operating agreement in the same manner as it provided the notice of
264 application under subsection J.4. of this section. The department shall present the
265 proposed development and operating agreement at a public meeting within fourteen days
266 after the notice is provided under this subsection J.7.;

267 9. Transmit to the council within thirty days after the public meeting required by
268 subsection J.7. of this section, the department's recommended development and operating
269 agreement, together with a proposed ordinance authorizing the executive to execute the
270 development and operating agreement.

271 K. If, subsequent to the department's determination that the application is
272 complete the department determines additional information not identified under
273 subsection D. of this section is necessary to complete its review of the master planning
274 proposal, the department may request that additional information from the applicant. The
275 applicant may object to the request for additional information under this subsection K.
276 following the procedures in subsection L. of this section.

277 L. 1. The applicant may file with the director a written objection to the
278 department's determination under subsections J.2., J.3., or K of this section. The written
279 objection shall be filed with the director within seven days after the date the
280 determination under subsection J.2., J.3., or K. is mailed to the applicant and shall set
281 forth the reasons for the applicant's objection.

282 2. Within seven days after the applicant files the written objection with the
283 director under subsection L.1 of this section, the director shall in writing either modify
284 the department's determination made under subsection J.2., J.3., or K. of this section or
285 deny the objection and mail the decision to the applicant.

286 3. If the applicant objects to the director's determination under subsection L.2,
287 the applicant shall file a written objection with the director within seven days after the
288 director's determination is received by the applicant. The director shall, within two
289 business days of receiving the written objection, file one paper copy and an electronic
290 copy of the director's determination and the applicant's objection with the clerk of the
291 council, with a copy of the notice to the applicant.

292 4. The clerk shall distribute the electronic copy of the director's determination
293 and the applicant's objection to the chair of the county council and the chair of the
294 transportation, economy and environment committee, or its successor.

295 5. The applicant shall provide a written notice of an appeal of the director's
296 determination under subsection L.2 of this section to the clerk of the council within seven
297 days after the date the director files the director's determination with the clerk of the
298 council.

299 6. The director's determination made under subsection L.2. of this section shall
300 apply to the application unless the county council modifies the determination by
301 ordinance adopted and approved within forty-five days after the date the director's
302 determination under subsection L.2. of this section is filed with the county council; and

303 7. If the applicant files an objection under subsection L.1 of this section, the
304 department shall suspend review of any elements of the proposal that depend on the
305 director's decision until the earlier of the date an ordinance is adopted and approved under
306 subsection L. 6. of this section or forty-five days after the date the director's
307 determination is filed with the clerk under subsection L.3. of this section

308 M. If the department or the applicant is unable to meet a timeline established by
309 this section as part of the process for review of the master planning proposal, the
310 department shall provide written notice to the council within fourteen days after the
311 missed deadline in the form of a letter to the chair of transportation, economy and
312 environment committee or its applicable successor describing the causes for the delay,
313 and the steps or actions needed to be taken by the department or the applicant to continue
314 timely processing of the proposal.

315 N.1. Prior to the council action on an ordinance approving the development and
316 operating agreement, by motion, the council may direct the hearing examiner to conduct
317 a public meeting in the vicinity of the project site within forty-five days of the hearing
318 examiner receiving council's direction. The purpose of the public meeting is to gather
319 input on the department of development and environmental services-recommended
320 development and operating agreement. The department shall provide notice of the public
321 meeting in the same manner as the notice of application under subsection J.4. of this
322 section.

323 2. The notice of the public meeting shall be provided at least fourteen days
324 before the scheduled meeting and shall include the time, place and purpose of the
325 meeting.

326 3. Within thirty days after the public meeting, the hearing examiner shall
327 transmit its report on the department's recommended development and operating
328 agreement for council consideration. The report shall include, but not be limited to, a
329 review of the consistency of the department's recommended development and operating

330 agreement with this section and an analysis of disputed items raised by the department,
331 applicant or the public.

332 O. Any council action to approve the final development and operating agreement
333 and authorize its execution shall be by ordinance.

334 P.1. The design and operating conditions specified in any agreement adopted and
335 executed pursuant to the process established in this ordinance shall prospectively control
336 the operations and design for the site and supersede the design and operating conditions
337 established under CUP File Nos. A-71-0-81 and L08CU006. However, any such
338 development and operating agreement will not have retroactive effect. Any enforcement
339 actions relating to compliance with the design and operating conditions established under
340 CUP File Nos. A-71-0-81 and L08CU006 regarding activities that occurred prior to the
341 execution of a development agreement shall not be affected.

342 2. A master plan development and operating agreement approved by the council
343 shall be in effect for a period of ten years from the effective date of the ordinance
344 approving the master plan development and operating agreement and authorizing the
345 executive to execute the development and operating agreement;

346 3.a. An approved master plan development and operating agreement may be
347 renewed one time for not more than ten years.

348 b. The applicant shall apply to the department for renewal of the development
349 and operating agreement at least twelve months prior to the expiration of the agreement.
350 The department shall provide a notice of the renewal request under subsection J.4 of this
351 section and shall conduct at least one public meeting on the request as provided in
352 subsection J.5. of this section.

353 c. The department shall make its recommendation to the council on the
354 proposed renewal together with any recommended changes to the agreement not later
355 than ninety days prior to the expiration of the development and operating agreement.

356 d. If the agreement is not renewed by the council:

357 (1) the operating conditions established in the agreement shall remain in
358 effect; and

359 (2) any subsequent development permit application shall be subject to legal
360 requirements in place when the subsequent application is submitted.

361 Q. During the period a development and operating agreement is in effect, any
362 subsequent development on the site shall be consistent with the approved development
363 and operating agreement.

364 R.1. Except as otherwise provided in subsection R.2. of this section, the laws in
365 effect on the date the council adopts the ordinance authorizing the execution of the
366 development and operating agreement shall apply to development permit applications for
367 uses authorized by the development and operating agreement.

368 2. The following regulations in effect on the date of a complete development
369 permit application for a use authorized by the development and operating agreement shall
370 apply:

371 a. road standards under K.C.C. Title 14;

372 b. building codes under K.C.C. Title 16;

373 c. fire codes under K.C.C. Title 17; and

374 d. public health and safety codes under K.C.C. Title 13.

375 S. During the effective period of the development and operating agreement, the
376 applicant may request in writing and the department may propose a modification of the
377 development and operating agreement. The applicant's request and the department
378 initiated proposal shall be made by June 1 of each year for implementation in the
379 following year. The department shall provide notice of the request or proposed
380 modification as provided in subsection J.4 of this section. The department shall submit to
381 the hearing examiner its recommendation on the request not later than August 1.

382 T. No later than October 15 of each year, the hearing examiner shall conduct a
383 public meeting in the vicinity of the project site for the purpose of gathering community
384 input on the operation of facility during the preceding year and on any modifications to
385 the development and operating agreement. The department shall provide a notice of the
386 meeting as provided in subsection J.4. of this section.

387 U.1. Beginning on December 31 of the year after the effective date of the
388 ordinance authorizing the execution of the development and operating agreement, and for
389 each subsequent year, the hearing examiner shall prepare and submit to the council a
390 report that:

- 391 a. describes the current status of the phases of the development;
- 392 b. evaluates compliance with development and operation agreement conditions
393 during the preceding year;
- 394 c. identifies issues and concerns that have been brought forward by the
395 community, Pacific Raceways and the department;
- 396 d. evaluates proposed modifications to the development and operating
397 agreement; and

398 e. outlines potential steps to ensure compliance with the development and
399 operating agreement.

400 2. The report shall be presented in a briefing by the hearing examiner to the
401 transportation, economy and environment committee, or its applicable successor, at
402 which the department and project operator shall be present.

403 V. The director shall submit a report on the master planning demonstration project
404 to the council within sixty days of the council's adoption of the ordinance approving the
405 development and operating agreement. The report shall evaluate the efficacy of the
406 master planning process and may include recommended changes to the master planning
407 process to address problems or deficiencies in the process identified by the department.
408 The department shall solicit comments from the applicant, the hearing examiner, and
409 the public, identified in subsection J.4. of this section, on the master planning process
410 and include a synopsis of those comments in the report.

411 NEW SECTION. SECTION 4. There is hereby added to K.C.C. chapter 20.24 a
412 new section to read as follows:

413 The examiner shall receive and examine available information, conduct public
414 meetings and prepare records and reports thereof for transmittal to the council, as
415 provided in section 3 of this ordinance.

416 NEW SECTION. SECTION 5. A. As authorized by WAC 197-11-420, the
417 department and the applicant shall utilize the process set forth in this section to select a
418 consultant who will be responsible for preparing the environmental impact statement
419 required by section 6 of this ordinance.

420 1. After the effective date of this ordinance, the applicant shall submit to the
421 department the names of up to three consultant candidates. Within fourteen days of
422 receipt of the list of candidates, the department shall either select a consultant from that
423 list or notify the applicant in writing of its objections to the candidates and include in that
424 notice a list of up to three alternative candidates. Within fourteen days, the applicant
425 shall notify the department in writing either it accepts one of the three alternative
426 candidates suggested by the department or advise the department of its objections to the
427 candidates.

428 2. If the department and applicant are unable to agree on a consultant, the
429 department shall notify the clerk of the council and the chair of the transportation,
430 economy and environment committee chair or its successor committee, and the council
431 shall select a consultant by ordinance from the lists of candidates provided by the
432 applicant and department.

433 B. The selected consultant shall be retained by the department, and all costs for
434 the services of the consultant and sub-consultants shall be paid by the applicant.

435 C. The consultant shall have the following responsibilities:

436 1. Coordinate the scoping process, as provided in WAC 197-11-410(1)(c), and
437 prepare the scoping documents in consultation with the department and the applicant in
438 accordance with WAC 197-11-408; provided however, the consultant shall hold at least
439 one public meeting as required by subsection C.2. of this section;

440 2. Select and retain sub-consultants to assist in the preparation of the
441 environmental impact statement;

442 3. Conduct one or more public meetings on the environmental impact of the
443 master planning proposal, pursuant to WAC 197-11-535. The first meeting shall be held
444 within thirty days after the applicant has filed its master planning proposal with the
445 department. This first meeting will be held jointly with the department's first meeting as
446 required by subsection 3.J.6. of this ordinance. The consultant shall coordinate with the
447 department to ensure that those persons identified in subsection 3.J.4. of this ordinance
448 receive notice of any public meetings on the environmental impacts of the master
449 planning proposal.

450 4. Coordinate with the department to ensure that the consultant receives all
451 public comments submitted in a timely manner;

452 5. Maintain a log of all oral and written comments received and provide them
453 periodically to the department and applicant;

454 6. Coordinate with the department in providing any public notice required under
455 the applicable provisions of this ordinance, WAC chapter 197-11 and King County Code
456 Chapter 20.44;

457 7. Present the draft environmental impact statement to the department and the
458 applicant no later than nine months after the determination of significance has been
459 issued;

460 8. Present the final environmental impact statement to the department and the
461 applicant no later than sixty days after the close of the applicable comment period on the
462 draft environmental impact statement, unless the consultant determines that additional
463 time is needed, based upon the nature and extent of comments received.

464 NEW SECTION. SECTION 6. An environmental impact statement shall be
465 prepared for the proposed expansion of Pacific Raceways, subject to the following:

466 A. The department shall be the lead agency with the responsibility of determining
467 the adequacy of and issuing the draft and final environmental impact statement;

468 B. Subject to the requirements and limitations of WAC chapter 197-11, the
469 environmental impact statement shall review the potential new impacts that may occur
470 over and above those impacts currently allowed pursuant to the conditions of CUP File
471 Nos. A-71-0-81 and L08CU006.

472 C. The "No Action" alternative of the environmental impact statement shall
473 reflect the existing the development of the Pacific Raceways site;

474 D. The public comment period for the draft environmental impact statement
475 shall be limited to thirty days, unless the consultant recommends an extension; and

476 E. The department and the applicant shall submit only one set of comments to
477 the consultant during the public comment period.

478 NEW SECTION. SECTION 7. A new section is hereby added to K.C.C. chapter
479 27.02 to read as follows:

480 A. The application for a master planning demonstration project under section 3 of
481 this ordinance shall be subject to the provisions of this title applicable to the project
482 management program and King County shall be compensated at the hourly rate in effect
483 when the work is performed for all costs incurred by King County related to the review
484 and monitoring of the demonstration project, including, but not limited to costs for the:

485 1. Review of the master planning application;

- 486 2. Review of environmental documents submitted to the department by the
487 consultant selected pursuant to section 5 of this ordinance;
- 488 3. Preparation and issuance of the department-recommended development and
489 operating agreement;
- 490 4. Issuance of public notices;
- 491 5. Conduct of meetings;
- 492 6. Response to public inquiries related specifically to such notices and meetings;
- 493 and
- 494 7. Monitoring of the approved development and operating agreement.

495 B. The review costs for permit applications and studies related to specific
496 development proposals consistent with the development and operating agreement shall be
497 governed by this title.

498 C. The costs from the consultant selected pursuant to section 5 of this ordinance
499 and billed to the department shall be paid by the applicant and shall be governed by this
500 title.

501 NEW SECTION. SECTION 8. There is hereby added to K.C.C. chapter 21A.06
502 a new section to read as follows:

503 Racetrack: an establishment offering services and uses located in:

504 A. SIC Industry No. 7948; or

505 B. A regional motor sports facility.

506 NEW SECTION. SECTION 9. There is hereby added to K.C.C. chapter 21A.06
507 a new section to read as follows:

508 Regional motor sports facility. A racetrack established through a master planning
509 demonstration project, in which the following is authorized:

510 A. Motor vehicle racing and driving on surfaces such as:

- 511 1. A road course;
- 512 2. A kart course;
- 513 3. A motocross course;
- 514 4. Five-sixteenth-mile oval track; and
- 515 5. Up to two drag strips; and

516 B. Uses in conjunction with the regional motor sports facility, the scope of which
517 are established as part of the master planning demonstration project process:

- 518 1. Both retail and wholesale sales;
- 519 2. Automotive repair; service and storage
- 520 3. Fire station;
- 521 4. Service station, including sale of fuel;
- 522 5. Driving school;
- 523 6. Daycare;
- 524 7. Manufacturing;
- 525 8. Restaurant and concessions;
- 526 9. Extraction and limited processing of dirt, sand and gravel;
- 527 10. Short-term accommodations recreational vehicle parking, for race
528 participants and viewers; and
- 529 11. Police and fire safety training.

530

SECTION 10. Ordinance 10870, Section 331, as amended, and K.C.C.

531

21A.08.040 are each hereby amended to read as follows:

532

A. Recreational/cultural land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL						
P-Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I		
C-Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N		
S-Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D		
		Z	I	E	E	A	A E	A	I	G I	M I	I	I	I	U
		O	C	S	R	L	N R	N	D	H N	U N	O N	C	S	
		N	U	T	A		V		E	B E	N E	N E	E	T	
		E	L		L		E		N	O S	I S	A S		R	
			T						T	R S	T S	L S		I	
	U						I	H	Y			A			
	R						A	O				L			
	E						L	O	D						
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I		
	PARK/RECREATION:														
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13		
	Large Active Recreation and Multiuse Park		P1	P1	P1	P1	P1	P1	P	P	P	P	P13		
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P		
*	Campgrounds		P16 C16 a	P16	P16 C1 6a	P16 C16 a							P16 C16 a		
*	Destination Resorts		S		S18	C					C				
*	Marina		C 3		C4	C4	C4	C4	P5	P	P	P	P		
*	Recreational Vehicle Park		P19	P19	C2	C2							<u>P29</u>		

					and 18 P19	P19							
*	Sports Club (17)				C4 and 18	C4	C4	C4	C	P	P		
*	Ski Area		S		S18								
*	Recreational Camp		C		P24 C								
	AMUSEMENT/ENTER TAINMENT:												
*	Adult Entertainment Business									P6	P6	P6	
*	Theater									P	P	P	P25
783 3	Theater, Drive-in										C		
793	Bowling Center									P	P		P
*	Golf Facility				C7 and 18	P7	P7	P7					
799 9 (14)	Amusement and Recreation Services		P21	P21	P8 P21 C1 5 and 18	P8 P21 P22 C15	P8 P21 P22 C15	P8 P21 P22 C15	P21 P22	P	P	P21	P21
*	Indoor Paintball Range									P26	P26		P26
*	Outdoor Paintball Range				C2 7	C27							
*	Shooting Range		C9		C9						C10		P10

					and 18								
*	Amusement Arcades									P	P		
799 6	Amusement Park										C		
*	Outdoor Performance Center		S		C1 2 S18		P20 P20				S		
	CULTURAL:												
823	Library				P11	P11 C	P11 C	P28	P	P	P	P	
841	Museum	C2 3	C23		P11	P11 C	P11 C	P28	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	
*	Conference Center				P11 C1 2	P11 C12	P11 C	P11 C	P	P	P	P	
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development											
REFERENCES:		Standards see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.											

533

B. Development conditions.

534

1. The following conditions and limitations shall apply, where appropriate:

535

a. No stadiums on sites less than ten acres;

536

b. Lighting for structures and fields shall be directed away from residential

537

areas;

538 c. Structures or service yards shall maintain a minimum distance of fifty feet
539 from property lines adjoining residential zones, except for structures in on-site recreation
540 areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for
541 structures in these on-site required recreation areas shall be maintained in accordance
542 with K.C.C. 21A.12.030;

543 d. Facilities in the A zone shall be limited to trails and trailheads, including
544 related accessory uses such as parking and sanitary facilities; and

545 e. Overnight camping is allowed only in an approved campground.

546 2. Recreational vehicle parks are subject to the following conditions and
547 limitations:

548 a. The maximum length of stay of any vehicle shall not exceed one hundred
549 eighty days during a three-hundred-sixty-five-day period;

550 b. The minimum distance between recreational vehicle pads shall be no less
551 than ten feet; and

552 c. Sewage shall be disposed in a system approved by the Seattle-King County
553 health department.

554 3. Limited to day moorage. The marina shall not create a need for off-site
555 public services beyond those already available before the date of application.

556 4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities
557 subject to the following conditions and limitations:

558 a. The bulk and scale shall be compatible with residential or rural character of
559 the area;

560 b. For sports clubs, the gross floor area shall not exceed ten thousand square
561 feet unless the building is on the same site or adjacent to a site where a public facility is
562 located or unless the building is a nonprofit facility located in the urban area; and

563 c. Use is limited to residents of a specified residential development or to sports
564 clubs providing supervised instructional or athletic programs.

565 5. Limited to day moorage.

566 6.a. Adult entertainment businesses shall be prohibited within three hundred
567 thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare
568 centers, public parks or trails, community centers, public libraries or churches. In
569 addition, adult entertainment businesses shall not be located closer than three thousand
570 feet to any other adult entertainment business. These distances shall be measured from
571 the property line of the parcel or parcels proposed to contain the adult entertainment
572 business to the property line of the parcels zoned RA, UR or R or that contain the uses
573 identified in this subsection B.6.a.

574 b. Adult entertainment businesses shall not be permitted within an area likely
575 to be annexed to a city subject to an executed interlocal agreement between King County
576 and a city declaring that the city will provide opportunities for the location of adult
577 businesses to serve the area. The areas include those identified in the maps attached to
578 Ordinance 13546.

579 7. Clubhouses, maintenance buildings, equipment storage areas and driving
580 range tees shall be at least fifty feet from residential property lines. Lighting for practice
581 greens and driving range ball impact areas shall be directed away from adjoining
582 residential zones. Applications shall comply with adopted best management practices for

583 golf course development. Within the RA zone, those facilities shall be permitted only in
584 the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area,
585 regionally significant resource areas or locally significant resource areas. Ancillary
586 facilities associated with a golf course are limited to practice putting greens, maintenance
587 buildings and other structures housing administrative offices or activities that provide
588 convenience services to players. These convenience services are limited to a pro shop,
589 food services and dressing facilities and shall occupy a total of no more than ten thousand
590 square feet. Furthermore, the residential density that is otherwise permitted by the zone
591 shall not be used on other portions of the site through clustering or on other sites through
592 the transfer of density provision. This residential density clustering or transfer limitation
593 shall be reflected in a deed restriction that is recorded at the time applicable permits for
594 the development of the golf course are issued.

595 8. Limited to golf driving ranges, only as:

596 a. accessory to golf courses; or

597 b. accessory to ((a)) large active recreation and multiuse parks.

598 9.a. New structures and outdoor ranges shall maintain a minimum distance of
599 fifty feet from property lines adjoining residential zones, but existing facilities shall be
600 exempt.

601 b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets
602 or arrows from leaving the property.

603 c. Site plans shall include: safety features of the range; provisions for reducing
604 sound produced on the firing line; elevations of the range showing target area, backdrops
605 or butts; and approximate locations of buildings on adjoining properties.

606 d. Subject to the licensing provisions of K.C.C. Title 6.

607 10.a. Only in an enclosed building, and subject to the licensing provisions of
608 K.C.C. Title 6;

609 b. Indoor ranges shall be designed and operated so as to provide a healthful
610 environment for users and operators by:

611 (1) installing ventilation systems that provide sufficient clean air in the user's
612 breathing zone, and

613 (2) adopting appropriate procedures and policies that monitor and control
614 exposure time to airborne lead for individual users.

615 11. Only as accessory to a park or in a building listed on the National Register
616 as an historic site or designated as a King County landmark subject to K.C.C. chapter
617 21A.32.

618 12. Only as accessory to a nonresidential use established through a discretionary
619 permit process, if the scale is limited to ensure compatibility with surrounding
620 neighborhoods. This condition applies to the UR zone only if the property is located
621 within a designated unincorporated rural town.

622 13. Subject to the following:

623 a. The park shall abut an existing park on one or more sides, intervening roads
624 notwithstanding;

625 b. No bleachers or stadiums are permitted if the site is less than ten acres, and
626 no public amusement devices for hire are permitted;

627 c. Any lights provided to illuminate any building or recreational area shall be
628 so arranged as to reflect the light away from any premises upon which a dwelling unit is
629 located; and

630 d. All buildings or structures or service yards on the site shall maintain a
631 distance not less than fifty feet from any property line and from any public street.

632 14. Excluding amusement and recreational uses classified elsewhere in this
633 chapter.

634 15. For amusement and recreation services not otherwise provided for in this
635 chapter:

636 a. In the RA zones, not subject to regulation under K.C.C. Title 6 and only on
637 sites at least five acres or larger;

638 b. Retail sales are limited to incidental sales to patrons of the amusement or
639 recreation service; and

640 c. Does not involve the operation of motor vehicles or off-road vehicles,
641 including, but not limited to, motorcycles and gocarts.

642 16. Subject to the following conditions:

643 a. The length of stay per party in campgrounds shall not exceed one hundred
644 eighty days during a three-hundred-sixty-five-day period; and

645 b. Only for campgrounds that are part of a proposed or existing county park,
646 that are subject to review and public meetings through the department of natural
647 resources and parks.

648 17. Only for stand-alone sports clubs that are not part of a park.

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

651 19. Only as accessory to a large active recreation and multiuse park.

652 20. Only as accessory to a large active recreation and multiuse park with the
653 floor area of an individual outdoor performance center stage limited to three thousand
654 square feet.

655 21. Limited to rentals of sports and recreation equipment with a total floor area
656 of no more than seven hundred fifty square feet and only as accessory to a park, or in the
657 RA zones, to a large active recreation and multiuse park.

658 22. Only as accessory to a large active recreation and multiuse park and limited
659 to:

660 a. water slides, wave pools and associated water recreation facilities; and

661 b. rentals of sports and recreation equipment.

662 23. Limited to natural resource and heritage museums and only allowed in a
663 farm or forestry structure, including, but not limited to barns or sawmills, existing as of
664 December 31, 2003.

665 24. Use is permitted without a conditional use permit only when in compliance
666 with all of the following conditions:

667 a. The use is limited to camps for youths or for persons with special needs due
668 to a disability, as defined by the American With Disabilities Act of 1990, or due to a
669 medical condition and including training for leaders for those who use the camp;

670 b. Active recreational activities shall not involve the use of motorized vehicles
671 such as cross-country motorcycles or all-terrain vehicles or the use of firearms. The

672 prohibition on motorized vehicles does not apply to such vehicles that may be necessary
673 for operation and maintenance of the facility or to a client-specific vehicle used as a
674 personal mobility device;

675 c.(1) Except as provided in subsection B.24.c.(2)(b) of this section, the number
676 of overnight campers, not including camp personnel, in a new camp shall not exceed:

677 (a) one hundred and fifty for a camp between twenty and forty acres; or

678 (b) for a camp greater than forty acres, but less than two hundred and fifty
679 acres, the number of users allowed by the design capacity of a water system and on-site
680 sewage disposal system approved by the department of health, Seattle/King County, up to
681 a maximum of three hundred and fifty; and

682 (2) Existing camps shall be subject to the following:

683 (a) For a camp established before August 11, 2005, with a conditional use
684 permit and is forty acres or larger, but less than one hundred and sixty acres, the number
685 of overnight campers, not including camp personnel, may be up to one hundred and fifty
686 campers over the limit established by subsection B.24.c.(1)(b) of this section.

687 (b) For a camp established before August 11, 2005, with a conditional use
688 permit and is one hundred and sixty acres or larger, but less than two hundred acres, the
689 number of overnight campers, not including camp personnel, may be up to three hundred
690 and fifty campers over the limit established by subsection B.24.c.(1)(b) of this section.

691 The camp may terminate operations at its existing site and establish a new camp if the
692 area of the camp is greater than two hundred and fifty acres and the number of overnight
693 campers, not including camp personnel, shall not exceed seven hundred.

- 694 d. The length of stay for any individual overnight camper, not including camp
695 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;
- 696 e. The camp facilities, such as a medical station, food service hall, and activity
697 rooms, shall be of a scale to serve overnight camp users;
- 698 f. The minimum size of parcel for such use shall be twenty acres;
- 699 g. Except for any permanent caretaker residence, all new structures where
700 camp users will be housed, fed or assembled shall be no less than fifty feet from
701 properties not related to the camp;
- 702 h. In order to reduce the visual impacts of parking areas, sports and activity
703 fields or new structures where campers will be housed, fed or assembled, the applicant
704 shall provide a Type 3 landscape buffer no less than twenty feet wide between the nearest
705 property line and such parking area, field, or structures, by retaining existing vegetation
706 or augmenting as necessary to achieve the required level of screening;
- 707 i. If the site is adjacent to an arterial roadway, access to the site shall be
708 directly onto said arterial unless direct access is unsafe due inadequate sight distance or
709 extreme grade separation between the roadway and the site;
- 710 j. If direct access to the site is via local access streets, transportation demand
711 management measures, such as use of carpools, buses or vans to bring in campers, shall
712 be used to minimize traffic impacts;
- 713 k. Any lights provided to illuminate any building or recreational area shall be
714 so arranged as to reflect the light away from any adjacent property; and
- 715 l. A community meeting shall be convened by the applicant (~~((before))~~) before
716 submittal of an application for permits to establish a camp, or to expand the number of

717 camp users on an existing camp site as provided in subsection B.24.c.(2)(b) of this
718 section. Notice of the meeting shall be provided at least two weeks in advance to all
719 property owners within five hundred feet, or at least twenty of the nearest property
720 owners, whichever is greater. The notice shall at a minimum contain a brief description
721 of the project and the location, as well as, contact persons and numbers.

722 25. Limited to theaters primarily for live productions located within a Rural
723 Town designated by the King County Comprehensive Plan.

724 26.a. Only in an enclosed building; and

725 b. A copy of the current liability policy of not less than one million dollars for
726 bodily injury or death shall be maintained in the department.

727 27. Minimum standards for outdoor paintball recreation fields:

728 a. The minimum site area is twenty-five acres;

729 b. Structure shall be no closer than one hundred feet from any lot line adjacent
730 to a residential zoned property;

731 c. The area where paintballs are discharged shall be located more than three
732 hundred feet of any lot line and more than five hundred feet from the lot line of any
733 adjoining residential property. The department may allow for a lesser setback if it
734 determines through the conditional use permit review that the lesser setback in
735 combination with other elements of the site design provides adequate protection to
736 adjoining properties and rights-of-ways;

737 d. A twenty-foot high nylon mesh screen shall be installed around all play
738 areas and shall be removed at the end of each day when the play area is not being used.
739 The department may allow for the height of the screen to be lowered to no less than ten

740 feet if it determines through the conditional use permit review that the lower screen in
741 combination with other elements of the site design provides adequate protection from
742 discharged paintballs;

743 e. All parking and spectator areas, structures and play areas shall be screened
744 from adjoining residential zoned property and public rights of way with Type 1
745 landscaping at least ten feet wide;

746 f. Any retail sales conducted on the property shall be accessory and incidental
747 to the permitted activity and conducted only for the participants of the site;

748 g. A plan of operations specifying days and hours of operation, number of
749 participants and employees, types of equipment to be used by users of the site, safety
750 procedures, type of compressed air fuel to be used on the site and storage and
751 maintenance procedures for the compressed air fuel shall be provided for review in
752 conjunction with the conditional use permit application. All safety procedures shall be
753 reviewed and approved by department of public safety before submittal of the conditional use
754 permit application. All activities shall be in compliance with National Paintball League
755 standards;

756 h. The hours of operation shall be limited to Saturdays and Sundays and
757 statutory holidays from 8:30 A.M. to 8:30 P.M., and further restricted as applicable to
758 daylight hours;

759 i. No more than one hundred paintball players shall be allowed on the site at
760 any one time;

761 j. No outdoor lights or amplified sounds shall be permitted;

762 k. The facility shall have direct access to a road designated as a major collector
763 (or higher) in the Comprehensive Plan unless the department determines through the
764 conditional use permit review that the type and amount of traffic generated by the facility
765 is such that it will not cause an undue impact on the neighbors or adversely affect safety
766 of road usage;

767 l. The facility shall be secured at the close of business each day;

768 m. All equipment and objects used in the paintball activities shall be removed
769 from the site within ninety days of the discontinuance of the paintball use; and

770 n. A copy of the current liability policy of not less than one million dollars for
771 bodily injury or death shall be submitted with the conditional use permit application and
772 shall be maintained in the department.

773 28. Before filing an application with the department, the applicant shall hold a
774 community meeting in accordance with K.C.C. 20.20.035

775 . 29. Only if:

776 a. the recreational vehicle park is located on the site of a regional motor sport
777 facility;

778 b. services are provided only to persons conducting business or employed at
779 the regional motor sport facility, to event participants or to race spectators; and

780 c. the general location of the recreational vehicle park conforms to the
781 council-approved master site plan for the regional motor sport facility.

782 SECTION 11. Ordinance 10870, Section 332, as amended, and K.C.C.

783 21A.08.050 are each hereby amended to read as follows:

A. General services land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C-Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S-Special Use	Z	R	R	N	R	B S	B	S	I S	M S	G S	F	D
		O	I	E	E	A	A E	A	I	G I	M I	I	I
		N	C	S	R	L	N R	N	D	H N	U N	O N	C
		E	U	T	A		V		E	B E	N E	N E	E
		L		L			E		N	O S	I S	A S	
		T							T	R S	T S	L S	
		U							I	H	Y		
		R							A	O			L
		E							L	O			
									D				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	PERSONAL SERVICES:												
72	General Personal Service						C25 C37	C25 C37*	P	P	P	P3	P 3
7216	Drycleaning Plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P24 C5 and	P24 C5	P24 C5	P24 C5	P24	P24	P24 C5	P24	

					31								
*	Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P 7
*	Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P 7
074	Veterinary Clinic	P9			P9 C10 and 31	P9 C10			P10	P10	P10		P
753	Automotive Repair (1)								P11	P	P		P
754	Automotive Service								P11	P	P		P
76	Miscellaneous Repair	P3 3			P32 P33	P32	P32	P32	P32	P	P		P
866	Church, Synagogue, Temple				P12 C27 and 31	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 P13 C31	P12 P13 C	P12 P13 C	P12 P13 C	P13	P	P	P	
0752	Animal specialty services				C P35 P36	C			P	P	P	P	P
*	Stable	P1 4 C			P14 C31	P14 C	P 14 C						
*	Kennel or Cattery	P9			C	C				C	P		
*	Theatrical Production									P30	P28		

	Services												
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29	P
*	Interim Recycling Facility				P21	P21	P21	P21	P22	P22	P	P21	P
*	Dog training facility	C3 4			C34	C34			P	P	P		P
	HEALTH SERVICES:												
801-04	Office/Outpatient Clinic				P12 C 13a	P12 C13a	P12 C13a C37	P12 C13a C37	P	P	P	P	P
805	Nursing and Personal Care Facilities							C		P	P		
806	Hospital						C13a	C13a		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
	EDUCATION SERVICES:												
*	Elementary School				P15 and 31	P	P	P		P16c	P16c	P16 c	
*	Middle/Junior High School				P16 C15 and 31	P	P	P		P16c	P16c	P16 c	
*	Secondary or High School				P16 C15	P26	P26	P26		P16c C	P16c C	P16 c	

					and 26 and 31								
*	Vocational School				P13a C31	P13a C	P13a C	P13a C			P	P17	P
*	Specialized Instruction School		P1 8		P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				P16 C15 and 23 and 31	P23 C	P23 C	P23 C	C	P	P	P	P
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development											
REFERENCES:		Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.											

785

B. Development conditions.

786

1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted

787

use table.

788

2. Except SIC Industry Group Nos.:

789

a. 835-Day Care Services, and

790

b. 836-Residential Care, which is otherwise provided for on the residential

791

permitted land use table.

- 792 3. Limited to SIC Industry Group and Industry Nos.:
- 793 a. 723-Beauty Shops;
- 794 b. 724-Barber Shops;
- 795 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 796 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 797 e. 217-Carpet and Upholstery Cleaning.
- 798 4. Only as accessory to a cemetery, and prohibited from the UR zone only if the
- 799 property is located within a designated unincorporated Rural Town.
- 800 5. Structures shall maintain a minimum distance of one hundred feet from
- 801 property lines adjoining residential zones.
- 802 6. Only as accessory to residential use, and:
- 803 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 804 with no openings except for gates, and have a minimum height of six feet; and
- 805 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
- 806 from property lines adjoining residential zones.
- 807 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
- 808 21A.08.060.A., or when located on the site of a regional motor sport facility:
- 809 a. services are provided only to persons conducting business or employed at
- 810 the regional motor sport facility, to event participants or to race spectators; and
- 811 b. the general location of the services conforms to the council-approved master
- 812 site plan for the regional motor sport facility.

813 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,
814 or an accessory use to a school, church, park, sport club or public housing administered
815 by a public agency, and:

816 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
817 with no openings except for gates and have a minimum height of six feet;

818 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
819 from property lines adjoining residential zones;

820 c. Direct access to a developed arterial street shall be required in any
821 residential zone; and

822 d. Hours of operation may be restricted to assure compatibility with
823 surrounding development.

824 9.a. As a home occupation only, but the square footage limitations in K.C.C.
825 chapter 21A.30 for home occupations apply only to the office space for the veterinary
826 clinic, office space for the kennel or office space for the cattery, and:

827 (1) Boarding or overnight stay of animals is allowed only on sites of five
828 acres or more;

829 (2) No burning of refuse or dead animals is allowed;

830 (3) The portion of the building or structure in which animals are kept or
831 treated shall be soundproofed. All run areas, excluding confinement areas for livestock,
832 shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced
833 with concrete or other impervious material; and

834 (4) The provisions of K.C.C. chapter 21A.30 relative to animal keeping are
835 met.

836 b. The following additional provisions apply to kennels or catteries in the A
837 zone:

838 (1) Impervious surface for the kennel or cattery shall not exceed twelve
839 thousand square feet;

840 (2) Obedience training classes are not allowed except as provided in
841 subsection B.34. of this section; and

842 (3) Any buildings or structures used for housing animals and any outdoor
843 runs shall be set back one hundred and fifty feet from property lines.

844 10.a. No burning of refuse or dead animals is allowed;

845 b. The portion of the building or structure in which animals are kept or treated
846 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be
847 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with
848 concrete or other impervious material; and

849 c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

850 11. The repair work or service shall only be performed in an enclosed building,
851 and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery
852 Repair Shops and Paint Shops is not allowed.

853 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
854 Before filing an application with the department, the applicant shall hold a community
855 meeting in accordance with K.C.C. 20.20.035.

856 13.a. Except as otherwise provided in 13.b. of this subsection, only as a reuse of
857 a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

858 b. Allowed for a social service agency on a site in the NB zone that serves
859 transitional or low-income housing located within three hundred feet of the site on which
860 the social service agency is located.

861 c. Before filing an application with the department, the applicant shall hold a
862 community meeting in accordance with K.C.C. 20.20.035.

863 14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not
864 exceed twenty thousand square feet, but stabling areas, whether attached or detached,
865 shall not be counted in this calculation.

866 15. Limited to projects that do not require or result in an expansion of sewer
867 service outside the urban growth area, unless a finding is made that no cost-effective
868 alternative technologies are feasible, in which case a tightline sewer sized only to meet
869 the needs of the public school, as defined in RCW 28A.150.010, or the school facility and
870 serving only the public school or the school facility may be used. New public high
871 schools shall be permitted subject to the review process in K.C.C. 21A.42.140.

872 16.a. For middle or junior high schools and secondary or high schools or school
873 facilities, only as a reuse of a public school facility or school facility subject to K.C.C.
874 chapter 21A.32. An expansion of such a school or a school facility shall be subject to
875 approval of a conditional use permit and the expansion shall not require or result in an
876 extension of sewer service outside the urban growth area, unless a finding is made that no
877 cost-effective alternative technologies are feasible, in which case a tightline sewer sized
878 only to meet the needs of the public school, as defined in RCW 28A.150.010, or the
879 school facility may be used.

880 b. Renovation, expansion, modernization or reconstruction of a school, a
881 school facility, or the addition of relocatable facilities, is permitted but shall not require
882 or result in an expansion of sewer service outside the urban growth area, unless a finding
883 is made that no cost-effective alternative technologies are feasible, in which case a
884 tightline sewer sized only to meet the needs of the public school, as defined in RCW
885 28A.150.010, or the school facility may be used.

886 c. In CB, RB and O, for K-12 schools with no more than one hundred students.

887 17. All instruction must be within an enclosed structure.

888 18. Limited to resource management education programs.

889 19. Only as accessory to residential use, and:

890 a. Students shall be limited to twelve per one-hour session;

891 b. Except as provided in subsection c. of this subsection, all instruction must
892 be within an enclosed structure;

893 c. Outdoor instruction may be allowed on properties at least two and one-half
894 acres in size. Any outdoor activity must comply with the requirements for setbacks in
895 K.C.C. chapter 21A.12; and

896 d. Structures used for the school shall maintain a distance of twenty-five feet
897 from property lines adjoining residential zones.

898 20. Subject to the following:

899 a. Structures used for the school and accessory uses shall maintain a minimum
900 distance of twenty-five feet from property lines adjoining residential zones;

901 b. On lots over two and one-half acres:

902 (1) Retail sale of items related to the instructional courses is permitted, if total
903 floor area for retail sales is limited to two thousand square feet;

904 (2) Sale of food prepared in the instructional courses is permitted with
905 Seattle-King County department of public health approval, if total floor area for food
906 sales is limited to one thousand square feet and is located in the same structure as the
907 school; and

908 (3) Other incidental student-supporting uses are allowed, if such uses are
909 found to be both compatible with and incidental to the principal use; and

910 c. On sites over ten acres, located in a designated Rural Town and zoned any
911 one or more of UR, R-1 and R-4:

912 (1) Retail sale of items related to the instructional courses is permitted,
913 provided total floor area for retail sales is limited to two thousand square feet;

914 (2) Sale of food prepared in the instructional courses is permitted with
915 Seattle-King County department of public health approval, if total floor area for food
916 sales is limited to one thousand seven hundred fifty square feet and is located in the same
917 structure as the school;

918 (3) Other incidental student-supporting uses are allowed, if the uses are found
919 to be functionally related, subordinate, compatible with and incidental to the principal
920 use;

921 (4) The use shall be integrated with allowable agricultural uses on the site;

922 (5) Advertised special events shall comply with the temporary use
923 requirements of this chapter; and

924 (6) Existing structures that are damaged or destroyed by fire or natural event,
925 if damaged by more than fifty percent of their prior value, may reconstruct and expand an
926 additional sixty-five percent of the original floor area but need not be approved as a
927 conditional use if their use otherwise complies with development condition B.20.c. of this
928 section and this title.

929 21. Limited to drop box facilities accessory to a public or community use such
930 as a school, fire station or community center.

931 22. With the exception of drop box facilities for the collection and temporary
932 storage of recyclable materials, all processing and storage of material shall be within
933 enclosed buildings. Yard waste processing is not permitted.

934 23. Only if adjacent to an existing or proposed school.

935 24. Limited to columbariums accessory to a church, but required landscaping
936 and parking shall not be reduced.

937 25. Not permitted in R-1 and limited to a maximum of five thousand square feet
938 per establishment and subject to the additional requirements in K.C.C. 21A.12.230.

939 26.a. New high schools shall be permitted in the rural and the urban residential
940 and urban reserve zones subject to the review process in K.C.C. 21A.42.140.

941 b. Renovation, expansion, modernization, or reconstruction of a school, or the
942 addition of relocatable facilities, is permitted.

943 27. Limited to projects that do not require or result in an expansion of sewer
944 service outside the urban growth area. In addition, such use shall not be permitted in the
945 RA-20 zone.

946 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
947 21A.32 or as a joint use of an existing public school facility.

948 29. All studio use must be within an enclosed structure.

949 30. Adult use facilities shall be prohibited within six hundred sixty feet of any
950 residential zones, any other adult use facility, school, licensed daycare centers, parks,
951 community centers, public libraries or churches that conduct religious or educational
952 classes for minors.

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

955 32. Limited to repair of sports and recreation equipment:

956 a. as accessory to a large active recreation and multiuse park in the urban
957 growth area; or

958 b. as accessory to a park, or a large active recreation and multiuse park in the
959 RA zones, and limited to a total floor area of seven hundred fifty square feet.

960 33. Accessory to agricultural or forestry uses provided:

961 a. the repair of tools and machinery is limited to those necessary for the
962 operation of a farm or forest.

963 b. the lot is at least five acres.

964 c. the size of the total repair use is limited to one percent of the lot size up to a
965 maximum of five thousand square feet unless located in a farm structure, including, but
966 not limited to barns, existing as of December 31, 2003.

967 34. Subject to the following:

968 a. the lot is at least five acres;

969 b. in the A zones, area used for dog training shall be located on portions of
970 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
971 the already developed portion of such agricultural lands that are not available for direct
972 agricultural production or areas without prime agricultural soils;

973 c. structures and areas used for dog training shall maintain a minimum distance
974 of seventy-five feet from property lines; and

975 d. all training activities shall be conducted within fenced areas or in indoor
976 facilities. Fences must be sufficient to contain the dogs.

977 35. Limited to animal rescue shelters and provided that:

978 a. the property shall be at least four acres;

979 b. buildings used to house rescued animals shall be no less than fifty feet from
980 property lines;

981 c. outdoor animal enclosure areas shall be located no less than thirty feet from
982 property lines and shall be fenced in a manner sufficient to contain the animals;

983 d. the facility shall be operated by a nonprofit organization registered under the
984 Internal Revenue Code as a 501(c)(3) organization; and

985 e. the facility shall maintain normal hours of operation no earlier than 7 a.m.
986 and no later than 7 p.m.

987 36. Limited to kennel-free dog boarding and daycare facilities, and:

988 a. the property shall be at least four and one-half acres;

989 b. buildings housing dogs shall be no less than seventy-five feet from property
990 lines;

991 c. outdoor exercise areas shall be located no less than thirty feet from property
 992 lines and shall be fenced in a manner sufficient to contain the dogs;

993 d. the number of dogs allowed shall be limited to twenty-five, consistent with
 994 the provisions for hobby kennels, as provided in K.C.C. 11.04.060.B;

995 e. training and grooming are ancillary services that may be provided only to
 996 dogs staying at the facility; and

997 f. the facility shall maintain normal hours of operation no earlier than 7 a.m.
 998 and no later than 7 p.m.

999 37. Not permitted in R-1 and subject to the additional requirements in K.C.C.
 1000 21A.12.250.

1001 SECTION 12. Ordinance 10870, Section 333, as amended, and K.C.C.

1002 21A.08.060 are each hereby amended to read as follows:

1003 A. Government/business services land uses.

KEY	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use	G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A		V		E	B	E	N	E	N	E	E	T	
	L		L			E		N	O	S	I	S	A	S		R	
	T							T	R	S	T	S	L	S		I	
	U							I	H		Y					A	
	R							A	O							L	
	E							L	O								
									D								

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (30)
	GOVERNMENT SERVICES:												
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	P16
*	Public agency or utility yard				P27	P27	P27	P27			P		P
*	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	P29 C28	P29 C28	P29 C28	P29 C28 and 33	P29 C28	P29 C2 8	P29 C28	P	P	P	P	P
*	Commuter Parking Lot				C 33 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				P34						P	P9	P
*	Individual Transportation and									P25	P	P10	P

	Taxi												
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							P14	P37	P	P	P	P
4221	Farm Product	P15			P15	P15((P
4222	Warehousing, Refrigeration and Storage	C36			and 33 C36)) C36							
*	Log Storage	P15	P		P26 and 33								P
47	Transportation Service												P
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	P16
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental									P17	P	P17	P

751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking								P20	P20	P21	P20	P
*	Off-Street Required Parking Lot				P32								
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	P22				P22	P22	P	P	P
*	Helistop					C23	C2	C23	C23	C23	C24	C23	C24
							3						
<p>GENERAL Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see chapters</p> <p>CROSS 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and</p> <p>REFERENC Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*) Definition of this specific land use, see</p> <p>ES: K.C.C. chapter 21A.06.</p>													

- 1004 B. Development conditions.
- 1005 1. Except self-service storage.
- 1006 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
- 1007 Educational Research, see general business service/office.
- 1008 3.a. Only as a re-use of a public school facility or a surplus nonresidential
- 1009 facility subject to the provisions of K.C.C. chapter 21A.32; or

1010 b. only when accessory to a fire facility and the office is no greater than one
1011 thousand five hundred square feet of floor area.

1012 4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter
1013 21A.32.

1014 5. New utility office locations only if there is no commercial/industrial zoning
1015 in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that
1016 no feasible alternative location is possible, and provided further that this condition
1017 applies to the UR zone only if the property is located within a designated unincorporated
1018 Rural Town.

1019 6.a. All buildings and structures shall maintain a minimum distance of twenty
1020 feet from property lines adjoining residential zones;

1021 b. Any buildings from which fire-fighting equipment emerges onto a street
1022 shall maintain a distance of thirty-five feet from such street;

1023 c. No outdoor storage; and

1024 d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no
1025 feasible alternative location is possible.

1026 7. Limited to storefront police offices. Such offices shall not have:

1027 a. holding cells;

1028 b. suspect interview rooms (except in the NB zone); (~~{or}~~) or

1029 c. long-term storage of stolen properties.

1030 8. Private stormwater management facilities serving development proposals
1031 located on commercial/industrial zoned lands shall also be located on
1032 commercial/industrial lands, unless participating in an approved shared facility drainage

1033 plan. Such facilities serving development within an area designated urban in the King
1034 County Comprehensive Plan shall only be located in the urban area.

1035 9. No outdoor storage of materials.

1036 10. Limited to office uses.

1037 11. Limited to self-service household moving truck or trailer rental accessory to
1038 a gasoline service station.

1039 12. Limited to self-service household moving truck or trailer rental accessory to
1040 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

1041 13. Limited to SIC Industry No. 4215-Courier Services, except by air.

1042 14. Accessory to an apartment development of at least twelve units provided:

1043 a. The gross floor area in self service storage shall not exceed the total gross
1044 floor area of the apartment dwellings on the site;

1045 b. All outdoor lights shall be deflected, shaded and focused away from all
1046 adjoining property;

1047 c. The use of the facility shall be limited to dead storage of household goods;

1048 d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or
1049 similar equipment;

1050 e. No outdoor storage or storage of flammable liquids, highly combustible or
1051 explosive materials or hazardous chemicals;

1052 f. No residential occupancy of the storage units;

1053 g. No business activity other than the rental of storage units;

1054 h. A resident director shall be required on the site and shall be responsible for
1055 maintaining the operation of the facility in conformance with the conditions of approval;
1056 and

1057 i. Before filing an application with the department, the applicant shall hold a
1058 community meeting in accordance with K.C.C. 20.20.035.

1059 15.a. The floor area devoted to warehousing, refrigeration or storage shall not
1060 exceed two thousand square feet;

1061 b. Structures and areas used for warehousing, refrigeration and storage shall
1062 maintain a minimum distance of seventy-five feet from property lines adjoining
1063 residential zones; and

1064 c. Warehousing, refrigeration and storage is limited to agricultural products
1065 and sixty percent or more of the products must be grown or processed in the Puget Sound
1066 counties. At the time of the initial application, the applicant shall submit a projection of
1067 the source of products to be included in the warehousing, refrigeration or storage.

1068 16. Only as an accessory use to another permitted use, or when located on the
1069 site of a regional motor sport facility:

1070 a. Services are provided only to persons conducting business or employed at
1071 the regional motor sport facility, to event participants or to race spectators; and

1072 b. The general location of the services conforms to the council-approved
1073 master site plan for the regional motor sport facility.

1074 17. No outdoor storage.

1075 18. Only as an accessory use to a public agency or utility yard, or to a transfer
1076 station.

- 1077 19. Limited to new commuter parking lots designed for thirty or fewer parking
1078 spaces or commuter parking lots located on existing parking lots for churches, schools, or
1079 other permitted nonresidential uses that have excess capacity available during
1080 commuting; provided that the new or existing lot is adjacent to a designated arterial that
1081 has been improved to a standard acceptable to the department of transportation;
- 1082 20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.
- 1083 21. No dismantling or salvage of damaged, abandoned or otherwise impounded
1084 vehicles.
- 1085 22. Storage limited to accessory storage of commodities sold at retail on the
1086 premises or materials used in the fabrication of commodities sold on the premises.
- 1087 23. Limited to emergency medical evacuation sites in conjunction with police,
1088 fire or health service facility. Helistops are prohibited from the UR zone only if the
1089 property is located within a designated unincorporated Rural Town.
- 1090 24. Allowed as accessory to an allowed use.
- 1091 25. Limited to private road ambulance services with no outside storage of
1092 vehicles.
- 1093 26. Limited to two acres or less.
- 1094 27a. Utility yards only on sites with utility district offices; or
1095 b. Public agency yards are limited to material storage for road maintenance
1096 facilities.
- 1097 28. Limited to bulk gas storage tanks that pipe to individual residences but
1098 excluding liquefied natural gas storage tanks.
- 1099 29. Excluding bulk gas storage tanks.

1100 30. For I-zoned sites located outside the urban growth area designated by the
1101 King County Comprehensive Plan, uses shall be subject to the provisions for rural
1102 industrial uses in K.C.C. chapter 21A.12.

1103 31. Vactor waste treatment, storage and disposal shall be limited to liquid
1104 materials. Materials shall be disposed of directly into a sewer system, or shall be stored
1105 in tanks (or other covered structures), as well as enclosed buildings.

1106 32. Provided:

1107 a. Off-street required parking for a land use located in the urban area must be
1108 located in the urban area;

1109 b. Off-street required parking for a land use located in the rural area must be
1110 located in the rural area; and

1111 c.(1) Except as provided in 32.c.(2) of this subsection, off-street required
1112 parking must be located on a lot that would permit, either outright or through a land use
1113 permit approval process, the land use the off-street parking will serve.

1114 (2) For a social service agency allowed under K.C.C. 21A.08.050.B.13.b. to
1115 be located on a site in the NB zone, off-street required parking may be located on a site
1116 within three hundred feet of the social service agency, regardless of zoning classification
1117 of the site on which the parking is located.

1118 33. Subject to review and approval of conditions to comply with trail corridor
1119 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

1120 34. Limited to landscape and horticultural services (SIC 078) that are accessory
1121 to a retail nursery, garden center and farm supply store. Construction equipment for the
1122 accessory use shall not be stored on the premises.

1123 35. Allowed as a primary or accessory use to an allowed industrial-zoned land
1124 use.

1125 36. Accessory to agricultural uses provided:

1126 a. In the RA zones and on lots less than thirty-five acres in the A zone, the
1127 floor area devoted to warehousing, refrigeration or storage shall not exceed three
1128 thousand five hundred square feet unless located in a building designated as historic
1129 resource under K.C.C. chapter 20.62;

1130 b. On lots at least thirty-five acres in the A zones, the floor area devoted to
1131 warehousing, refrigeration or storage shall not exceed seven thousand square feet unless
1132 located in a building designated as historic resource under K.C.C. chapter 20.62.

1133 c. In the A zones, structures and areas used for warehousing, refrigeration and
1134 storage shall be located on portions of agricultural lands that are unsuitable for other
1135 agricultural purposes, such as areas within the already developed portion of such
1136 agricultural lands that are not available for direct agricultural production, or areas without
1137 prime agricultural soils;

1138 d. Structures and areas used for warehousing, refrigeration or storage shall
1139 maintain a minimum distance of seventy-five feet from property lines adjoining
1140 residential zones; and

1141 e. Warehousing, refrigeration and storage is limited to agricultural products
1142 and sixty percent or more of the products must be grown or processed in the Puget Sound
1143 counties. At the time of the initial application, the applicant shall submit a projection of
1144 the source of products to be included in the warehousing, refrigeration or storage.

1145 37. Use shall be limited to the NB zone on parcels outside of the Urban Growth
 1146 Area, Rural Towns and Rural Neighborhoods and the building floor area devoted to such
 1147 use shall not exceed ten thousand square feet.

1148 SECTION 13. Ordinance 10870, Section 334, as amended, and K.C.C.

1149 21A.08.070 are each hereby amended to read as follows:

1150 A. Retail land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A		V			E	B	E	N	E	N	E	E	T
		L		L		E			N	O	S	I	S	A	S		R
		T							T	R	S	T	S	L	S		I
		U							I	H	Y						A
		R							A	O							L
		E							L	O							
										D							
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (30)				
*	Building Materials and Hardware Stores		P23						P2	P	P						
*	Retail	P1			P1				P	P	P						

	Nursery, Garden Center and Farm Supply Stores	C1			C1								
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P		
*	Department and Variety Stores						C14a	P14	P5	P	P		
54	Food Stores						C15a	P15	P	P	P	C	P6
*	Agricultural Product Sales	P7 C7	P4		P7 C7	P3	P3						
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		<u>P24</u>
554	Gasoline Service Stations								P	P	P		<u>P24</u>
56	Apparel and Accessory Stores									P	P		<u>P25</u>
*	Furniture and Home Furnishings Stores									P	P		

58	Eating and Drinking Places				P21 C19		P20 C16	P20 P16	P10	P	P	P	P24
*	Drug Stores						C15a	P15	P	P	P	C	
592	Liquor Stores	P13			P13	P13			P13	P	P		
593	Used Goods: Antiques/ Secondhand Shops									P	P		
*	Sporting Goods and Related Stores			P22	P22	P22	P22	P22	P22	P	P	P22	P22
*	Book, Stationery, Video and Art Supply Stores						C15a	P15	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic								P	P	P		

	Shops												
*	Fabric Shops								P	P			
598	Fuel Dealers								C11	P			P
*	Florist Shops					C15a	P15	P	P	P	P		
*	Personal Medical Supply Stores								P	P			
*	Pet Shops							P	P	P			
*	Bulk Retail								P	P			
*	Auction Houses									P12			P
*	Livestock Sales	P17	P17		P17	P17	P17 and 18						P
GENERAL		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards,											
CROSS		see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32											
REFERENCES:		through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through											
		21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.											

1151

B. Development conditions.

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1.a. As a permitted use, covered sales areas shall not exceed a total area of two

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thousand square feet, unless located in a building designated as historic resource under

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K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three

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thousand five hundred square feet may be allowed. Greenhouses used for the display of

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merchandise other than plants shall be considered part of the covered sales area.

1157

Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not

1158

considered part of the covered sales area;

- 1159 b. The site area shall be at least four and one-half acres;
- 1160 c. Sales may include locally made arts and crafts; and
- 1161 d. Outside lighting is permitted if no off-site glare is allowed.
- 1162 2. Only hardware stores.
- 1163 3.a. Limited to products grown on site.
- 1164 b. Covered sales areas shall not exceed a total area of five hundred square feet.
- 1165 4. No permanent structures or signs.
- 1166 5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a
- 1167 maximum of two thousand square feet of gross floor area.
- 1168 6. Limited to a maximum of two thousand square feet of gross floor area, or
- 1169 when located on the site of a regional motor sport facility:
- 1170 a. Services are provided only to persons conducting business or employed at
- 1171 the regional motor sport facility, to event participants or to race spectators; and
- 1172 b. The general location of the services conforms to the council-approved
- 1173 master site plan for the regional motor sport facility.
- 1174 7.a. As a permitted use, the covered sales area shall not exceed two thousand
- 1175 square feet, unless located in a building designated as a historic resource under K.C.C.
- 1176 chapter 20.62. As a conditional use, up to three thousand five hundred square feet of
- 1177 covered sales area may be allowed;
- 1178 b. The site area shall be at least four and one-half acres;
- 1179 c. Forty percent or more of the gross sales of agricultural product sold through
- 1180 the store must be sold by the producers of primary agricultural products;

1181 d. Sixty percent or more of the gross sales of agricultural products sold through
1182 the store shall be derived from products grown or produced in the Puget Sound counties.
1183 At the time of the initial application, the applicant shall submit a reasonable projection of
1184 the source of product sales;

1185 e. Sales shall be limited to agricultural products and locally made arts and
1186 crafts;

1187 f. Storage areas for agricultural products may be included in a farm store
1188 structure or in any accessory building; and

1189 g. Outside lighting is permitted if no off-site glare is allowed.

1190 8. Excluding retail sale of trucks exceeding one-ton capacity.

1191 9. Only the sale of new or reconditioned automobile supplies is permitted.

1192 10. Excluding SIC Industry No. 5813-Drinking Places.

1193 11. No outside storage of fuel trucks and equipment.

1194 12. Excluding vehicle and livestock auctions.

1195 13. Only as accessory to a winery or SIC Industry No. 2082-Malt Beverages,
1196 and limited to sales of products produced on site and incidental items where the majority
1197 of sales are generated from products produced on site.

1198 14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to
1199 a maximum of five thousand square feet of gross floor area, and subject to K.C.C.
1200 21A.12.230; and

1201 b. Before filing an application with the department, the applicant shall hold a
1202 community meeting in accordance with K.C.C. 20.20.035.

1203 15.a. Not permitted in R-1 and limited to a maximum of five thousand square
1204 feet of gross floor area and subject to K.C.C. 21A.12.230; and

1205 b. Before filing an application with the department, the applicant shall hold a
1206 community meeting in accordance with K.C.C. 20.20.035.

1207 16. a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking
1208 Places, and limited to a maximum of five thousand square feet of gross floor area and
1209 subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and

1210 b. Before filing an application with the department, the applicant shall hold a
1211 community meeting in accordance with K.C.C. 20.20.035.

1212 17. Retail sale of livestock is permitted only as accessory to raising livestock.

1213 18. Limited to the R-1 zone.

1214 19. Only as:

1215 a. an accessory use to a permitted manufacturing or retail land use, limited to
1216 espresso stands to include sales of beverages and incidental food items, and not to include
1217 drive-through sales; or

1218 b. an accessory use to a large active recreation and multiuse park, limited to a
1219 total floor area of three thousand five hundred square feet.

1220 20. Only as:

1221 a. an accessory use to a large active recreation and multiuse park; or

1222 b. an accessory use to a park and limited to a total floor area of one thousand
1223 five hundred square feet.

1224 21. Accessory to a park, limited to a total floor area of seven hundred fifty
1225 square feet.

1226 22. Only as an accessory use to:
1227 a. a large active recreation and multiuse park in the urban growth area; or
1228 b. a park, or a large active recreation and multiuse park in the RA zones, and
1229 limited to a total floor area of seven hundred and fifty square feet.

1230 23. Only as accessory to SIC Industry Group No. 242-Sawmills and;
1231 a. limited to lumber milled on site; and
1232 b. the covered sales area is limited to two thousand square feet. The covered
1233 sales area does not include covered areas used to display only milled lumber.

1234 24. For establishments located on the site of a regional motor sport facility:

1235 a. services are provided only to persons conducting business or employed at
1236 the regional motor sport facility, to event participants or to race spectators; and

1237 b. the general location of the services conforms to the council-approved master
1238 site plan for the regional motor sport facility.

1239 25. Only when:

1240 a. located on the site of a regional motor sport facility;

1241 b. services are provided only to persons conducting business or employed at
1242 the regional motor sport facility, to event participants or to race spectators; and

1243 c. the general location of the services conforms to the council-approved master
1244 site plan for the regional motor sport facility.

1245 SECTION 14. Ordinance 10870, Section 335, as amended, and K.C.C.

1246 21A.08.080 are each hereby amended to read as follows:

1247 A. Manufacturing land uses.

KEY	RESOURCE	RESIDENTIAL	COMMERCIAL/INDUSTRIAL
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P-Permitted Use C-Conditional Use S-Special Use		Z	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
		O	G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
		N	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		E	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
			C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
			U	T	A		V		E	B	E	N	E	N	E	E	E	T
			L		L		E		N	O	S	I	S	A	S		R	
			T						T	R	S	T	S	L	S		I	
			U						I	H		Y					A	
			R						A	O							L	
			E						L	O								
										D								
SIC #	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I			(11)	
20	Food and Kindred Products	P1 C1	P1		P1 C1	P1				P2	P2	P2 C					P2 C	
*2082	Winery/Brewery	P3 C12			P3 C12	P3				P18	P18	P					P	
*	Materials Processing Facility	P13	P14 C	P15 C16	P17 C												P	
22	Textile Mill Products																C	
23	Apparel and other Textile Products												C				P	
24	Wood Products, except furniture	P4	P4 C5		P4, C5	P4									C6		P	
25	Furniture and Fixtures												C				P	
26	Paper and Allied Products																C	
27	Printing and Publishing									P7	P7	P7C	P7C				P	
28	Chemicals and Allied																C	

	Products												
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods									C			P
32	Stone, Clay, Glass and Concrete Products								P6	P9			P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P19
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment									C	C		P
36	Electronic and other Electric Equipment									C			P19
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling									C	C		P

	Instruments												
39	Miscellaneous Light Manufacturing										C		<u>P19</u>
*	Motor Vehicle and Bicycle Manufacturing												<u>P20</u> C
*	Aircraft, Ship and Boat Building												P10C
7534	Tire Retreading										C		<u>P19</u>
781-82	Movie Production/Distribution										P		P
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see											
REFERENCES:		K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through											
		21A.38 Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;											
		(*)Definition of this specific land use, see K.C.C. chapter 21A.06											

- 1248 B. Development conditions.
- 1249 1.a. Excluding wineries and SIC Industry No. 2082-Malt Beverages;
- 1250 b. In the A zone, only allowed on sites where the primary use is SIC industry
- 1251 Group No. 01-Growing Harvesting Crops or No. 02-Raising Livestock and Small
- 1252 Animals.
- 1253 c. In the RA and UR zones, only allowed on lots of at least four and one-half
- 1254 acres and only when accessory to an agricultural use;
- 1255 d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section,
- 1256 the floor area devoted to all processing shall not exceed three thousand five hundred
- 1257 square feet, unless located in a building designated as historic resource under K.C.C.
- 1258 chapter 20.62;

1259 (2) With a conditional use permit, up to five thousand square feet of floor
1260 area may be devoted to all processing; and

1261 (3) In the A zone, on lots thirty-five acres or greater, the floor area devoted to
1262 all processing shall not exceed seven thousand square feet, unless located in a building
1263 designated as historic resource under K.C.C. chapter 20.62;

1264 e. Structures and areas used for processing shall maintain a minimum distance of
1265 seventy-five feet from property lines adjoining residential zones, unless located in a
1266 building designated as historic resource under K.C.C. chapter 20.62;

1267 f. Processing is limited to agricultural products and sixty percent or more of
1268 the products processed must be grown in the Puget Sound counties. At the time of initial
1269 application, the applicant shall submit a projection of the source of products to be
1270 produced;

1271 g. In the A zone, structures used for processing shall be located on portions of
1272 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
1273 the already developed portion of such agricultural lands that are not available for direct
1274 agricultural production, or areas without prime agricultural soils; and

1275 h. Tasting of products produced on site may be provided. The area devoted to
1276 tasting shall be included in the floor area limitation in subsection B.1.d. of this section.

1277 2. Except slaughterhouses.

1278 3.a. Limited to wineries and SIC Industry No. 2082-Malt Beverages;

1279 b. In the A zone, only allowed on sites where the primary use is SIC Industry
1280 Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small
1281 Animals;

- 1282 c. In the RA and UR zones, only allowed on lots of at least four and one-half
1283 acres;
- 1284 d. The floor area devoted to all processing shall not exceed three thousand five
1285 hundred square feet, unless located in a building designated as historic resource under
1286 K.C.C. chapter 20.62.
- 1287 e. Structures and areas used for processing shall maintain a minimum distance
1288 of seventy-five feet from property lines adjoining residential zones, unless located in a
1289 building designated as historic resource under K.C.C. chapter 20.62;
- 1290 f. Sixty percent or more of the products processed must be grown in the Puget
1291 Sound counties. At the time of the initial application, the applicant shall submit a
1292 projection of the source of products to be produced; and
- 1293 g. Tasting of products produced on site may be provided. The area devoted to
1294 tasting shall be included in the floor area limitation in subsection B.3.c. of this section.
- 1295 4. Limited to rough milling and planing of products grown on-site with portable
1296 equipment.
- 1297 5. Limited to SIC Industry Group No. 242-Sawmills. For RA zoned sites,
1298 limited to RA-10 on lots at least ten acres in size and only as accessory to forestry uses.
- 1299 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and
1300 No. 2431-Millwork, (excluding planing mills).
- 1301 7. Limited to photocopying and printing services offered to the general public.
- 1302 8. Only within enclosed buildings, and as an accessory use to retail sales.
- 1303 9. Only within enclosed buildings.
- 1304 10. Limited to boat building of craft not exceeding forty-eight feet in length.

1305 11. For I-zoned sites located outside the urban growth area designated by the
1306 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.
1307 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for
1308 rural industrial uses as set forth in K.C.C. chapter 21A.12.

1309 12. Limited to wineries and SIC Industry No. 2082-Malt Beverages;

1310 b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area
1311 of structures for wineries and breweries and any accessory uses shall not exceed a total of
1312 eight thousand square feet. The floor area may be increased by up to an additional eight
1313 thousand square feet of underground storage that is constructed completely below natural
1314 grade, not including required exits and access points, if the underground storage is at least
1315 one foot below the surface and is not visible above ground; and

1316 (2) On Vashon-Maury Island, the total floor area of structures for wineries
1317 and breweries and any accessory uses may not exceed six thousand square feet, including
1318 underground storage;

1319 c. Wineries and breweries shall comply with Washington state Department of
1320 Ecology and King County board of health regulations for water usage and wastewater
1321 disposal. Wineries and breweries using water from exempt wells shall install a water
1322 meter;

1323 d. Off-street parking is limited to one hundred and fifty percent of the
1324 minimum requirement for wineries or breweries specified in K.C.C. 21A.18.030;

1325 e. Structures and areas used for processing shall be set back a minimum
1326 distance of seventy-five feet from property lines adjacent to residential zones, unless the

1327 processing is located in a building designated as historic resource under K.C.C. chapter
1328 20.62;

1329 f. The minimum site area is four and one-half acres. If the total floor area of
1330 structures for wineries and breweries and any accessory uses exceed six thousand square
1331 feet, including underground storage:

1332 (1) the minimum site area is ten acres; and

1333 (2) a minimum of two and one-half acres of the site shall be used for the
1334 growing of agricultural products;

1335 g. The facility shall be limited to processing agricultural products and sixty
1336 percent or more of the products processed must be grown in the Puget Sound counties.

1337 At the time of the initial application, the applicant shall submit a projection of the source
1338 of products to be processed; and

1339 h. Tasting of products produced on site may be provided. The area devoted to
1340 tasting shall be included in the floor area limitation in subsection B.12.b of this section.

1341 13. Limited to source separated organic waste processing facilities at a scale
1342 appropriate to process the organic waste generated in the agricultural zone.

1343 14. Only on the same lot or same group of lots under common ownership or
1344 documented legal control, which include, but is not limited to, fee simple ownership, a
1345 long-term lease or an easement:

1346 a. as accessory to a primary forestry use and at a scale appropriate to process
1347 the organic waste generated on the site; or

1348 b. as a continuation of a sawmill or lumber manufacturing use only for that
1349 period to complete delivery of products or projects under contract at the end of the
1350 sawmill or lumber manufacturing activity.

1351 15. Only on the same lot or same group of lots under common ownership or
1352 documented legal control, which includes, but is not limited to, fee simple ownership, a
1353 long-term lease or an easement:

1354 a. as accessory to a primary mineral use; or

1355 b. as a continuation of a mineral processing use only for that period to
1356 complete delivery of products or projects under contract at the end of mineral extraction.

1357 16. Continuation of a materials processing facility after reclamation in
1358 accordance with an approved reclamation plan.

1359 17. Only a site that is ten acres or greater and that does not use local access
1360 streets that abut lots developed for residential use.

1361 18.a. Limited to wineries and SIC Industry No. 2082-Malt Beverages;

1362 b. The floor area devoted to all processing shall not exceed three thousand five
1363 hundred square feet, unless located in a building designated as historic resource under
1364 K.C.C. chapter 20.62;

1365 c. Structures and areas used for processing shall maintain a minimum distance
1366 of seventy-five feet from property lines adjoining residential zones, unless located in a
1367 building designated as historic resource under K.C.C. chapter 20.62; and

1368 d. Tasting of products produced on site may be provided. The area devoted to
1369 tasting shall be included in the floor area limitation in subsection B.18.b. of this section.

1370 19. For establishments located on the site of a regional motor sport facility:

1371 a. Services are provided only to persons conducting business or employed at
 1372 the regional motor sport facility, to event participants or to race spectators; and

1373 b. The general location of the services conforms to the council-approved
 1374 master site plan for the regional motor sport facility.

1375 20. Only when:

1376 a. located on the site of a regional motor sport facility;

1377 b. services are provided only to persons conducting business or employed at
 1378 the regional motor sport facility, to event participants or to race spectators; and

1379 c. the general location of the services conforms to the council-approved master
 1380 site plan for the regional motor sport facility.

1381 SECTION 15. Ordinance 10870, Section 336, as amended, and K.C.C.

1382 21A.08.090 are each hereby amended to read as follows:

1383 A. Resource land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
	L			L			E		N	O	S	I	S	A	S		R
	T								T	R	S	T	S	L	S		I
	U								I	H		Y					A
	R								A	O							L
	E								L	O							
										D							

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	AGRICULTURE:												
01	Growing and Harvesting Crops	P	P		P	P	P						P
02	Raising Livestock and Small Animals	P	P		P	P	P6						P
*	Agriculture Training Facility	C10											
*	Agriculture-related special needs camp	P12											
*	Agricultural Anaerobic Digester	P13											
	FORESTRY:												
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
	FISH AND WILDLIFE MANAGEMENT:												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	MINERAL:												
10,12,14	Mineral Extraction and Processing		P9 C	P C11									P14
2951,	Asphalt/Concrete		P8	P8									P

3271, 3273	Mixtures and Block		C11	C11									
	ACCESSORY USES:												
*	Resource Accessory Uses	P3	P4	P5	P3	P3							P4
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards,											
REFERENCES:		see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.											

- 1384 B. Development conditions.
- 1385 1. May be further subject to K.C.C. Title 25, Shoreline Management.
- 1386 2. Only forest research conducted within an enclosed building.
- 1387 3. Accessory dwelling units in accordance with K.C.C. 21A.08.030.
- 1388 4. Excluding housing for agricultural workers.
- 1389 5. Limited to either maintenance or storage facilities, or both, in conjunction
- 1390 with mineral extraction or processing operation.
- 1391 6. Large livestock allowed in accordance with K.C.C. chapter 21A.30.
- 1392 7. Only in conjunction with a mineral extraction site plan approved in
- 1393 accordance with K.C.C. chapter 21A.22.
- 1394 8. Only on the same lot or same group of lots under common ownership or
- 1395 documented legal control, which includes, but is not limited to, fee simple ownership, a
- 1396 long-term lease or an easement:
- 1397 a. as accessory to a primary mineral extraction use;

1398 b. as a continuation of a mineral processing only for that period to complete
1399 delivery of products or projects under contract at the end of a mineral extraction; or
1400 c. for a public works project under a temporary grading permit issued in
1401 accordance with K.C.C. 16.82.152.

1402 9. Limited to mineral extraction and processing:

1403 a. on a lot or group of lots under common ownership or documented legal control,
1404 which includes but is not limited to, fee simple ownership, a long-term lease or an
1405 easement;

1406 b. that are located greater than one-quarter mile from an established residence;
1407 and

1408 c. that do not use local access streets that abut lots developed for residential
1409 use.

1410 10. Agriculture training facilities are allowed only as an accessory to existing
1411 agricultural uses and are subject to the following conditions:

1412 a. The impervious surface associated with the agriculture training facilities
1413 shall comprise not more than ten percent of the allowable impervious surface permitted
1414 under K.C.C. 21A.12.040;

1415 b. New or the expansion of existing structures, or other site improvements,
1416 shall not be located on class 1, 2 or 3 soils;

1417 c. The director may require reuse of surplus structures to the maximum extent
1418 practical;

1419 d. The director may require the clustering of new structures with existing
1420 structures;

- 1421 e. New structures or other site improvements shall be set back a minimum
1422 distance of seventy-five feet from property lines adjoining residential zones;
- 1423 f. Bulk and design of structures shall be compatible with the architectural style
1424 of the surrounding agricultural community;
- 1425 g. New sewers shall not be extended to the site;
- 1426 h. Traffic generated shall not impede the safe and efficient movement of
1427 agricultural vehicles, nor shall it require capacity improvements to rural roads;
- 1428 i. Agriculture training facilities may be used to provide educational services to
1429 the surrounding rural/agricultural community or for community events. Property owners
1430 may be required to obtain a temporary use permit for community events in accordance
1431 with K.C.C. chapter 21A.32;
- 1432 j. Use of lodging and food service facilities shall be limited only to activities
1433 conducted in conjunction with training and education programs or community events
1434 held on site;
- 1435 k. Incidental uses, such as office and storage, shall be limited to those that
1436 directly support education and training activities or farm operations; and
- 1437 l. The King County agriculture commission shall be notified of and have an
1438 opportunity to comment upon all proposed agriculture training facilities during the permit
1439 process in accordance with K.C.C. chapter 21A.40.
- 1440 11. Continuation of mineral processing and asphalt/concrete mixtures and block
1441 uses after reclamation in accordance with an approved reclamation plan.

1442 12.a. Activities at the camp shall be limited to agriculture and agriculture-
1443 oriented activities. In addition, activities that place minimal stress on the site's
1444 agricultural resources or activities that are compatible with agriculture are permitted.

- 1445 (1) passive recreation;
- 1446 (2) training of individuals who will work at the camp;
- 1447 (3) special events for families of the campers; and
- 1448 (4) agriculture education for youth.

1449 b. Outside the camp center, as provided for in subsection B.12.e of this section,
1450 camp activities shall not preclude the use of the site for agriculture and agricultural
1451 related activities, such as the processing of local food to create value-added products and
1452 the refrigeration and storage of local agricultural products. The camp shall be managed
1453 to coexist with agriculture and agricultural activities both onsite and in the surrounding
1454 area.

1455 c. A farm plan shall be required for commercial agricultural production to
1456 ensure adherence to best management practices and soil conservation.

1457 d.(1) The minimum site area shall be five hundred acres. Unless the property
1458 owner has sold or transferred the development rights as provided in subsection B.12.c.(3)
1459 of this section, a minimum of five hundred acres of the site must be owned by a single
1460 individual, corporation, partnership or other legal entity and must remain under the
1461 ownership of a single individual, corporation, partnership or other legal entity for the
1462 duration of the operation of the camp.

1463 (2) Nothing in subsection B.12.d.(1) of this section prohibits the property
1464 owner from selling or transferring the development rights for a portion or all of the site to

1465 the King County farmland preservation program or, if the development rights are
1466 extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

1467 e. The impervious surface associated with the camp shall comprise not more
1468 than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

1469 f. Structures for living quarters, dining facilities, medical facilities and other
1470 nonagricultural camp activities shall be located in a camp center. The camp center shall
1471 be no more than fifty acres and shall be depicted on a site plan. New structures for
1472 nonagricultural camp activities shall be clustered with existing structures;

1473 g. To the extent practicable, existing structures shall be reused. The applicant
1474 shall demonstrate to the director that a new structure for nonagricultural camp activities
1475 cannot be practicably accommodated within an existing structure on the site, though
1476 cabins for campers shall be permitted only if they do not already exist on site;

1477 h. Camp facilities may be used to provide agricultural educational services to
1478 the surrounding rural and agricultural community or for community events. If required
1479 by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for
1480 community events;

1481 i. Lodging and food service facilities shall only be used for activities related to
1482 the camp or for agricultural education programs or community events held on site;

1483 j. Incidental uses, such as office and storage, shall be limited to those that
1484 directly support camp activities, farm operations or agricultural education programs;

1485 k. New nonagricultural camp structures and site improvements shall maintain a
1486 minimum set-back of seventy-five feet from property lines adjoining residential zones;

1487 l. Except for legal nonconforming structures existing as of January 1, 2007,
1488 camp facilities, such as a medical station, food service hall and activity rooms, shall be of
1489 a scale to serve overnight camp users;

1490 m. Landscaping equivalent to a type III landscaping screen, as provided for in
1491 K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures
1492 and site improvements located within two hundred feet of an adjacent residential zoned
1493 property not associated with the camp;

1494 n. New sewers shall not be extended to the site;

1495 o. The total number of persons staying overnight shall not exceed three
1496 hundred;

1497 p. The length of stay for any individual overnight camper, not including camp
1498 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

1499 q. Traffic generated by camp activities shall not impede the safe and efficient
1500 movement of agricultural vehicles nor shall it require capacity improvements to rural
1501 roads;

1502 r. If the site is adjacent to an arterial roadway, access to the site shall be
1503 directly onto the arterial unless the county road engineer determines that direct access is
1504 unsafe;

1505 s. If direct access to the site is via local access streets, transportation
1506 management measures shall be used to minimize adverse traffic impacts;

1507 t. Camp recreational activities shall not involve the use of motor vehicles
1508 unless the motor vehicles are part of an agricultural activity or are being used for the
1509 transportation of campers, camp personnel or the families of campers. Camp personnel

1510 may use motor vehicles for the operation and maintenance of the facility. Client-specific
1511 motorized personal mobility devices are allowed; and

1512 u. Lights to illuminate the camp or its structures shall be arranged to reflect the
1513 light away from any adjacent property.

1514 13. Limited to digester receiving plant and animal waste from agricultural
1515 activities and subject as follows:

1516 b. the digester must be included as part of a Washington state Department of
1517 Agriculture-approved dairy nutrient plan; and

1518 c. the use must be accessory to an operating dairy or livestock operation.

1519 14. Only when:

1520 a. Located on the site of a regional motor sport facility;

1521 b. The timing and amount of materials to be extracted shall be:

1522 (1) during project construction, only as necessary to construct that phase of
1523 the project approved for construction; or

1524 (2) during facility operation, only as necessary to comply with noise
1525 mitigation measures or to accommodate site elevations necessary to the safe and efficient
1526 movement of racing vehicles from their maintenance or service areas to their respective
1527 raceway surfaces; and

1528 c. on-site processing of dirt, sand, and gravel, which shall be limited to sorting.

1529 SECTION 16. Ordinance 10870, Section 337, as amended, and K.C.C.

1530 21A.08.100 are each amended to read as follows:

1531 A. Regional land uses.

KEY	RESOURCE	RESIDENTIAL	COMMERCIAL/INDUSTRIAL
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P-Permitted Use C-Conditional Use S-Special Use		Z	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
		O	G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
		N	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		E	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
			C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
			U	T	A			V		E	B	E	N	E	N	E	E	T
			L		L			E		N	O	S	I	S	A	S		R
			T							T	R	S	T	S	L	S		I
			U							I	H	Y						A
			R							A	O							L
			E							L	O							
											D							
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I				(15)
*	Jail							S	S	S	S	S	S	S				S
*	Jail Farm/Camp		S	S		S	S											
*	Work Release Facility					S19	S19	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					<u>P25</u> C4
*	Hydroelectric Generation Facility			C14 S		C14 S	C14 S	C14 S										
*	Non-hydroelectric Generation Facility		C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S
*	Communication Facility (17)		C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P				P
*	Earth Station		P6b	P		C6a	C6a	C6a	C6a	P6b	P	P	P	P				P

		C			S	S	S	S	C				
13	Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Rural Public Infrastructure Maintenance Facility				C23								
*	Transit Bus Base						S	S	S	S	S	S	P
*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
((7948)) *	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24 <u>P26</u>
*	County Fairgrounds Facility				P21 S22								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S

8221-8222	College/University(1)	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								
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development											
REFERENCES:		Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.											

- 1532 B. Development conditions.
- 1533 1. Except technical institutions. See vocational schools on general services land
- 1534 use table, K.C.C. 21A.08.050.
- 1535 2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.
- 1536 3. Except weapons armories and outdoor shooting ranges.
- 1537 4. Except outdoor shooting range.
- 1538 5. Only in conjunction with an existing or proposed school.
- 1539 6.a. Limited to no more than three satellite dish antennae.
- 1540 b. Limited to one satellite dish antenna.
- 1541 c. Limited to tower consolidations.
- 1542 7. Limited to landing field for aircraft involved in forestry or agricultural
- 1543 practices or for emergency landing sites.
- 1544 8. Except racing of motorized vehicles.
- 1545 9. Limited to wildlife exhibit.
- 1546 10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.

1547 11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
1548 21A.32.

1549 12. Limited to cogeneration facilities for on-site use only.

1550 13. Excluding impoundment of water using a dam.

1551 14. Limited to facilities that comply with the following:

1552 a. Any new diversion structure shall not:

1553 (1) exceed a height of eight feet as measured from the streambed; or

1554 (2) impound more than three surface acres of water at the normal maximum
1555 surface level;

1556 b. There shall be no active storage;

1557 c. The maximum water surface area at any existing dam or diversion shall not
1558 be increased;

1559 d. An exceedance flow of no greater than fifty percent in mainstream reach
1560 shall be maintained;

1561 e. Any transmission line shall be limited to a:

1562 (1) right-of-way of five miles or less; and

1563 (2) capacity of two hundred thirty KV or less;

1564 f. Any new, permanent access road shall be limited to five miles or less; and

1565 g. The facility shall only be located above any portion of the stream used by
1566 anadromous fish.

1567 15. For I-zoned sites located outside the urban growth area designated by the
1568 King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.
1569 21A.08.100.A, except for waste water treatment facilities and racetracks, shall be

1570 prohibited. All other uses, including waste water treatment facilities, shall be subject to
1571 the provisions for rural industrial uses in K.C.C. chapter 21A.12.

1572 16. The operator of such a facility shall provide verification to the department of
1573 natural resources and parks or its successor organization that the facility meets or exceeds
1574 the standards of the Animal and Plant Health Inspection Service of the United States
1575 Department of Agriculture and the accreditation guidelines of the American Zoo and
1576 Aquarium Association.

1577 17. The following provisions of the table apply only to major communication
1578 facilities minor communication facilities shall be reviewed in accordance with the
1579 processes and standard outlined in K.C.C. chapter 21A.26.

1580 18. Only for facilities related to resource-based research.

1581 19. Limited to work release facilities associated with natural resource-based
1582 activities.

1583 20. Limited to projects which do not require or result in an expansion of sewer
1584 service outside the urban growth area, unless a finding is made that no cost-effective
1585 alternative technologies are feasible, in which case a tightline sewer sized only to meet
1586 the needs of the school bus base and serving only the school bus base may be used.
1587 Renovation, expansion, modernization or reconstruction of a school bus base is permitted
1588 but shall not require or result in an expansion of sewer service outside the urban growth
1589 area, unless a finding is made that no cost-effective alternative technologies are feasible,
1590 in which case a tightline sewer sized only to meet the needs of the school bus base.

1591 21. Only in conformance with the King County Site Development Plan Report,
1592 through modifications to the plan of up to ten percent are allowed for the following:

- 1593 a. building square footage;
- 1594 b. landscaping;
- 1595 c. parking;
- 1596 d. building height; or
- 1597 e. impervious surface.

1598 22. A special use permit shall be required for any modification or expansion of
1599 the King County fairgrounds facility that is not in conformance with the King County
1600 Site Development Plan Report or that exceeds the allowed modifications to the plan
1601 identified in subsection B.21 of this section.

1602 23. The facility shall be primarily devoted to rural public infrastructure
1603 maintenance and is subject to the following conditions:

1604 a. The minimum site area shall be ten acres, unless the facility is a reuse of a
1605 public agency yard;

1606 b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
1607 between any stockpiling or grinding operations and adjacent residential zoned property;

1608 c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
1609 between any office and parking lots and adjacent residential zoned property;

1610 d. Access to the site does not use local access streets that abut residential zoned
1611 property, unless the facility is a reuse of a public agency yard;

1612 e. Structural setbacks from property lines shall be as follows:

1613 (1) Buildings, structures and stockpiles used in the processing of materials
1614 shall be no closer than:

1615 (a) one hundred feet from any residential zoned properties, except that the
1616 setback may be reduced to fifty feet when the grade where the building or structures are
1617 proposed is fifty feet or greater below the grade of the residential zoned property;

1618 (b) fifty feet from any other zoned property, except when adjacent to a
1619 mineral extraction or materials processing site;

1620 (c) the greater of fifty feet from the edge of any public street or the setback
1621 from residential zoned property on the far side of the street; and

1622 (2) Offices, scale facilities, equipment storage buildings and stockpiles shall
1623 not be closer than fifty feet from any property line except when adjacent to M or F zoned
1624 property. Facilities necessary to control access to the site, when demonstrated to have no
1625 practical alternative, may be located closer to the property line;

1626 f. On-site clearing, grading or excavation, excluding that necessary for
1627 required access, roadway or storm drainage facility construction, shall not be permitted
1628 within fifty feet of any property line except along any portion of the perimeter adjacent to
1629 M or F zoned property. If native vegetation is restored, temporary disturbance resulting
1630 from construction of noise attenuation features located closer than fifty feet shall be
1631 permitted; and

1632 g. Sand and gravel extraction shall be limited to forty thousand yards per year.

1633 24. The following accessory uses to a motor race track operation are allowed if
1634 approved as part of the special use permit:

1635 a. motocross;

1636 b. autocross;

1637 c. skidpad;

1638 d. garage;
 1639 e. driving school; and
 1640 f. fire station.
 1641 25. Facility must be:
 1642 a. located on the site of a regional motor sport facility;
 1643 b. limited to police and fire safety training; and
 1644 c. the general location of the services conforms to the council-approved master
 1645 site plan for the regional motor sport facility.

1646 26. Limited to a regional motor sports facility established under a master
 1647 planning process demonstration project.

1648 SECTION 17. Ordinance 10870, Section 341, as amended, and K.C.C.

1649 21A.12.040 are each hereby amended to read as follows:

1650 A. Densities and dimensions - resource and commercial/industrial zones.

	Z O N E S	RESOURCE				COMMERCIAL/INDUSTRIAL				
		AGRICULTURE	F O R E S T	M I N E R A L	NEIGHBO R-HOOD BUSINESS	COMMUNI TY BUSINESS	REGIONA L BUSINES S	O F F I C E	I N D U S T R I A L	
STANDARDS		A-10	A-35	F	M	NB	CB	RB	O	I
Base Density:		0.1	.0286	.0125		8 du/ac (2)	48 du/ac	36 du/ac	48	
Dwelling Unit/Acre		du/ac	du/ac	du/ac			(2)	(2) 48 du/ac (1)	du/ac (2)	
Maximum						12 du/ac	72 du/ac	48 du/ac	72	

Density: Dwelling Unit/Acre					(3) 16 du/ac (15)	(16) 96 du/ac (17)	(3) 7 2 du/ac (16) 96 du/ac (17)	du/ac (16) 96 du/ac (17)	
Minimum Lot Area	10 acres	35 acres	80 acres	10 acres					
Maximum Lot Depth/ Width Ratio	4 to 1	4 to 1							
Minimum Street Setback	30 ft (4)	30 ft (4)	50 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft (19)
Minimum Interior Setback	10 ft (4)	10 ft (4)	100 ft (4)	(12)	10 ft (18) 20 ft (14)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) (19) 50 ft (8) (19)
Base Height (10)	35 ft	35 ft	35 ft	35 ft	35 ft 45 ft (6)	35 ft 60 ft (6) 65 ft (17)	35 ft 65 ft (6)	45 ft 65 ft (6)	45 ft
Maximum Floor/Lot Ratio: Square Feet					1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Maximum Impervious Surface: Percentage (13)	15% 35% (11)	10% 35% (11)	10% 35% (11)		85%	85%	90%	75%	90%

1651

B. Development conditions.

1652

1. In the RB zone on property located within the Potential Annexation Area of a

1653

rural city, this density is not allowed.

1654 2. These densities are allowed only through the application of mixed-use
1655 development standards and, in the NB zone on property in the urban area designated
1656 commercial outside of center, for stand-alone townhouse development.

1657 3. These densities may only be achieved through the application of residential
1658 density incentives or transfer of development rights in mixed-use developments and, in
1659 the NB zone on property in the urban area designated commercial outside of center, for
1660 stand-alone townhouse development. See K.C.C. chapters 21A.34 and 21A.37.

1661 4.a. in the F zone, scaling stations may be located thirty-five feet from property
1662 lines. Residences shall have a setback of at least thirty feet from all property lines.

1663 b. for lots between one acre and two and one half acres in size, the setback
1664 requirements of the R-1 zone shall apply. For lots under one acre, the setback
1665 requirements of the R-4 zone shall apply.

1666 c. for developments consisting of three or more single-detached dwellings
1667 located on a single parcel, the setback shall be ten feet along any property line abutting
1668 R-1 through R-8, RA and UR zones.

1669 5. Gas station pump islands shall be placed no closer than twenty-five feet to
1670 street front lines.

1671 6. This base height allowed only for mixed-use developments and for stand-
1672 alone townhouse development in the NB zone on property designated commercial outside
1673 of center in the urban area.

1674 7. Required on property lines adjoining residential zones.

1675 8. Required on property lines adjoining residential zones for industrial uses
1676 established by conditional use permits.

1677 9. The floor-to-lot ratio for mixed use developments shall conform to K.C.C.
1678 chapter 21A.14.

1679 10. Height limits may be increased if portions of the structure building that
1680 exceed the base height limit provide one additional foot of street and interior setback for
1681 each foot above the base height limit, provided the maximum height may exceed seventy-
1682 five feet only in mixed use developments. Netting or fencing and support structures for
1683 the netting or fencing used to contain golf balls in the operation of golf courses or golf
1684 driving ranges are exempt from the additional interior setback requirement provided that
1685 the maximum height shall not exceed seventy-five feet.

1686 11. Applicable only to lots containing less than one acre of lot area.
1687 Development on lots containing less than fifteen thousand square feet of lot area shall be
1688 governed by impervious surface standards of the nearest comparable R-4 through R-8
1689 zone.

1690 12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.

1691 13. The impervious surface area for any lot may be increased beyond the total
1692 amount permitted in this chapter subject to approval of a conditional use permit.

1693 14. Required on property lines adjoining residential zones unless a stand-alone
1694 townhouse development on property designated commercial outside of center in the
1695 urban area is proposed to be located adjacent to property upon which an existing
1696 townhouse development is located.

1697 15. Only as provided for walkable communities under K.C.C. 21A.34.040.F.8.
1698 well-served by transit or for mixed-use development through the application of
1699 residential density incentives under K.C.C. 21A.34.040.F.1.g.

1700 16. Only for mixed-use development through the application of residential
1701 density incentives under K.C.C. chapter 21A.34 or the transfer of development rights
1702 under K.C.C. chapter 21A.37. In the RB zone on property located within the Potential
1703 Annexation Area of a rural city, this density is not allowed.

1704 17. Only for mixed-use development through the application of residential
1705 density incentives through the application of residential density incentives under K.C.C.
1706 chapter 21A.34 or the transfer of development rights under K.C.C. chapter 21A.37.
1707 Upper-level setbacks are required for any facade facing a pedestrian street for any portion
1708 of the structure greater than forty-five feet in height. The upper level setback shall be at
1709 least one foot for every two feet of height above forty-five feet, up to a maximum
1710 required setback of fifteen feet. The first four feet of horizontal projection of decks,
1711 balconies with open railings, eaves, cornices, and gutters shall be permitted in required
1712 setbacks. In the RB zone on property located within the Potential Annexation Area of a
1713 rural city, this density is not allowed.

1714 18. Required on property lines adjoining residential zones only for a social
1715 service agency office reusing a residential structure in existence on January 1, 2010.

1716 19. Setback shall not apply to a building that :

1717 a. is located on the site of a regional motor sports facility;

1718 b. has a roof constructed at or below grade of adjacent residential uses; and

1719 c. utilizes green roof technology to provide open space and active recreation."

1720

1721 On page 91 after "**Attachments:**" delete "None" and insert "Attachment A. Project Site
1722 Parcels Map (9-22-2011)"

1723 **EFFECT:**

- 1724 • **Makes a number of substantive revisions that are outlined in the Summary**
1725 **Matrix (Attachment 2 of staff report)**
- 1726 • **Inserts Attachment A (map depicting the demonstration project site) to the**
1727 **proposed ordinance**

**SUBJECT: CONSIDER ORDINANCE DESIGNATING US BANK AS THE CITY'S
QUALIFIED PUBLIC DEPOSITARY**

RECOMMENDED BY: Rob Hendrickson, Finance Director

ATTACHMENT(S):

1. Proposed Ordinance
2. Proposed Banking Services Agreement

PREPARED BY: Rob Hendrickson, Finance Director

EXPLANATION:

As part of the ongoing process of creating efficiencies, saving money, and protecting the city's assets, the Finance staff issued a Request for Proposals (RFP) in July for banking services. Since 1997, the city has utilized the services of Bank of America (originally SeaFirst) as the city's qualified public depository. However, no RFP has been issued since that time, and many services have changed, therefore staff determined it would be prudent to issue an RFP.

The RFP was sent to three local banks: Bank of America (the City's current qualified public depository), Key Bank, and US Bank. All three responded within the required timeframe.

Staff established criteria to compare the RFPs and developed a scoring methodology. Staff reviewed the three responses based on pricing, customer service, and delivery of services. Based on their overall scoring, US Bank was invited to present their online banking system and answer questions from staff.

US Bank provided a solid online banking system supported by a strong customer service model. In addition, their pricing structure over the period of the contract (four years) was far below the other respondents and provided a margin that allows staff to add needed services and still be within the cost structure currently maintained. The proposed banking services agreement with US Bank is attached herein.

ALTERNATIVES:

Continue using Bank of America as the city's qualified depository.

FISCAL IMPACT:

The pricing structure shows US Bank 25.6% below the city's current pricing model with Bank of America. Key Bank was 8.6% above and Bank of America's new proposal was 5.3% above their current rates. If US Bank is awarded the contract, the city could expect a savings of \$4,973 over the span of the contract. This savings margin would allow finance staff to purchase other services that are important for the safety and security of the city's bank accounts.

CITY COUNCIL ACTION: Ordinance Resolution Motion Other

Council member _____ moves and Council member _____ seconds, to pass an ordinance designating US Bank as the city’s qualified public depositary and revoking Bank of America as the city’s qualified public depositary and authorizes the City Manager to enter into a contract for banking services with US Bank.

REVIEWED BY: City Manager, City Attorney

ORDINANCE NO. 11-11

AN ORDINANCE OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, AUTHORIZING THE PAYMENT OF CLAIMS OR OTHER OBLIGATIONS BY CHECK; REVOKING THE STATUS OF BANK OF AMERICA AS THE CITY'S QUALIFIED PUBLIC DEPOSITARY; DESIGNATING US BANK AS THE CITY'S NEW QUALIFIED PUBLIC DEPOSITARY PURSUANT TO RCW 35A.40.020; REPEALING RESOLUTION 97-3 AND ORDINANCE 104-98; AMENDING SECTION 3.25.060 OF THE COVINGTON MUNICIPAL CODE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to RCW 35A.40.020, the city currently pays claims and obligations by check; and

WHEREAS, since 1997 the city has utilized the services of Bank of America (originally SeaFirst) as the city's qualified public depository; and

WHEREAS, as part of the ongoing process of creating efficiencies, saving money, and protecting the city's assets, the city issues a Request for Proposals from local banks for updated banking services; and

WHEREAS, city staff reviewed the responses based on pricing, customer service, and delivery of service, and determined US Bank to provide the best banking system and customer service model, with the best pricing structure; and

WHEREAS, the city desires to designate US Bank as the city's official qualified public depository; and

WHEREAS, it is necessary to repeal Resolution No. 97-3 and Ordinance No. 104-98, and to amend Section 3.25.060 of the Covington Municipal Code (CMC), to reflect this change in the city's public depository;

NOW THEREFORE, the City Council of the City of Covington, King County, Washington, does ordain as follows:

Section 1. Resolution No. 97-3 is hereby repealed in its entirety.

Section 2. Ordinance No. 104-98 is hereby repealed in its entirety.

Section 3. Pursuant to RCW 35A.40.020, payment of claims or obligations of the city shall be by check. The qualified public depository, whereon such checks are to be drawn, shall be US Bank. The City Officers authorized to sign checks shall be the City Manager, the finance director and the accountant with two signatures required.

Section 4. Section 3.25.060 of the Covington Municipal Code is hereby amended as follows:

3.25.060 Payments made by check – Authorized signatories.

As authorized by RCW 35A.40.020, payment of claims or obligations of the City shall be by check. All City checks shall be drawn at the ~~Bank of America~~ US Bank, Covington Branch, a qualified public depository. The City Manager, Finance Director and Council members authorized by resolution may sign City checks. Each City check shall be executed by two authorized signatories, with at least one of the signatories being either the City Manager or the Finance Director.

Section 5. This ordinance shall be in full force and effect on January 1, 2012. The qualified public depository of the city shall continue to be Bank of America until December 31, 2011, and said status shall be deemed revoked as of the close of business on that date. Beginning January 1, 2012, the qualified depository of the city shall be US Bank.

Section 6. If any provision of this ordinance, or ordinance modified by it, is determined to be invalid or unenforceable for any reason, the remaining provision of this ordinance and ordinances and/or resolutions modified by it shall remain in force and effect.

PASSED by the City Council on the 11th day of October, 2011.

Mayor Margaret Harto

PUBLISHED: October 14, 2011
EFFECTIVE: January 1, 2012

ATTESTED:

Sharon Scott
City Clerk

APPROVED AS TO FORM:

Sara Springer
City Attorney

Banking Services Agreement

ATTACHMENT 2

BANKING SERVICES AGREEMENT PROVISIONS FOR THE CITY OF COVINGTON

The City of Covington, Washington, a municipal corporation of the state of Washington ("City"), and ___US BANK, a commercial bank and qualified public depository ("Financial Institution"), agree and contract as follows:

1. SERVICES BY FINANCIAL INSTITUTION

- A. The Financial Institution agrees to perform the services described in the proposal, attached hereto as Attachment A and incorporated herein by this reference.
- B. All services, and all duties incidental or necessary thereto, shall be conducted and performed diligently and completely and in accordance with professional standards of conduct and performance.

2. COMPENSATION

- A. The total compensation to be paid to the Financial Institution shall be detailed in Attachment B, attached hereto and incorporated by this reference.

The above fees include all labor, materials, and expenses required for the completion of these services.

- B. Payment to Financial Institution by the City in accordance with the above shall be the total compensation for all work performed under this Agreement and supporting documents hereto as well as all subcontractor's fees and expenses, supervision, labor supplies, materials, equipment or the use thereof, reimbursable expenses, and other necessary incidentals.
- C. The Financial Institution shall be paid based on the acceptance of the proposed compensation.
- D. The City shall have the right to withhold payment to the Financial Institution for any service not completed in a satisfactory manner until such time as the Financial Institution modifies such service to the satisfaction of the City.
- E. Unless otherwise specified in this Agreement, any payment shall be considered timely if a check is mailed or is available within forty-five (45) days of the date of actual receipt by the City of an invoice conforming in all respects to the terms of this Agreement.

3. TERMINATION OF AGREEMENT

The City reserves the right to terminate or suspend this Agreement at any time, with or without cause, by giving forty-five (45) days notice to the Financial Institution in writing. In the event of termination, all finished or unfinished reports, or other material prepared by the Financial Institution pursuant to the Agreement, shall be provided to the City. In the event the City terminates this Agreement prior to completion without cause, the Financial Institution may complete such analyses and records as may be necessary to place its records in order. The Financial Institution shall be entitled to receive just and equitable compensation of any satisfactory services completed prior to the date of suspension or termination, not to exceed the compensation set forth above. Should the Financial Institution desire to terminate this Agreement, written notice of 120 days is required.

4. OWNERSHIP OF WORK PRODUCT

Ownership of the originals of any reports, data, studies, surveys, charts, maps, drawings, specifications, figures, photographs, memoranda, and any other documents which are developed, compiled or produced as a result of this Agreement, whether or not completed, shall be vested in the City. Any reuse of these materials by the City for projects or purposes other than those which fall within the scope of this Agreement or the project to which it relates, without written concurrence by the Financial Institution, will be at the sole risk of the City.

5. GENERAL ADMINISTRATION AND MANAGEMENT

The Finance Director for the City shall review and approve the Financial Institution's charges to the City under this Agreement, shall have the primary responsibility for overseeing and approving services to be performed by the Financial Institution, and shall coordinate all communications with the Financial Institution from the City.

6. CONTRACT PERIOD

This Agreement is for a period of four (4) years, beginning on January 1, 2012, with two-year options to renew the Agreement. The City, in order to exercise its renewal option, will need to do nothing. At the end of this period, the City may choose to negotiate a renewal option or to request additional proposals.

7. SUCCESSORS AND ASSIGNS

The Financial Institution shall not assign, transfer, convey, pledge, or otherwise dispose of this Agreement or any part of this Agreement without prior written consent of the City.

8. NONDISCRIMINATION

The Financial Institution shall, in all hiring or employment made possible or resulting from this Agreement, take affirmative action to ensure that there shall be no unlawful discrimination against any employee or applicant for employment because of sex, race, age, color, creed, national origin, marital status, or the presence of any sensory, mental or physical handicap, unless based upon a bonafide occupational qualification, and this requirement shall apply to but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship.

No person shall be denied or subjected to discrimination in receipt of the benefit of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, national origin, age except minimum age and retirement provisions, marital status, or the presence of any sensory, mental, or physical handicap.

9. HOLD HARMLESS/INDEMNIFICATION

The Financial Institution agrees to indemnify, defend, and save harmless the City and its officers, agents, employees, and volunteers from any claim, real or imaginary, filed against the City or its officers, agents, or employees, alleging damage or injury arising out of the subject matter of this Agreement; provided, however, that such provision shall not apply to the extent that the damage or injury results from the fault of the City or its officers, agents, employees, or volunteers. "Fault" as herein used shall have the same meaning as set forth in RCW 4.22.015.

10. LIABILITY INSURANCE COVERAGE

The Financial Institution will, at the Financial Institution's sole expense, obtain and maintain during the life of this Agreement, policies of comprehensive general liability insurance, each with combined single limits of not less than \$2,000,000 per occurrence. Any policy of required insurance on a claims made basis shall provide coverage as to all claims arising out of the services performed under the contract and filed within three (3) years following completion of the services so to be performed. A failure to obtain and maintain such insurance or to file said certificates shall be a material breach of this Agreement.

11. COMPLIANCE WITH LAWS

The Financial Institution shall comply with all applicable state, federal and local laws, ordinances, regulations, and codes.

12. FUTURE SUPPORT

The City makes no commitment and assumes no obligations for the support of Financial Institution activities except as set forth in this Agreement.

13. INDEPENDENT CONTRACTOR

The Financial Institution is and shall be at all times during the term of this Agreement an independent contractor.

14. EXTENT OF AGREEMENT/MODIFICATION

This Agreement, together with all attachments and addenda, represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended, modified, or added to only by written instrument properly signed by both parties hereto.

15. ADDITIONAL WORK

The City may desire to have the Financial Institution perform other services in connection with the banking relationship other than provided for by the express intent of this contract. Any such services shall be considered as additional work, supplemental to this Agreement. Additional work shall not proceed unless so authorized in writing by the City.

Authorized additional work will be compensated for in accordance with a written supplemental Agreement between the City and the Financial Institution.

16. CONFLICT OF INTEREST

The Financial Institution represents to the City that it has no conflict of interest in performing any of the services described herein. It is recognized that the Financial Institution may or will be performing services during the Term for other parties; provided, however that such performance of other services shall not conflict with or interfere with the Financial Institution's ability to perform the Services. In the event that the Financial Institution is asked to perform services for a project with which it may have a conflict, the Financial Institution shall immediately disclose such potential conflict to the City. The Financial Institution agrees to resolve any actual conflicts of interest in favor of the City.

17. NO WAIVER

Failure or delay of the City to declare any breach or default immediately upon occurrence shall not waive such breach or default. Failure of the City to declare one breach or default does not act as a waiver of the City's right to declare another breach or default.

18. NOTICES

All notices, payments and other communications hereunder shall be in writing and shall be deemed to have been duly given if personally delivered or mailed, by first class or certified mail, with postage prepaid,

if to the Financial Institution, to:

or to such other person or place as the Financial Institution shall furnish to the City in writing; and

if to the City, to:

City of Covington
16720 SE 271st Street, Suite 100
Covington, WA 98042

or to such other person or place as the City shall furnish to the Financial Institution in writing.

Notices and payments shall be deemed given upon personal delivery or, if mailed, upon the earlier of actual receipt or three (3) business days after the date of mailing.

19. GOVERNING LAW; VENUE

This Agreement shall be interpreted in accordance with the laws of the State of Washington. The venue for any cause of action arising out of this Agreement shall be King County, Washington.

20. ATTORNEY'S FEES

In the event of any default under this Agreement, the substantially defaulting party agrees to pay the substantially non-defaulting party's reasonable expenses which the latter incurs by reason thereof, including but not limited to reasonable attorney's fees, whether with respect to the investigation of such default or the determination of the application or the pursuit of remedies with respect thereto, or in legal proceedings, or otherwise. The term "legal proceedings" as used in this paragraph shall include all litigation, arbitration, administrative, bankruptcy and judicial proceedings, including appeals there from.

21. AUTHORITY

Each individual executing this Agreement on behalf of the City and the Financial Institution represents and warrants that such individuals are duly authorized to execute and deliver this Agreement on behalf of the Financial Institution or the City.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates written below:

FINANCIAL INSTITUTION:

CITY OF COVINGTON:

By: _____

By: _____
Derek M. Matheson, City Manager

Title: _____

Date: _____

Date: _____

APPROVED AS TO FORM:

Sara Springer, Covington City Attorney

Agenda Item 4
Covington City Council Meeting
Date: October 11, 2011

SUBJECT: 2012 OPERATING AND CAPITAL BUDGET PRESENTATION

RECOMMENDED BY: Derek M. Matheson, City Manager

ATTACHMENT(S):

1. 2012 Budget Workbook (under separate cover)
2. Budget Message

PREPARED BY:

Derek Matheson, City Manager

EXPLANATION:

The City Manager will present the 2012 Operating and Capital Budget.

ALTERNATIVES:

N/A

FISCAL IMPACT:

N/A

CITY COUNCIL ACTION: Ordinance Resolution Motion Other

NO ACTION NECESSARY – DISCUSSION ITEM ONLY

REVIEWED BY: City Manager



October 11, 2012

Attachment 2

Dear Mayor Harto, Mayor Pro Tem Wagner, Honorable Councilmembers, Residents, and Businesses of Covington:

It is my pleasure to present the 2012 Preliminary Operating and Capital Budget. This budget encompasses and implements Council policies and conforms to state law.

In my budget message last year, I spoke of the struggling economy and its impact on the City's resources. Well, the economy hasn't gotten any better. In fact, economic growth has slowed significantly this year. Despite the economy, and despite the chaos at higher levels of government, we've made progress and we're on the lookout for new opportunities. The City Council and staff have placed a heavy emphasis on strengthening existing and forging new partnerships.

One of the most important partnerships that cannot be overlooked is with our residents and businesses. Already in the planning stages, the City is developing a public engagement process that will center on an advisory committee consisting of residents, businesses, and youth. The goal of the public engagement process is to identify the City's capital and operating budget priorities and decide whether to approach voters about funding the highest unmet priorities.

A number of cost-saving measures were implemented in 2011 and we continue to look for additional cost savings that allow us to provide quality services and help us do more with less.

Major Themes

Looking ahead there are four main themes that define the 2012 budget:

- Bold cuts early in the recession have served the City well and allowed us to continue to provide quality services to the community. However, growing expenditures are catching up with flat revenues.
- Careful spending of this year's budget helps to keep deficits down into next year. Continued diligence may help the City if the economy begins to turn around.
- However, a double dip recession could necessitate a mid-year adjustment in 2012.
- The public engagement process increases in magnitude and importance.

Economic Outlook

On a national level, the recovery seems to be stalling after a strong start at the beginning of 2011. This can be attributed to a number of factors – the Japanese earthquake and tsunami (which slowed US auto production), rising gas prices, bad winter weather, a decrease in defense spending, and the political environment in Washington.

Again as in 2010, the Washington recovery has lost momentum during the summer after showing signs of growth during the spring. On the positive side, employment showed some real strength with an increase of 1.5% over the past year which is nearly twice the national level. The 2012 outlook for employment growth is relatively flat at 1.6%. The expectation is that overall employment will reach its pre-recession peak in the fourth quarter of 2014¹.

Taxable retail sales are another bright spot in the forecast. In the Puget Sound region, taxable retail sales were up 1.5% in the first quarter of 2011 from a year earlier. This reflects the third straight quarter of

¹ As a comparison, economists stated in 2010 that employment would reach pre-recession levels in the second quarter of 2013.

positive growth. Taxable retail sales could see continued growth due to an increase in personal income which is fueled by a cut in the payroll tax, a slow decline in the unemployment rate, and a modest improvement in housing starts.

The Seattle consumer price index showed an increase for the first time in several years. It appears that inflation should be about 2.6% in 2011 and decreasing slightly over the next two years to 2.1% in 2013.

For Covington, real estate excise tax receipts are higher than the last two years heading into September while retail sales tax receipts are on target through the third quarter. While this is good news we remain wary of how this will play out for the remainder of the year. Utility taxes are down for 2011. This revenue source continues to defy good forecasting methodology. On the plus side, utility tax has provided a safety net for the debt service over the last few years as real estate excise tax sharply declined.

Budget Process

The 2012 budget process began by giving the City Council an early look at the long-range revenue and expenditure forecast in May. At that time, the economy appeared to be getting stronger. Given some of the new metrics that were released this summer, the forecast has been revised. At the initial budget meeting, departments were directed to submit decision cards to reflect needs that up to this point had been unfunded. After those decision cards had been submitted, the economy began to change. After reviewing the decision cards and the forecast, I added criteria to make the decision process more equitable – no ongoing staff, no ongoing expenses, fund temporary staff to assist with permit processing, optimize the use of technology to provide efficiencies where there are limited resources, and maximize grant funds where applicable. Directors submitted their expected year-end expenditures and decision cards to Finance for processing. The Finance Director and I met to discuss which decision cards would move forward after the updated forecast was presented to the Management Team. The Management Team was apprised of those decisions shortly thereafter.

Ongoing Budget Strategies

The following budget strategies are retained from the 2010 budget:

- Redirect the General Fund's transfer of \$150,000 per year from the Capital Investment Program Fund's street overlay program to Street Fund operations.
- Discontinue the General Fund's transfer of utility tax revenue to Parks CIP.
- Discontinue the General Fund's transfer of sales tax revenue to the Cumulative Reserve Fund.
- Discontinue the Parks Fund's annual transfer of fund balance to the Cumulative Reserve Fund.
- Modify the merit award program by replacing monetary compensation with additional floating holidays.
- Maintain the following position at half time: Code Enforcement Officer.
- Forego the biennial budget process until the economy stabilizes.
- Restore partially the Development Service Fund's interfund payment.
- Continue the ratio of sales tax distribution to the General and Parks Funds by 84%/16%.

2012 Budget Strategies

- In 2009 and 2010 the CPI was negative and no cost of living adjustments were made. The reductions for 2009 and 2010 are being carried forward and combined with the 2011 cost of living adjustment for a net cost of living adjustment of 2.9%.
- Use fund balance to cover deficits in most funds in 2012. Most funds will have a surplus to roll into fund balance at the end of 2011.

Funds Overview

General Fund

The General Fund is the largest City fund and provides for the day-to-day operations of City government. The three major revenue sources – property tax, sales tax, and utility tax – will be under budget for 2011. Total sales tax collections for 2011 are estimated to be \$2.8 million, with the General Fund receiving 84% (\$2.39 million) and the Parks Fund 16% (\$456,000).

In 2012, we are forecasting a 0.2% total increase in revenues for the entire fund.

- Property tax for 2011 is estimated to be \$2.4 million. This includes a one percent increase plus new construction.
- Sales tax revenue for 2011 is expected to increase by one percent. Construction revenue has been slowly increasing while retail sales have been holding steady.
- Utility tax for 2011 is estimated at \$1.8 million. For 2012, the forecast was revised downward. This revenue source continues to defy conventional forecasting methodology.
- Other sources of revenue total \$1.5 million with \$628,000 being paid to the General Fund in the form of overhead and interfund payments from other funds.

On the operating expenditure side, the 2012 General Fund budget is 6.8%, or \$449,000, higher than estimated actuals for 2011. This is due to an increase in medical benefits and the police services contract. The debt service transfer is estimated to increase by \$325,000.

I am recommending four decision cards totaling \$19,000. The first is an upgrade to our existing accounting software, the second for mobile technology and is allocated over all funds, the third is a network switch replacement, and the fourth is for Windows 7 migration. All are one-time costs except for mobile technology and maintenance for the Springbrook upgrade, which will incur small ongoing costs.

Street Fund

Revenue is showing an increase of 2.5% due primarily to a slight increase in the fuel tax. The franchise fee is forecasted to be flat. Base expenditures before decision cards are \$906,000 which is a decrease from expected actual expenditures in 2011.

I am recommending the mobile technology decision card for a \$730 one-time cost and \$1,145 ongoing costs.

Development Services Fund

For 2012, revenue is estimated to be \$1,350,000 while expenditures are under 2011 estimates by 4.3% or \$35,000. While revenues exceed expenditures by a fair amount, this extra cushion is needed to offset additional work that spans more than one year. As development declines, that additional fund balance will be used to complete tasks started in prior years.

I am recommending four decision cards – mobile technology, additional hours for building administration and inspection for the Black Diamond ILA which has corresponding revenue, the planning consultant, and the replacement for the Accela permit tracking system. Replacement of this system will reduce current expenditures while providing a more updated and user friendly system.

Parks Fund

Revenues in the Parks Fund for 2012 are expected to increase slightly in all categories. Expenditures show an increase from the previous year primarily to account for new revenue generating programs that were added last year after the budget was adopted.

I am recommending the mobile technology decision card.

Surface Water Management Fund

Revenues for SWM show an increase over 2011 due to the addition of billing adjustments found in last year's audit. No ongoing rate increases are forecast.

Budgeted expenditures are higher than 2011 due to carrying full contracts for the ILA with Maple Valley. Maple Valley will reimburse the City for their share of the contracts.

I am recommending two decision cards – mobile technology and the NPDES implementation grant which is offset by corresponding revenue.

Capital Investment Program Fund

For 2012, three projects are budgeted: Annual Facility Rehabilitation for SWM for \$214,960, Covington Community Park for \$1,765,484, and SR 516 from Jenkins Creek to 185th for \$1,286,447.

Ballot Initiatives

INITIATIVE 1183

Backed by Costco and other grocers and restaurants, this measure would close state liquor stores and require the sale of their assets including the liquor distribution center. The state would license private parties to distribute spirits and to sell spirits in retail stores meeting certain criteria, subject to specified training and compliance requirements. The measure establishes licensing fees for sale and distribution of spirits based on the licensee's sales revenues. It would change some wine distribution laws and allow non-uniform wholesale pricing for wine and spirits.

Covington receives two types of revenue from liquor sales: liquor profits and liquor taxes.

- Liquor board profits are revenues from permits, licenses, and liquor store sales. The state first pays for the activities of the Liquor Control Board (administration, sales staff, leases, etc.). The remaining profits are shared: 50% to the state, 40% to cities, and 10% to counties. (Border areas receive an additional distribution.)
- Liquor excise taxes come from a state tax to consumers and restaurant licensees. The tax rates include a basic rate plus surcharges. Revenues from the basic rates of 15% for consumers and 10% for restaurants are shared: 65% to the state, 28% to cities, and 7% to counties. The state retains all surcharge revenue.

The initiative specifies that local governments are to continue to receive, in the aggregate, no less liquor revenue than comparable periods plus an additional \$10 million per year for public safety. In general, liquor taxes would remain. The current liquor markup – the primary source of revenue for liquor profits – would end. However, the initiative provides a new annual license fee for liquor retailers (17% of its liquor sales) and distributors (10% of its liquor sales for the first two years; 5% of its liquor sales after that) which would be distributed as the markup currently is. During the first year, distributors must collectively pay \$150 million in license fees.

The 2012 budget remains neutral regarding the impact passage of the initiative would have on current revenue although the Office of Financial Management has demonstrated that local governments may receive additional funding based on the financing model in the initiative. Any additional revenue is speculative at this time and will not be added to the forecast.

Revenue Options

For 2012 and beyond there are revenue options available to the Council. The top two in terms of practicality and revenue generation are:

- There is 0.5% or approximately \$180,000 available in utility tax authority for the existing utilities. While cities now have the authority to tax water and sewer districts via interlocal agreement, the two districts that serve most Covington residents are either lukewarm or opposed to the concept.
- The City, acting as a transportation benefit district, may impose a vehicle license fee of up to \$20 per vehicle without a public vote and up to \$100 with a public vote. Transportation benefit districts are quasi-municipal corporations with independent taxing authority that may also impose property

taxes and impact fees for transportation purposes. Our Finance Department estimates revenues between \$180,000 and \$280,000 per year at the \$20 fee level.

Summary

With the economy still struggling, revenues still lagging and expenditures still increasing, the effort to continue to provide a balanced budget becomes more and more difficult. Staff continues to do an excellent job of managing expenditures which provides funds that can be rolled over into the following year. However, staff can only do so much and at some point that margin will not be available and services will begin to erode unless the economy turns around or other resources are found.

So how do we continue down the path of sustainability? We'll continue to do what we've been doing.

- We'll pursue new development through this fall's Destination Covington event, which will bring together property managers, developers, real estate agents, and industry leaders to learn about why Covington is the place to be.
- We'll proceed with design of the SR 516 Jenkins Creek to 185th project.
- We'll proceed with Covington Community Park as funding allows.
- We'll pursue grant funding wherever possible.
- We'll make technology upgrades to increase the City's efficiency.
- We'll roll out the public engagement process I mentioned earlier to solidify our budget priorities.

Covington, as a city, is young. We don't have an extensive history to look back on. We don't have a lot of benchmarks to compare our progress with. We are creating our history *now* and as we move forward.

We plan to seize opportunities that make sense. We plan to keep our neighborhoods safe, our streets repaired, and our grounds maintained. And, we plan to survive this economy. With continued and increased community support we plan to keep that promise.

I want to thank the Finance staff for their ongoing work with departments and management to provide the direction and information needed to complete the budget. The Department Directors also deserve special recognition for working within their budgets to provide the services needed to keep the City running smoothly and efficiently.

As always, I thank you, the City Council for staying true to your convictions and for giving staff and me your support and confidence to move forward and implement your vision of the City.

I look forward to your deliberations.

Sincerely,

Derek Matheson
City Manager

SUBJECT: DISCUSS COVINGTON COMMUNITY PARK BUDGET

RECOMMENDED BY: Derek Matheson, City Manager

ATTACHMENT(S):

1. Project Costs spreadsheet
2. Maintenance and Capital Outlay spreadsheet

PREPARED BY: Derek Matheson, City Manager

EXPLANATION:

The City Council received the city manager's 2012 budget message earlier this evening. The city manager presented a budget that is balanced within current resources but noted the city is unable to fund Covington Community Park ("CCP") – both the last piece of the capital project budget and the ongoing maintenance budget – unless the city raises new revenue or reduces other programs.

This is the first of two discussions. This discussion will focus on the CCP capital and maintenance budgets; the next will focus on possible funding sources (if Council is comfortable).

The Parks & Recreation Department and Public Works Department have developed CCP capital and maintenance budgets. Approximately \$200,000 in capital funds and \$185,000 in annual maintenance funds are necessary to move the project forward. Maintenance costs begin in 2013 and are subject to inflation each year. Parks & Recreation Director Scott Thomas and Public Works Director Glenn Akramoff will walk the Council through the attached spreadsheets at the meeting. Mr. Thomas will also discuss a CCP neighbor's request for a fence.

Reasons to move forward with a conversation about funding sources include:

- The community stated its desire for additional park and recreation opportunities, including an extended trail system and large community parks, during the 2009 Parks, Recreation and Open Space planning process.
- There are not enough athletic fields in the city. Children over 11 years old travel to other cities for athletics.
- There is no city-owned, city-maintained property in Covington for community events.
- The city will have to forego more than \$1.5 million in grant funds if CCP is not built. The longer it takes to start the construction phase, the greater the risks the Legislature and others will cancel grant contracts to help balance their budgets.
- The city has already invested almost \$600,000 in city funds in the master planning and design phases.

Reasons not to move forward with a conversation about funding sources at this time include:

- The capital budget is very tight with little margin for unforeseen circumstances. Several line items are still highly speculative.
- There is political risk even in initiating a conversation about new revenue in a difficult economy.
- Any new revenue dedicated to CCP will be unavailable in the future to maintain existing city services in this era of stagnant revenues and rising costs.

ALTERNATIVES: Presented above

FISCAL IMPACT: Staff time

CITY COUNCIL ACTION: ___ Ordinance ___ Resolution ___ Motion ___ X Other

**Direction whether to schedule an Oct. 25 discussion
regarding possible funding sources.**

REVIEWED BY: City Attorney, Finance Director, Parks & Recreation Director, Public Works Director.

**City of Covington
Project Costs**

ATTACHMENT 1

Project Title **Covington Community Park**

CIP # 1010

Scope of Work Covington Community Park

	Total	2008 Actuals	2009 Actuals	2010 Actuals	2011 Estimated Actuals	2012 Budget	2013 Budget
<u>Project Costs</u>							
Projected Beginning Fund Balance January 1		-	9,842	204,424	109,226	33,145	(251,567)
<u>Project Expenditures</u>							
Preliminary Design	60,158	60,158	-	-	-	-	-
Design	531,578	-	330,251	126,374	74,953	-	-
Construction and Administration	1,764,284	-	-	-	-	1,764,284	-
Miscellaneous Costs	2,885	-	557	-	1,128	1,200	-
Total Project Costs	2,358,905	60,158	330,808	126,374	76,081	1,765,484	-
<u>Project Revenues</u>							
Funding From King County	70,000	70,000	-	-	-	-	-
Transfer In - General Fund	525,390	-	525,390	-	-	-	-
Transfer In - CIP Fund	2,183	-	-	2,183	-	-	-
Mitigation Fees	28,993	-	-	28,993	-	-	-
WWRP-LP Grant	500,000	-	-	-	-	450,000	50,000
King County YSFG	75,000	-	-	-	-	75,000	-
Legislative Appropriation/CTED	700,000	-	-	-	-	700,000	-
King Conservation District	100,569	-	-	-	-	100,569	-
King County Parks Levy	155,203	-	-	-	-	155,203	-
Total Project Revenues	2,157,337	70,000	525,390	31,175	-	1,480,772	50,000
Projected Ending Fund Balance December 31	(201,567)	9,842	204,424	109,226	33,145	(251,567)	(201,567)

City of Covington
Maintenance and Capital Outlay
2013-2014

ATTACHMENT 2

Description	2013 One-Time¹	2013 Ongoing	2014 Ongoing²
Salaries and Wages	\$ -	\$ 47,362	\$ 86,645
Personnel Benefits	-	26,161	38,214
Supplies	-	5,500	11,000
Other Services and Charges	-	12,655	24,980
Capital Outlay	63,000	-	-
Interfund Payment for Services	-	11,392	24,535
Total	<u>\$ 63,000</u>	<u>\$103,070</u>	<u>\$ 185,374</u>

Note 1: 2013 is for a partial year.

Note 2: 2014 is for a full year.

DISCUSSION OF FUTURE AGENDA TOPICS:

**6:30 p.m., October 18, 2011 – Joint Meeting with Black Diamond
and Maple Valley @ Black Diamond Elementary Gymnasium**

**6:00 p.m., October 25, 2011 – Joint Study Session with
Human Services Commission**

7:00 p.m., October 25, 2011 Regular Meeting

(Draft Agendas Attached)



BLACK DIAMOND COUNCIL

Rebecca Olness, Mayor
Bill Boston, Mayor Pro Tem
Craig Goodwin
Kristine Hanson
Leih Mulvihill
William Saas



COVINGTON COUNCIL

Margaret Harto, Mayor
Jeff Wagner, Mayor Pro Tem
Mark Lanza
David Lucavish
Marlla Mhoon
Jim Scott
Wayne Snoey



MAPLE VALLEY COUNCIL

Noel Gerken, Mayor
Victoria Laise Jonas, Deputy Mayor
Bill Allison
Layne Barnes
Linda A. Johnson
Dana Parnello
Erin Weaver

**JOINT CITY COUNCIL MEETING AGENDA
CITIES OF BLACK DIAMOND, COVINGTON AND MAPLE VALLEY**

Tuesday, October 18, 2011, 6:30 p.m.

Black Diamond Elementary Gymnasium
25314 Baker Street, Black Diamond

RECEPTION - 6:30 PM

CALL MEETING TO ORDER - 7:00 PM - MAYOR OLNESS

PLEDGE OF ALLEGIANCE/INTRODUCTIONS

APPROVAL OF AGENDA

OPENING REMARKS – MAYOR OLNESS

ITEMS FOR JOINT COUNCIL DISCUSSION:

1. Solid Waste Presentation (Kevin Kiernan, the Solid Waste Director for King County)
2. Update of Previous Initiatives
 - a. Transportation (Councilmember Wayne Snoey)
 - b. Trails (Parks Directors)
 - c. Regional Infrastructure & Services Funding (Public Works & Parks Directors)
3. Emergency Management (Emergency Management Directors)

ADJOURN

Draft
As of 9/29/11

Americans with Disabilities Act – Reasonable Accommodations Provided Upon Request (360-886-2560)

Covington: Unmatched quality of life

Draft
As of 10/5/11



CITY OF COVINGTON
SPECIAL MEETING AGENDA
CITY COUNCIL JOINT STUDY SESSION WITH HUMAN SERVICES COMMISSION
Council Chambers – 16720 SE 271st Street, Suite 100, Covington
www.covingtonwa.gov

Tuesday, October 25, 2011 - 6:00 p.m.

GENERAL INFORMATION:

The study session is an informal meeting involving discussion between and among the City Council, Chamber Board, CEDC, and city staff regarding policy issues. Study sessions may involve presentations, feedback, brainstorming, etc., regarding further work to be done by the staff on key policy matters.

CALL CITY COUNCIL JOINT STUDY SESSION TO ORDER

ROLL CALL

APPROVAL OF AGENDA

ITEM(S) FOR DISCUSSION

1. Master Plan

PUBLIC COMMENT *Persons addressing the Council shall state their name, address, and organization for the record. Speakers shall address comments to the City Council, not the audience or the staff. Public Comment shall be for the purpose of the Council receiving comment from the public and is not intended for conversation or debate. Public comments shall be limited to no more than four minutes per speaker. If additional time is needed a person may request that the Council place an item on a future agenda as time allows.*

ADJOURN

Any person requiring disability accommodation should contact the City of Covington at (253) 638-1110 a minimum of 24 hours in advance. For TDD relay service, please use the state's toll-free relay service (800) 833-6384 and ask the operator to dial (253) 638-1110.



Covington: Unmatched quality of life

Draft

As of 10/6/11

AGENDA
CITY OF COVINGTON
CITY COUNCIL REGULAR MEETING
www.covingtonwa.gov

Tuesday, October 25, 2011
7:00 p.m.

City Council Chambers
16720 SE 271st Street, Suite 100, Covington

CALL CITY COUNCIL REGULAR MEETING TO ORDER

ROLL CALL/PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMUNICATION

- Proclamation Honoring Centenarian Resident Justine Siler

PUBLIC COMMENT *Persons addressing the Council shall state their name, address, and organization for the record. Speakers shall address comments to the City Council, not the audience or the staff. Public Comment shall be for the purpose of the Council receiving comment from the public and is not intended for conversation or debate. Public comments shall be limited to no more than four minutes per speaker. If additional time is needed a person may request that the Council place an item on a future agenda as time allows.**

APPROVE CONSENT AGENDA

- C-1. Approval of Minutes (Scott)
- C-2. Approval of Vouchers (Hendrickson)

REPORTS OF COMMISSIONS

- Planning Chair Sean Smith: October 6 meeting; October 20 canceled.
- Human Services Chair Haris Ahmad: October 13 meeting.
- Arts Chair Sandy Bisordi: October 13 meeting.
- Parks & Recreation Chair David Aldous: October 19 meeting.

Future Meetings:

- Economic Development Council: next meeting November 3.

PUBLIC HEARING

1. To Receive Testimony from the Public Regarding Adopting the Kent School District Six-Year Capital Facilities Plan and 2012 School Impact Fee Schedule (Hart)
2. To Receive Testimony from the Public Regarding Proposed Fiscal Year 2012 Budget and Revenues Sources and Set the Property Tax Levy (Hendrickson) (First of Two Public Hearings)

CONTINUED BUSINESS

3. Accept Department of Commerce Grant for Covington Community Park (Thomas)
4. Consider Covington Community Park Possible Funding Sources (Matheson)

NEW BUSINESS

5. Consider Inattentive Driving Ordinance (Klason)
6. Consider Ordinance Adopting the Kent School District Six-Year Capital Facilities Plan and the 2012 School Impact Fee Schedule (Hart)
7. King County Sheriff's Office Sublease Tenant Improvement (French)
8. 2011 Third Quarter Financial Report (Hendrickson)

COUNCIL/STAFF COMMENTS

- Future Agenda Topics

PUBLIC COMMENT (*See Guidelines on Public Comments above in First Public Comment Section)

EXECUTIVE SESSION: If needed

ADJOURN

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