



King County

**East Sammamish – P-suffix Revision
Area Zoning and Land Use Study
2024 King County Comprehensive Plan
November 2024**

I. OVERVIEW

This item has been identified by the King County Council as a potential land use and zoning map amendment as part of the 2024 update to the King County Comprehensive Plan. The proposal would modify a property-specific development condition (“p-suffix condition”) on two parcels north of the city of Sammamish, to allow for trucking and construction uses on the site, as well as equipment, parking, maintenance, and storage.

This Area Zoning and Land Use Study reviews the land use designations and implementing zoning for the parcels, 2225069027 and 2225069097, and for the surrounding area.

II. LAND USE INFORMATION

A. Parcel and Vicinity Information

Parcel Number	Property Name/Ownership	Land Use Designation	Zoning Classification	Development Conditions	Acreage	Present Use
2225069027	TTN Enterprises LLC	i	I-P	ES-P05	3.19	Trucking and Excavation Business
2225069097	Northwest Pipeline	i	I-P	ES-P05	3.32	Utility

The subject area (the "site") is made up of two parcels that total 6.51 acres. The site is located outside the Urban Growth Area. Both properties have a land use designation of industrial (i) and Industrial (I) zoning. A property-specific development condition (“P-suffix condition”) applies to both properties. The P-suffix condition, ES-P05, states:

In order to implement East Sammamish Community Plan Policy CI-13, the following P-suffix conditions shall be applied to tax lot No. 222506-9027-09:

A. Any redevelopment of this site shall be limited to pipeline utility and/or school bus base uses.

B. Extraordinary measures should be taken to remove oils and chemicals including, if necessary, coalescer plates or other technologies.

The P-suffix condition only names the TTN Enterprises parcel, not the Northwest Pipeline parcel, even though the P-suffix condition covers both. It is understood that the two parcels were once part of the same parcel, with the -9027 parcel number, and were divided in the mid-1990s. The likely intent is that the P-suffix applies to both parcels, even though only the TTN Enterprises parcel is named in the P-suffix text.

The analogous East Sammamish Community Plan Policy, now policy CP-126 of the King County Comprehensive Plan, reads:

CP-126 The Northwest Pipeline office and maintenance shop is an existing use and is recognized by this plan as providing a needed service to the area. This 6.5 acre site may redevelop for pipeline utility and/or school bus base uses exclusive of major maintenance functions that are compatible with the surrounding rural development and agricultural uses. Redesignation of additional properties in the immediate vicinity of Northwest Pipeline for manufacturing park uses or other urban uses shall not be permitted. (CI-13)

The surrounding properties have rural area land use designations. Properties to the north, south, and east have Rural Area, one unit per 5 acres (RA-5) zoning. Properties to the west have Rural Area, one unit per 10 acres (RA-10) zoning. Approximately 1,000 feet east of the site, three parcels have a rural neighborhood commercial center land use designation. One of the parcels has Office (O) zoning, and two have Neighborhood Business (NB) zoning.

Prior to the mid-1990s, the site was a single parcel in utility use. A one-story office building, used by a gas utility company, was the primary structure on the site and still exists on the TTN Enterprises parcel today. In the mid-1990s, the site was divided into two parcels, with the TTN parcel being owned by the Lake Washington School District, and the Northwest Pipeline parcel being owned by Northwest Pipeline.

TTN Enterprises Parcel

King County's permit records database shows that permits for a school bus base on the TTN Enterprises parcel were applied for in 1993 and subsequently issued. The school district sold the parcel to TTN Enterprises in 2020. The parcel is currently developed with a trucking and excavation business known as Santa Inc. The Assessor's database identifies two buildings on-site: a 2,500 square foot, one-story shop building, and a 1,558 square foot, one-story office building. Several commercial trucks and excavation vehicles are stored on the site as well.

There is an open code enforcement case¹ on the TTN Enterprises parcel relating to the trucking and excavation business. As discussed above, the p-suffix limits redevelopment of the site to pipeline utility and school bus base uses. The Permitting Division, in a 2022 code interpretation² stated that grading activity on the site constituted redevelopment, and that the property is therefore limited to pipeline utility and school bus base uses. The interpretation was appealed by the property owner and the appeal is currently ongoing as of September 2024.

Northwest Pipeline Parcel

In 1994, Northwest Pipeline applied for permits to build office, shop, and warehouse buildings related to the utility use. These buildings – three one-story buildings totaling 6,600 square feet – were constructed in 1995. The utility use continues on this parcel.

B. Infrastructure and Services

Utilities: Both parcels are served by a Group B water system and on-site septic. They are not within the boundaries of any water district. The site is within King County Fire Protection District 34.

Schools: The site is within the Lake Washington #414 school district boundaries. The Louisa May Alcott Elementary School is roughly 200 feet from the site, and the Nicola Tesla STEM High School is less than 1,000 feet from the site.

Roads: The site has access from Redmond-Fall City Road, also known as State Route 202. This road is classified as a principal arterial.

Transit: There is not transit service to this site. The nearest transit stop for this route is over a mile from the site.

C. Environmental Constraints

There are no critical areas identified on site. Just south of the site, a steep slope leads down to Evans Creek and associated wetlands. Evans Creek is roughly 575 feet south of the site, and the bottom of the slope, where the wetlands may begin, is roughly 200 feet from the southern border of the site.

¹ ENFR20-0855

² CINT22-0003

D. Maps and Photos

Figure 1 - Vicinity Map

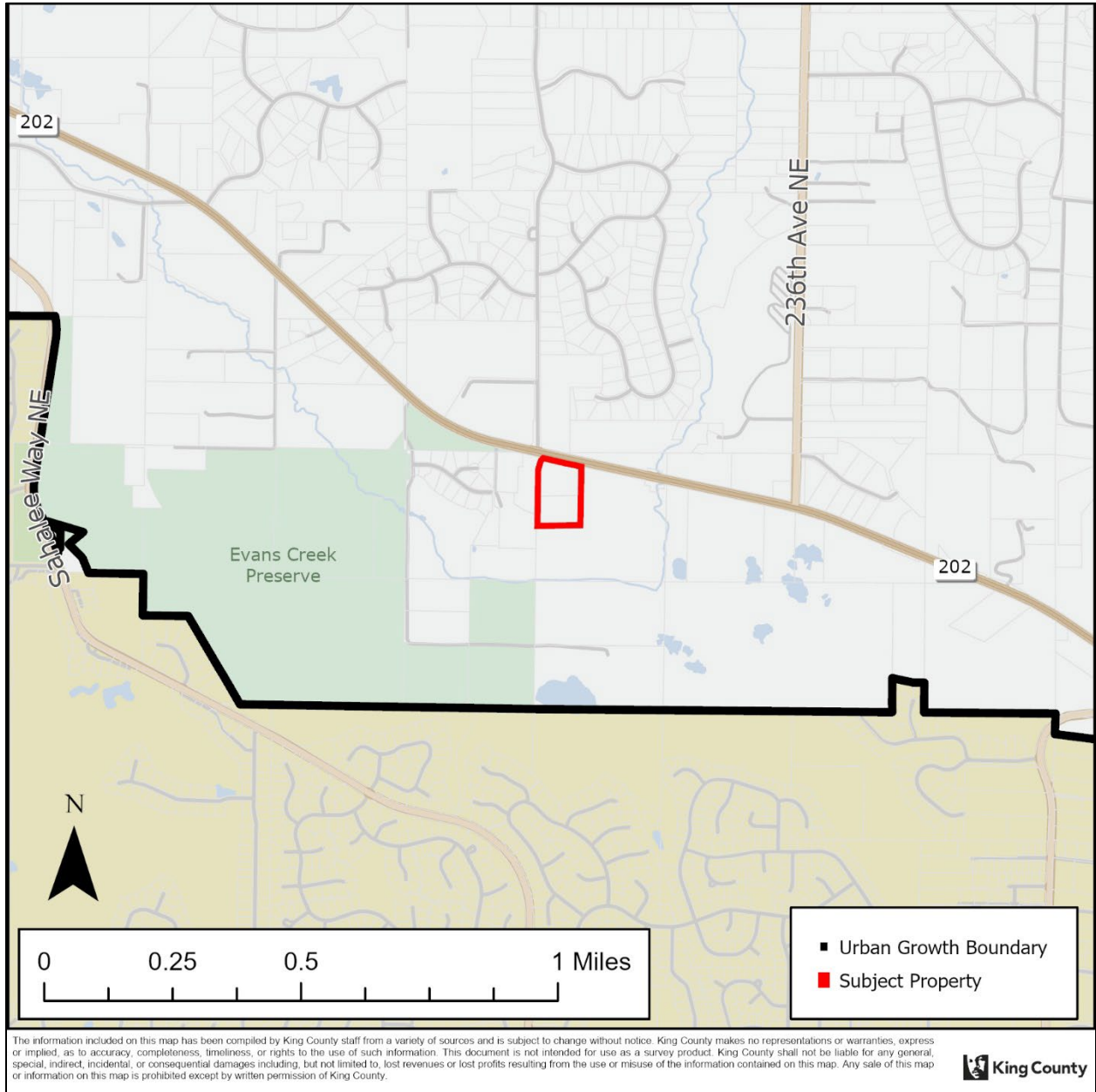
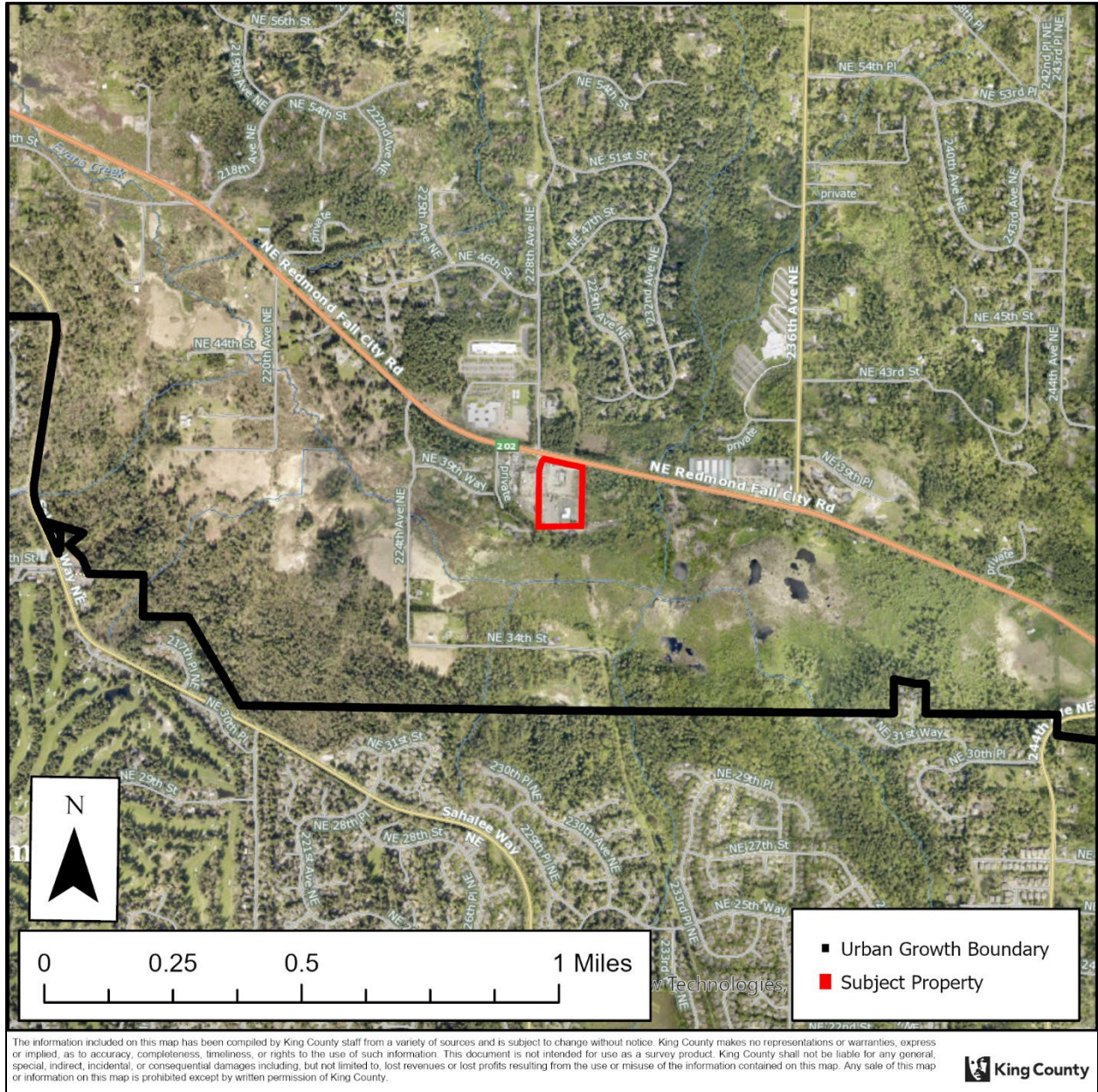


Figure 2 - Aerial



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Figure 3 - Comprehensive Plan Land Use Designations

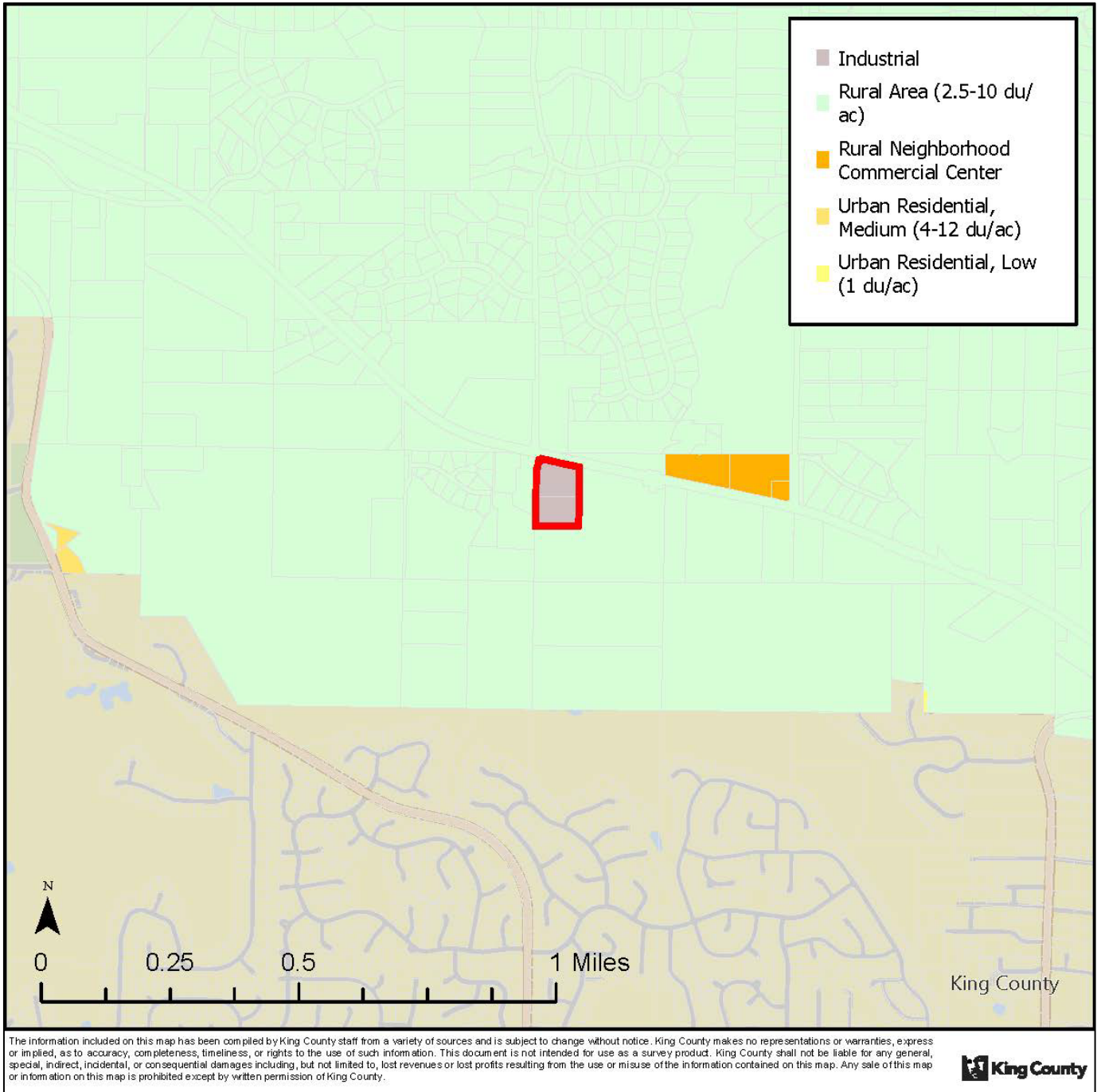


Figure 4 - Zoning

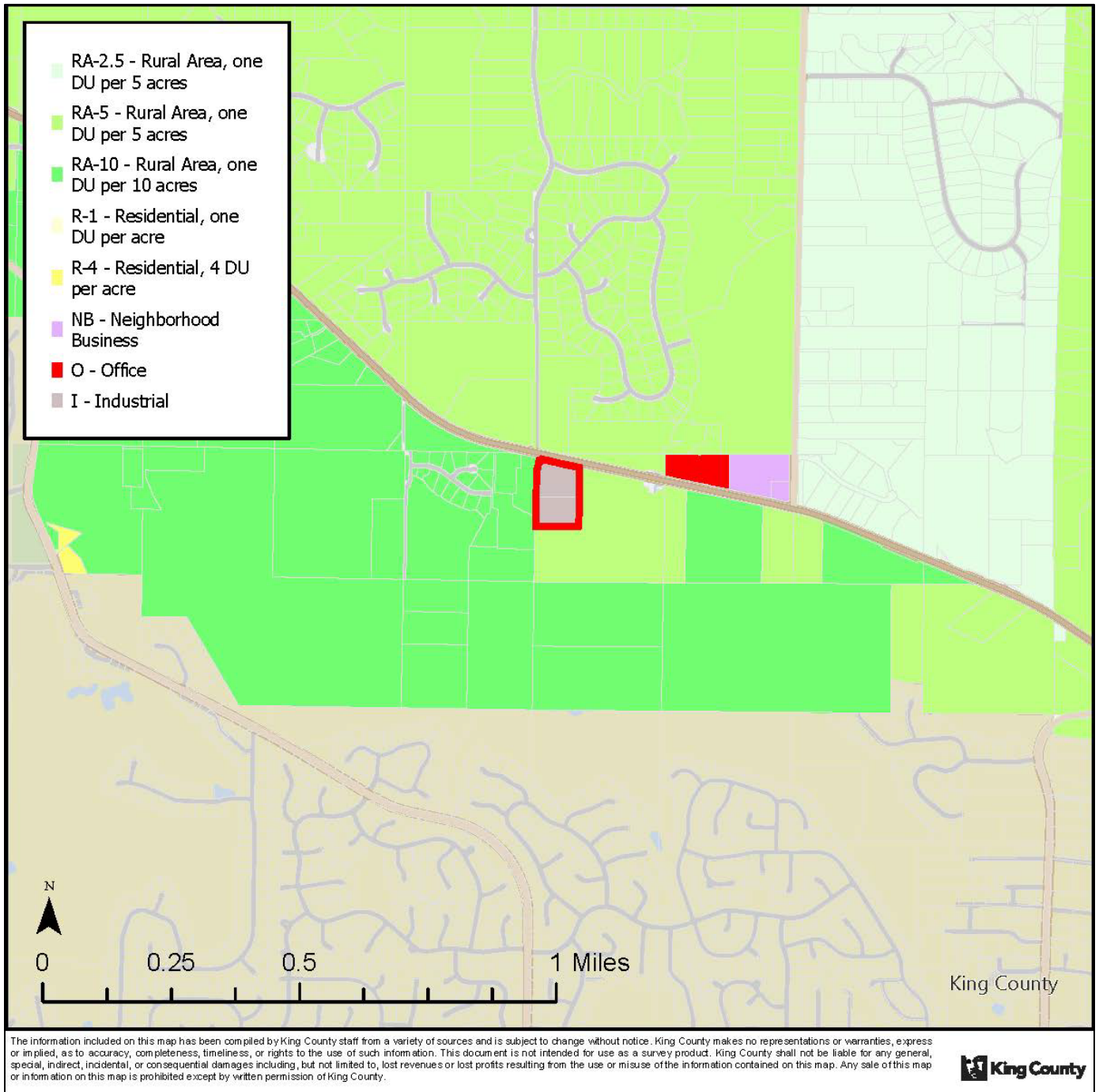


Figure 5 – Photos





III. Policy and Regulatory Context

A. King County Comprehensive Plan Policies

The following Comprehensive Plan policies, as proposed in the version of the Comprehensive Plan legislation passed by the Local Services and Land Use ("committee version"),³ are relevant to the site and its potential uses:

Rural Uses

- R-321** Nonresidential uses in the Rural Area shall be consistent with the other applicable policies in this chapter and limited to those that:
- a. Provide convenient local products and services for nearby residents;
 - b. Require location in a Rural Area;
 - c. Support the economic vitality of natural resource-based industries;
 - d. Provide adaptive reuse of significant historic resources;
 - e. Provide recreational or tourism opportunities that are compatible with the surrounding Rural Area;
 - f. Provide or support infrastructure for nearby residents; or
 - g. In Rural Towns and on industrial-zoned properties, involve commercial or manufacturing-related development.
- R-322** Nonresidential uses in the Rural Area shall be sited, sized, and landscaped to complement rural character, prevent impacts to the environment, and function with rural services, including on-site wastewater disposal.
- R-332** In the Rural Area and Natural Resource Lands, standards and plans for utility service should be consistent with long-term, low-density development and resource industries. Utility facilities that serve the Urban Growth Area but must be located in the Rural Area or on Natural Resource Lands (for example, a pipeline from a municipal watershed) should be designed and scaled to serve primarily the Urban Growth Area. Sewers needed to serve the previously established Redmond Ridge, Redmond Ridge East, and Trilogy neighborhoods, Cities in the Rural Area, Rural Towns, or new or existing schools pursuant to R-325 and F-452 shall be tightlined and have access restrictions precluding service to other lands in the Rural Area and Natural Resource Lands.
- R-334** The creation of new Industrial zoned lands in the Rural Area shall be limited to those that have long been used for industrial purposes, that do not have potential for

³ <https://mkcclcgisearch.kingcounty.gov/LegislationDetail.aspx?ID=6445382&GUID=D52C8883-3290-43F7-86B4-AC5D10C49A7E&Options=Advanced&Search=>. Policy numbers reflect those in the committee version.

conversion to residential use due to a historic designation, and that may be accessed directly from State Route 169.

- R-335** Rural Public Infrastructure Maintenance Facilities, and agriculture and forestry product processing should be allowed in the Rural Area. Other new industrial uses in the Rural Area shall be allowed only on existing Industrial zoned properties in Rural Towns and the Preston Industrial Area.
- R-336** Development regulations for new industrial development in the Rural Area shall require the following:
- a. Greater setbacks, and reduced building height, floor/lot ratios, and maximum impervious surface percentage standards in comparison to standards for urban industrial development;
 - b. Maximum protection of critical areas, especially with regards to salmonid habitat and water quality;
 - c. Building and landscape design that respects the aesthetic qualities and character of the Rural Area, and provides substantial buffering from the adjoining uses and scenic vistas;
 - d. Building design that is compatible with a rural setting, signs that are not internally illuminated, and site and building lighting that is held to the minimum necessary for safety;
 - e. Prohibition of heavier industrial uses, new industrial uses producing substantial waste byproducts or wastewater discharge, or new paper, chemical and allied products manufacturing uses allowed in the urban industrial zone; and
 - f. Industrial uses be sized to avoid substantial investments in infrastructure, such as water, sewers, or transportation facilities, or facilities that generate substantial volumes of heavy-gross weight truck trips.
- R-337** Existing industrial uses in the Rural Area outside of Rural Towns without Industrial zoning currently shall be zoned rural area but may continue if they qualify as legal, conforming and/or nonconforming uses.

B. Countywide Planning Policies and Multicounty Planning Policies

There are no countywide planning policies specific to rural industrial uses.

The following Multicounty Planning Policy (MPP) is relevant to the site and its potential uses:

- MPP-DP-50** Protect industrial zoning and manufacturing/ industrial centers from encroachment by incompatible uses and development on adjacent land.

C. Underlying Zoning and Zone Purpose

The site has Industrial zoning. The Committee Version of K.C.C. 21A.04.050 describes the purpose of the mineral zone in unincorporated King County:

A. The purpose of the industrial zone (I) is to provide for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and heavy trucking. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities. These purposes are accomplished by:

1. Allowing for a wide range of industrial and manufacturing uses;
2. Establishing appropriate development standards and public review procedures for industrial activities with the greatest potential for adverse impacts; and
3. Limiting residential, institutional, commercial, office and other non-industrial uses to those necessary for the convenience of industrial activities.

B. Use of this zone is appropriate in urban activity centers or rural towns designated by the Comprehensive Plan and community plans which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

D. Allowed Uses

The property-specific development condition, ES-P05, currently limits the property to pipeline utility and/or school bus base uses. Utility facilities and school bus bases are both permitted uses in the industrial zone.

The proposal would add the current uses of the site to those allowed under the P-suffix. These uses fall under the following categories in the zoning code:

- Construction and Trade
- Trucking and Courier Service
- Heavy Equipment and Truck Repair
- Warehousing and Wholesale Trade

These uses are all allowed in the underlying zone. The proposal would further restrict these uses, to state that only the uses facilities on-site as of January 1, 2024 are allowed, and that the uses and facilities shall not be further intensified or expanded in size, though upgrades to facilities that do not expand their size would be allowed.

IV. POLICY OPTIONS

Policy options for the Council to consider include:

1. Amend P-suffix ES-PO5:

“A. Any redevelopment shall be limited to utility and/or school bus base uses, except that the existing construction and trade, trucking and courier service, and heavy equipment and truck repair uses and their associated facilities on site as of January 1, 2024 are recognized as legal nonconforming uses, but shall not be further enlarged or intensified. Alterations that do not enlarge or intensify the facilities, such as building upgrades, are allowed.

B. Extraordinary measures should be taken to remove oils and chemicals including, if necessary, coalescer plates or other technologies.

And CP-126:

CP-126 The Northwest Pipeline office and maintenance shop is an existing use and is recognized by this plan as providing a needed service to the area. This 6.5 acre site may redevelop for pipeline utility and/or school bus base uses exclusive of major maintenance functions that are compatible with the surrounding rural development and agricultural uses. The existing construction and trade, trucking and courier service, and heavy equipment and truck repair uses on the site are recognized as legal nonconforming uses and allowed to continue in their current footprint and at their current intensity. Redesignation of additional properties in the immediate vicinity of Northwest Pipeline for manufacturing park uses or other urban uses shall not be permitted. (CI-13)

2. Modify the terms of the P-suffix condition, by actions such as:

- a. Adding or removing uses named in the condition; or
- b. Modifying the restrictions on the uses.

3. Do not approve changes to the P-suffix condition; potentially take up this issue as part of the Bear Creek Subarea Plan.

4. Remove the P-suffix condition.