

Date Created:	<b>10/28/23</b>
Drafted by:	<b>Jensen – PSB; LeClair - DLS</b>
Sponsors:	
Attachments:	<b>A. Supplemental Changes to the King County Comprehensive Plan; B. Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan; C. Land Use and Zoning Map Amendments; D. Fall City Subdivision Moratorium Work Plan Report</b>

1 ..Title

2 AN ORDINANCE related to comprehensive planning;  
3 amending Ordinance 263, Article 2, Section 1, as  
4 amended, and K.C.C. 20.12.010, Ordinance 10870, Section  
5 340, as amended, and K.C.C. 21A.12.030, Ordinance  
6 10870, Section 341, as amended, and K.C.C. 21A.12.040,  
7 Ordinance 17485, Section 43, as amended, and K.C.C.  
8 21A.38.260, and Ordinance 19119, Section 2, and K.C.C.  
9 21A.55.125, adding a new section to K.C.C. chapter  
10 21A.12, repealing Ordinance 13275, Section 1, as  
11 amended, and K.C.C. 21A.55.050, Attachment A to  
12 Ordinance 13875, as amended, Ordinance 18623, Section  
13 8, and K.C.C. 20.12.329, and Ordinance 12823, Section 13,  
14 and K.C.C. 21A.38.180, and establishing an effective date.

15 ..Body

16 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

17 SECTION 1. Findings:

18 A. The GMA requires King County to take action not later than December 31,  
19 2024, to review and, if needed, revise its comprehensive plan and development

20 regulations to ensure the plan and regulations comply with the requirements of the GMA.  
21 Ordinance XXXXX adopts the 2024 King County Comprehensive Plan ("2024 update"),  
22 which is compliant with the GMA and completes this statutorily required review and  
23 update.

24 B. The GMA and the King County Code allow the adoption of comprehensive  
25 plan updates only once per year, except under certain circumstances. The updates to  
26 policies and text in this ordinance are adopted as supplemental changes to the 2024 King  
27 County Comprehensive Plan.

28 C. The 2016 King County Comprehensive Plan launched a Community Service  
29 Areas subarea planning program. Community Service Area ("CSA") subarea plans are  
30 being created for the six rural CSAs and for the five large urban unincorporated potential  
31 annexation areas. The CSA subarea planning program recognizes the county's role as a  
32 local service provider in the unincorporated area, including for localized long-range  
33 planning. Many areas of unincorporated King County have not had subarea planning  
34 since the 1990s or earlier. The CSA subarea planning program provides improved  
35 coordination, accountability, and service delivery in the area of long-range planning for  
36 unincorporated areas of King County.

37 D. This ordinance adopts the Snoqualmie Valley/Northeast King County  
38 Community Service Area Subarea Plan ("the subarea plan") as an element of the 2024  
39 Comprehensive Plan, as well as related map amendments and modifications to property  
40 specific zoning conditions.

41 E. The GMA and King County Code require that King County adopt  
42 development regulations that are consistent with and implement the Comprehensive Plan

43 and subarea plans adopted as elements of the Comprehensive Plan. The changes to  
44 development regulations in this ordinance are needed to maintain conformity with the  
45 Comprehensive Plan and the subarea plan. They bear a substantial relationship to and are  
46 necessary for the public health, safety, and general welfare of King County and its  
47 residents.

48 F. The changes to zoning contained in this ordinance are needed to maintain  
49 conformity with the Comprehensive Plan and the subarea plan, as required by the GMA.  
50 As such, they bear a substantial relationship to, and are necessary for, the public health,  
51 safety, and general welfare of King County and its residents;

52 G. Ordinance 19613 adopted a moratorium prohibiting subdivisions of  
53 residentially zoned land in the Rural Town of Fall City and directed the executive to  
54 produce a work plan to address the issues and circumstances necessitating the  
55 moratorium. As required by the moratorium, the report and associated recommended  
56 King County Code and zoning changes were included in the transmittal of the subarea  
57 plan.

58 SECTION 2. A. Attachments A and B to this ordinance are adopted as  
59 supplemental changes to the 2024 King County Comprehensive Plan, as adopted in  
60 Ordinance XXXXX.

61 B. The elements of the 2024 King County Comprehensive Plan in Attachment A to  
62 this ordinance are hereby amended to read as set forth in this ordinance and are incorporated  
63 herein by this reference.

64 C. The Snoqualmie Valley/Northeast King County Community Service Area  
65 Subarea Plan in Attachment B to this ordinance is hereby adopted as an element of the 2024  
66 King County Comprehensive Plan.

67 D. The land use and zoning amendments in sections 7 and 8 of this ordinance and  
68 Attachment C to this ordinance are hereby adopted as amendments to Appendix A to  
69 Ordinance 12824, as amended, and as the official land use and zoning controls for those  
70 portions of unincorporated King County defined in those sections of this ordinance and  
71 attachments to this ordinance.

72 E. Attachment D adopts the Fall City Subdivision Moratorium Work Plan Report.

73 F. The King County department of local services, permitting division, shall  
74 update the geographic information system data layers accordingly to reflect adoption of  
75 this ordinance.

76 SECTION 3. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.  
77 20.12.010 are hereby amended to read as follows:

78 Under the King County Charter, the state Constitution, and the Washington state  
79 Growth Management Act, chapter 36.70A RCW, King County adopted the 1994 King  
80 County Comprehensive Plan via Ordinance 11575 and declared it to be the  
81 Comprehensive Plan for King County until amended, repealed, or superseded. The  
82 Comprehensive Plan has been reviewed and amended multiple times since its adoption in  
83 1994. Amendments to the 1994 Comprehensive Plan to-date are currently reflected in the  
84 2024 King County Comprehensive Plan, as adopted in Ordinance XXXX and as amended  
85 by this ordinance. The Comprehensive Plan shall be the principal planning document for  
86 the orderly physical development of the county and shall be used to guide subarea plans,

87 functional plans, provision of public facilities and services, review of proposed  
 88 incorporations and annexations, development regulations, and land development  
 89 decisions.

90 NEW SECTION. SECTION 4. There is hereby added to K.C.C. chapter 20.12 a  
 91 new section to read as follows:

92 The Snoqualmie Valley/Northeast King County Community Service Area  
 93 Subarea Plan, dated December 2023, contained in Attachment B to this ordinance is  
 94 adopted as an element of the King County Comprehensive Plan and, as such, constitutes  
 95 official county policy for the geographic area of unincorporated King County defined in  
 96 the plan.

97 SECTION 5. Ordinance 10870, Section 340, as amended, and K.C.C. 21A.12.030  
 98 are hereby amended to read as follows:

99 A. Densities and dimensions – residential and rural zones.

STANDARDS	RURAL AREA				RESIDENTIAL								
	RA- 2.5	RA- 5	RA- 10	RA- 20	UR	R-1 (17)	R-4	R-6	R-8	R- 12	R- 18	R- 24	R-48
Base Density: Dwelling Unit/Acre (15) (28)	0.2 du/a c	0.2 du/a c	0.1 du/ac	0.05 du/ac	0.2 du/ac (21)	1 du/ ac	4 du/ ac (6)	6 du/ac	8 du/ac	12 du/a c	18 du/a c	24 du/a c	48 du/ac
Maximum Density: Dwelling Unit/Acre (1)	0.4 du/a c (20)					1.5 du/ac (22)	6 du/ ac (22)	9 du/ac 12 du/ac (27)	12 du/ac (27)	18 du/a c (27)	27 du/a c (27)	36 du/a c (27)	72 du/ac (22) 96 du/ac (27) (34)

							(34)			(34)	(34)	(34)	
Minimum Density: (2)							85% (12) (18) <del>((23))</del>	85% (12) (18)	85% (12) (18)	80% (18)	75% (18)	70% (18)	65% (18)
Minimum Lot Area (13)	1.87 5 ac	3.75 ac	7.5 ac	15 ac			10,000 sf (31)						
Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7) (29)	10 ft (8) 20 ft (31)	10 ft (8)	10 ft (8)	10 ft (8) (30)	10 ft (8) (30)	10ft (8) (30)	10 ft (8) (30)
Minimum Interior Setback (3) (16)	5 ft (9)	10ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7) (29)	5 ft 10 ft (30)	5 ft	5 ft	5 ft (10) (30) (33)	5 ft (10) (30) (33)	5 ft (10) (30) (33)	5 ft (10) (30) (33)
Base Height	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft (29)	35 ft 25 ft (25a)	35 ft 25 ft (25a)	35 ft 25 ft (25a)	60 ft	60 ft	60 ft	60 ft
Maximum Height	75 ft (4)	75 ft (4)	75 ft (4)	75 ft (4)	75 ft (4)	75 ft (4) 35 ft (32)	30 ft (25b) 75 ft (4) 35 ft (32)	45 ft (14) 30 ft (25b) 75 ft (4) 35 ft (32)	45 ft (14) 30 ft (25b) 75 ft (4) 35 ft (32)	75 ft (4) 35 ft (32)	75 ft (4) 80 ft (14)	75 ft (4) 80 ft (14)	75 ft (4) 80 ft (14)
Maximum Impervious Surface:	25 % (11)	20 % (11)	15% (11) (19)	12.5% (11) (19)	30% (11) (26)	30% (11) (26)	55% (26)	70% (26)	75% (26)	85% (26) (30)	85% (26) (30)	85% (26) (30)	90% (26) (30)

Percentage (5)	(19)	(19)	(24)	(26)									
	(26)	(26)	(26)										

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B. Development conditions.

1. This maximum density may be achieved only through the application of:

- a. transfers of development rights in accordance with K.C.C. chapter 21A.37,
- b. inclusionary housing regulations in accordance with K.C.C. chapter 21A.48;
- c. K.C.C. 21A.08.030.B.19.; or
- d. a one hundred and fifty percent bonus as allowed in subsection B.22.c. of

this section.

2. Also see K.C.C. 21A.12.060.

3. These standards may be modified under the provisions for zero-lot-line and townhouse developments.

4.a. Portions of a structure may exceed the base height if one additional foot of street and interior setback is provided for each foot above the base height. The following restrictions apply:

- (1) for netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges, the maximum height shall not exceed seventy-five feet, except for recreation or multiuse parks, where the maximum height shall not exceed one hundred twenty-five feet, unless a golf ball trajectory study requires a higher fence. All such netting, fencing, and support structures are exempt from the additional interior setback requirement, regardless of whether located in a recreation or multiuse park;

122 (2) properties with inclusionary housing developed in accordance with  
123 K.C.C. chapter 21A.48 shall not increase height through this method; and  
124 (3) for all other structures, the maximum height achieved through this method  
125 shall not exceed seventy-five feet.

126 b. Accessory dwelling units and accessory living quarters shall not exceed base  
127 heights, except that this requirement shall not apply to accessory dwelling units  
128 constructed wholly within an existing dwelling unit.

129 5. Applies to each individual lot. Impervious surface area standards for:

130 a. Regional uses shall be established at the time of permit review;  
131 b. Nonresidential uses in rural area and residential zones shall comply with  
132 K.C.C. 21A.12.120 and 21A.12.220;

133 c. Individual lots in the R-4 through R-6 zones that are less than nine thousand  
134 seventy-six square feet in area shall be subject to the applicable provisions of the nearest  
135 comparable R-6 or R-8 zone; and

136 d. A lot may be increased beyond the total amount permitted in this chapter  
137 subject to approval of a conditional use permit.

138 6. Mobile home parks shall be allowed a base density of six dwelling units per  
139 acre.

140 7. The standards of the R-4 zone apply if a lot is less than fifteen thousand  
141 square feet in area.

142 8. At least twenty linear feet of driveway shall be provided between any garage,  
143 carport or other fenced parking area and the street property line. The linear distance shall  
144 be measured along the center line of the driveway from the access point to such garage,

145 carport, or fenced area to the street property line.

146           9.a. Residences shall have a setback of at least one hundred feet from any  
147 property line adjoining A, M, or F zones or existing extractive operations. However,  
148 residences on lots less than one hundred fifty feet in width adjoining A, M, or F zones or  
149 existing extractive operations shall have a setback from the rear property line equal to  
150 fifty percent of the lot width and a setback from the side property equal to twenty-five  
151 percent of the lot width.

152           b. Except for residences along a property line adjoining A, M, or F zones or  
153 existing extractive operations, lots between one acre and two and one-half acres in size  
154 shall conform to the requirements of the R-1 zone and lots under one acre shall conform  
155 to the requirements of the R-4 zone.

156           10.a. For developments consisting of three or more single-detached dwellings  
157 located on a single parcel, the setback shall be ten feet along any property line abutting  
158 R-1 through R-8, RA, and UR zones, except for structures in on-site play areas required  
159 in K.C.C. 21A.14.190, which shall have a setback of five feet.

160           b. For townhouse and apartment development, the setback shall be twenty feet  
161 along any property line abutting R-1 through R-8, RA, and UR zones, except for  
162 structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback  
163 of five feet, unless the townhouse or apartment development is adjacent to property upon  
164 which an existing townhouse or apartment development is located.

165           11. Lots smaller than one-half acre in area shall comply with standards of the  
166 nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or  
167 larger, the maximum impervious surface area allowed shall be at least ten thousand

168 square feet. On any lot over one acre in area, an additional five percent of the lot area  
169 may be used for buildings related to agricultural or forestry practices. For lots smaller  
170 than two acres but larger than one-half acre, an additional ten percent of the lot area may  
171 be used for structures that are determined to be medically necessary, if the applicant  
172 submits with the permit application a notarized affidavit, conforming with K.C.C.  
173 21A.32.170A.2.

174 12. For purposes of calculating minimum density, the applicant may request that  
175 the minimum density factor be modified based upon the weighted average slope of the  
176 net buildable area of the site in accordance with K.C.C. 21A.12.087.

177 13. The minimum lot area does not apply to lot clustering proposals as provided  
178 in K.C.C. chapter 21A.14.

179 14. This maximum height is only allowed as follows:

180 a. in R-6 and R-8 zones, for a building with a footprint built on slopes  
181 exceeding a fifteen percent finished grade; and

182 b. in R-18, R-24, and R-48 zones, only through application of:

183 (1) inclusionary housing regulations in accordance with K.C.C. chapter  
184 21A.48; or

185 (2) transfer of development rights in accordance with K.C.C. chapter 21A.37,  
186 except for properties within the Skyway-West Hill or North Highline community service  
187 area subarea geographies.

188 15. Density applies only to dwelling units and not to sleeping units.

189 16. Vehicle access points from garages, carports, or fenced parking areas shall  
190 be set back from the property line on which a joint use driveway is located to provide a

191 straight line length of at least twenty-six feet as measured from the center line of the  
192 garage, carport, or fenced parking area, from the access point to the opposite side of the  
193 joint use driveway.

194 17.a. All subdivisions and short subdivisions in the R-1 zone shall be required to  
195 be clustered if the property is located within or contains:

- 196 (1) a floodplain;
- 197 (2) a critical aquifer recharge area;
- 198 (3) a regionally or locally significant resource area;
- 199 (4) existing or planned public parks or trails, or connections to such facilities;
- 200 (5) a category type S or F aquatic area or category I or II wetland;
- 201 (6) a steep slope; or
- 202 (7) an urban separator or wildlife habitat network designated by the  
203 Comprehensive Plan.

204 b. The development shall be clustered away from critical areas or the axis of  
205 designated corridors such as urban separators or the wildlife habitat network to the extent  
206 possible and the open space shall be placed in a separate tract that includes at least fifty  
207 percent of the site. Open space tracts shall be permanent and shall be dedicated to a  
208 homeowners association or other suitable organization, as determined by the director, and  
209 meet the requirements in K.C.C. 21A.14.040. On-site critical area and buffers and  
210 designated urban separators shall be placed within the open space tract to the extent  
211 possible. Passive recreation, with no development of recreational facilities, and natural-  
212 surface pedestrian and equestrian trails are acceptable uses within the open space tract.

213 18. See K.C.C. 21A.12.085.

214 19. All subdivisions and short subdivisions in R-1 and RA zones within the  
215 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North  
216 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and  
217 Nonpoint Action Plan) and the portion of the Grand Ridge (~~subarea of the East~~  
218 ~~Sammamish Community Planning Area~~) area of the Snoqualmie Valley/Northeast King  
219 County Community Service Area that drains to Patterson Creek shall have a maximum  
220 impervious surface area of eight percent of the gross acreage of the plat. Distribution of  
221 the allowable impervious area among the platted lots shall be recorded on the face of the  
222 plat. Impervious surface of roads need not be counted towards the allowable impervious  
223 area. Where both lot- and plat-specific impervious limits apply, the more restrictive shall  
224 be required.

225 20. This density may only be achieved on RA 2.5 zoned parcels receiving  
226 density from rural forest focus areas through a transfer of density credit under K.C.C.  
227 chapter 21A.37.

228 21. Base density may be exceeded, if the property is located in a designated  
229 Urban Growth Area for Cities in the Rural Area and each proposed lot contains an  
230 occupied legal residence that predates 1959.

231 22.a. ~~((The maximum density is four dwelling units per acre for properties~~  
232 ~~zoned R-4 when located in the Rural Town of Fall City.~~

233 ~~b. For properties within the Skyway West Hill or North Highline community~~  
234 ~~service area subarea geographies, e))~~Only as provided in the inclusionary housing  
235 regulations in K.C.C. chapter 21A.48 or subsection B.22.c. of this section.

236 ~~((e))~~ b. In the R-1 through R-48 zones, for duplex, triplex, fourplex, or

237 townhouse developments with nine or fewer units and when located within a half mile of  
238 high-capacity or frequent transit as defined in the King County Countywide Planning  
239 Policies.

240 23. ~~((The subdivision or short subdivision of property within the Rural Town of  
241 Fall City is not required to meet with the minimum density requirements of this chapter.))~~  
242 Repealed.

243 24. The impervious surface standards for the county fairground facility are  
244 established in the King County Fairgrounds Site Development Plan, Attachment A to  
245 Ordinance 14808, on file at the department of natural resources and parks and the  
246 department of local services, permitting division. Modifications to that standard may be  
247 allowed provided the square footage does not exceed the approved impervious surface  
248 square footage established in the King County Fairgrounds Site Development Plan  
249 Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance 14808,  
250 by more than ten percent.

251 25. For cottage housing developments only:

252 a. The base height is twenty-five feet.

253 b. Buildings that have pitched roofs with a minimum slope of six over twelve  
254 may achieve a maximum height of thirty feet at the ridge of the roof.

255 26. Impervious surface does not include access easements serving neighboring  
256 property and driveways to the extent that they extend beyond the street setback due to  
257 location within an access panhandle or due to the application of King County Code  
258 requirements to locate features over which the applicant does not have control.

259 27.a. For properties within the Skyway-West Hill or North Highline community

260 service area subarea geographies, only in accordance with the inclusionary housing  
261 regulations in K.C.C. chapter 21A.48.

262 b. For all other properties, only for:

263 (1) in accordance with K.C.C. chapter 21A.48; or

264 (2) a project using the transfer of development rights affordable housing pilot  
265 program in accordance with K.C.C. 21A.37.130.A.2., except for properties within the  
266 Skyway-West Hill or North Highline community service area subarea geographies.

267 28. On a site zoned RA with a building listed in the National Register of  
268 Historic Places, additional dwelling units in excess of the maximum density may be  
269 allowed under K.C.C. 21A.12.042.

270 29. Height and setback requirements shall not apply to regional transit authority  
271 facilities.

272 30. Properties within the North Highline community service area subarea  
273 geography shall meet the setback and GreenCenter requirements in K.C.C. chapter  
274 21A.XX (the new chapter created in section 8 of Ordinance 19687).

275 31 Applies only in the Rural Town of Fall City between the effective date of  
276 Ordinance 19690 and thirteen months after the effective date of Ordinance 19690.

277 32. For properties in Vashon Rural Town. Floors above two stories shall be  
278 setback at least an additional ten feet from the setbacks in this section.

279 33. A safe parking site shall be setback at least ten feet from adjacent residential  
280 uses and R zoned properties.

281 34. If served by public sewers, mobile home parks can have one additional unit  
282 per mobile home parking space or pad provided for the relocation of a mobile home that

283 has been or will be displaced due to closure of a mobile home park in King County, up to  
 284 the maximum density allowed for the zone.

285 SECTION 6. Ordinance 10870, Section 341, as amended, and K.C.C. 21A.12.040  
 286 are hereby amended to read as follows:

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

STANDARD S	RESOURCE				COMMERCIAL/INDUSTRIAL				
	A-10	A-35	F	M	NB	CB	RB	O	I
Base Density: Dwelling Unit/Acre (19)	0.1 du/ ac	.0286 du/ac	.0125 du/ac		8 du/ac (2) 1 du (22)	48 du/ac (2)	36 du/ac (2) 48 du/ac	48 du/ac (2)	
Maximum Density: Dwelling Unit/Acre					12 du/ac (3) 16 du/ac (15)	72 du/ac (16) 96 du/ac (17)	48 du/ac (3) 72 du/ac (16) 96 du/ac (17)	72 du/ac (16) 96 du/ac (17)	
Minimum Lot Area	10 acr es	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) (21)	10 ft (5) (21)	10 ft (5) (21)	10 ft (21)	25 ft
Minimum Interior Setback	10 ft (4)	10 ft (4)	100 ft (4)	(12)	10 ft (18) 20 ft (14) (21)	20 ft (7) (21) (23)	20 ft (7) (21) (23)	20 ft (7) (21) (23)	20 ft (7) 50 ft (8)

Base Height	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
								(24) 45 ft	(24) 45 ft
Maximum Height	75 ft (10 )	75 ft (10)	75 ft (10)	75 ft (10)	35 ft (24) 45 ft (6) 65 ft (20) 75 ft (10)	35 ft (24) 60 ft (6) 65 ft (17) 75 ft (10) 80 ft (20)	35 ft (24) 65 ft (6) 75 ft (10) 85 ft (20)	35 ft (24) 65 ft (6) 75 ft (10) 85 ft (20)	35 ft (24) 75 ft (10)
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% (21)	85% (21)	90% (21)	75% (21)	90%

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B. Development conditions.

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1. Repealed.

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2. These densities are allowed only in the urban area and rural towns through

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the application of mixed-use development standards and, in the NB zone on property in

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the urban area designated commercial outside of center, for stand-alone townhouse

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development.

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3. These densities may only be achieved:

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a. as provided in the inclusionary housing regulations in K.C.C. chapter

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21A.48;

297           b. through the application of transfer of development rights in mixed-use  
298 developments in the urban area or rural towns in accordance with K.C.C. chapter 21A.37,  
299 except for properties within the Skyway-West Hill or North Highline community service  
300 area subarea geographies; or

301           c. in the NB zone on property in the urban area designated commercial outside  
302 of center, for stand-alone townhouse development.

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

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

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

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

313           6. This maximum height allowed only for:

314           a. mixed-use developments; and

315           b. stand-alone townhouse development in the NB zone on property designated  
316 commercial outside of center in the urban area.

317           7. Required on property lines adjoining rural area and residential zones.

318           8. Required on property lines adjoining rural area and residential zones for  
319 industrial uses established by conditional use permits.

320 9. The floor-to-lot ratio for mixed use developments shall conform to K.C.C.  
321 chapter 21A.14 or K.C.C. chapter 21A.48.

322 10. Portions of a structure may exceed the base height if one additional foot of  
323 street and interior setback is provided for each foot above the base height. The following  
324 restrictions apply:

325 a. for netting or fencing, and support structures for the netting or fencing used  
326 to contain golf balls in the operation of golf courses or golf driving ranges, the maximum  
327 height shall not exceed seventy-five feet. All such netting, fencing, and support  
328 structures are exempt from the additional interior setback requirement;

329 b. properties with inclusionary housing developed in accordance with K.C.C.  
330 chapter 21A.48 shall not increase height through this method; and

331 c. for all other structures, the maximum height achieved through this method  
332 shall not exceed seventy-five feet.

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

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

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

340 14. Required on property lines adjoining rural area and residential zones unless  
341 a stand-alone townhouse development on property designated commercial outside of  
342 center in the urban area is proposed to be located adjacent to property upon which an

343 existing townhouse development is located.

344           15.a. For properties within the Skyway-West Hill or North Highline community  
345 service area subarea geographies, only as provided in the inclusionary housing  
346 regulations in K.C.C. chapter 21A.48.

347           b. For all other properties, only for a mixed-use in accordance with K.C.C.  
348 chapter 21A.48.

349           16.a. For properties within the Skyway-West Hill or North Highline community  
350 service area subarea geographies, only as provided in the inclusionary housing  
351 regulations in K.C.C. chapter 21A.48.

352           b. For all other properties, only for mixed-use development through the  
353 application of inclusionary housing regulations in accordance with K.C.C. chapter  
354 21A.48 or the transfer of development rights in urban areas and rural towns in accordance  
355 with K.C.C. chapter 21A.37.

356           17.a. For properties within the Skyway-West Hill or North Highline community  
357 service area subarea geographies, only as provided in the inclusionary housing  
358 regulations in K.C.C. chapter 21A.48.

359           b. For properties in Snoqualmie Pass Rural Town developed under K.C.C.  
360 chapter 21A.48.

361           c. For all other properties, only for mixed-use development through the  
362 application of inclusionary housing regulations in accordance with K.C.C. chapter  
363 21A.48 or the transfer of development rights in urban areas and rural towns in accordance  
364 with K.C.C. chapter 21A.37. Upper-level setbacks are required for any facade facing a  
365 pedestrian street for any portion of the structure greater than forty-five feet in height. The

366 upper-level setback shall be at least one foot for every two feet of height above forty-five  
367 feet, up to a maximum required setback of fifteen feet. The first four feet of horizontal  
368 projection of decks, balconies with open railings, eaves, cornices, and gutters shall be  
369 permitted in required setbacks.

370 18. Required on property lines adjoining rural area and residential zones only  
371 for a social service agency office reusing a residential structure in existence on January 1,  
372 2010.

373 19. On a site zoned A with a building designated as a county landmark in  
374 accordance with the procedures in K.C.C. 20.62.070, additional dwelling units in excess  
375 of the maximum density may be allowed under K.C.C. 21A.12.042.

376 20. This maximum height allowed only for properties with inclusionary housing  
377 developed in accordance with K.C.C. chapter 21A.48.

378 21. Properties within the North Highline community service area subarea  
379 geography shall meet the setback and GreenCenter requirements in K.C.C. chapter  
380 21A.XX (the new chapter created in section 8 of Ordinance 19687).

381 22. Only when consistent with 21A.08.030.B.16.

382 23. A safe parking site shall be setback at least ten feet from adjacent residential  
383 uses and R zoned properties.

384 24. For properties in Vashon Rural Town. Floors above two stories shall be  
385 setback at least an additional ten feet from the setbacks in this section.

386 SECTION 7. Ordinance 17485, Section 43, as amended, and K.C.C. 21A.38.260  
387 are hereby amended to read as follows:

388           A. The purpose of the Fall City business district special district overlay is to  
389 allow commercial development in Fall City ~~((to occur with on-site septic systems until~~  
390 ~~such time as an alternative wastewater system is available))~~ that is consistent with the  
391 design and operation of the Fall City business district's large on-site sewage system and  
392 that is compatible with rural character. The special district overlay shall only be  
393 established in areas of Fall City zoned CB ~~((and shall be evaluated to determine if it is~~  
394 ~~applicable to other rural commercial centers))~~.

395           B. The standards of this title and other county codes shall be applicable to  
396 development within the ~~((Fall City business district))~~ special district overlay except as  
397 follows:

398           1. The permitted uses in K.C.C. ~~((€))~~chapter 21A.08 do not apply and are  
399 replaced with the following:

400           a. Residential land uses ~~((as set forth in K.C.C. 21A.08.030))~~:

401           i. As a permitted use:

402           (A) ~~((Multifamily residential units shall only be allowed))~~ Apartment when  
403 part of a mixed-use development with residential units on the upper floors of a  
404 building~~((s))~~; and

405           (B) Home occupations under K.C.C. chapter 21A.30; and

406           ii. As a conditional use:

407           (A) Bed and Breakfast Guesthouse (five rooms maximum); and

408           (B) Hotel/Motel~~((:))~~;

409           b. Recreational~~((/))~~ and cultural land uses ~~((as set forth in K.C.C.~~  
410 ~~21A.08.040))~~:

- 411 i. As a permitted use:
- 412 (A) Library;
- 413 (B) Museum;
- 414 (C) Arboretum; ~~((and))~~
- 415 (D) Park; and
- 416 (E) Theater; and
- 417 ii. As a conditional use:
- 418 (A) Sports Club(~~(Fitness Center)~~), subject to 21A.08.040.B.17.;
- 419 (B) Amusement(~~(/)~~)\_Recreation Services(~~(/Arcades (Indoor))~~), indoor only
- 420 and subject to K.C.C. 21A.08.040.B.14.; and
- 421 (C) Bowling Center;
- 422 c. General services land uses ~~((as set forth in K.C.C. 21A.08.050))~~:
- 423 i. As a permitted use:
- 424 (A) General Personal Services, except escort services;
- 425 (B) Funeral Home/Crematory;
- 426 (C) ~~((Appliance/Equipment))~~ Miscellaneous Repair;
- 427 (D) ~~((Medical or Dental))~~ Office/Outpatient Clinic;
- 428 (E) Medical or Dental Lab;
- 429 (F) Day Care I;
- 430 (G) Day Care II;
- 431 (H) Veterinary Clinic, subject to K.C.C. 21A.08.050.B.10.;
- 432 (I) Social Services, subject to K.C.C. 21A.08.050.B.2.;
- 433 (J) Animal Specialty Services;

- 434 (K) Artist Studios; and
- 435 (L) Nursing and Personal Care Facilities; and
- 436 ii. As a conditional use:
- 437 ~~((A) Theater (Movie or Live Performance);~~
- 438 ~~(B) Religious Use)) Church, Synagogue, Temple;~~
- 439 d. Government/Business services land uses ~~((as set forth in K.C.C.~~
- 440 ~~21A.08.060)):~~
- 441 i. As a permitted use:
- 442 (A) General Business Service;
- 443 (B) Professional Office~~((= Bank, Credit Union,))~~ Insurance Office~~((=))~~ only);
- 444 (C) Private stormwater management facilities, subject to K.C.C.
- 445 21A.08.060.B.8.; and
- 446 ii. As a conditional use:
- 447 (A) Public Agency or Utility Office;
- 448 (B) Police ~~((Substation))~~ Facility;
- 449 (C) Fire ~~((Station))~~ Facility;
- 450 (D) Utility Facility; and
- 451 (E) Self-Service Storage;
- 452 e. Retail~~((commercial))~~ land uses ~~((as set forth in K.C.C. 21A.08.070)):~~
- 453 i. As a permitted use on the ground floor:
- 454 (A) Food Stores;
- 455 (B) Drug Stores~~((Pharmacy));~~
- 456 (C) ~~((Retail Store: includes f))~~ Florist shops~~((=));~~

457 (D) ~~((b))~~Book, Stationary, Video and Art Supply ~~((s))~~Stores~~((;))~~;

458 (E) ~~((a))~~Apparel and ~~((aecessories))~~ Accessory ~~((s))~~Stores~~((;))~~;

459 (F) ~~((f))~~Furniture~~((/))~~ and ~~((h))~~Home ~~((f))~~Furnishings stores~~((;))~~;

460 (G) ~~Used goods: ((a))Antiques/((recycled goods store))~~Secondhand

461 Shops~~((;))~~;

462 (H) ~~((s))~~Sporting goods and Related ~~((s))~~Stores, subject to

463 21A.08.070.B.29~~((;))~~; ~~((video store, art supply store,))~~

464 (I) ~~((h))~~Hobby ~~((store))~~, Toy, Game Shops~~((;))~~;

465 (J) ~~((j))~~Jewelry ~~((s))~~Stores~~((;))~~; ~~((toy store, game store, photo store,~~

466 electronic/appliance store,))

467 (K) Photographic and Electronic Shops;

468 (L) ~~((f))~~Fabric ~~((s))~~Shops~~((;))~~;

469 (M) ~~((p))~~Pet ~~((s))~~Shops~~((, and other retail stores (excluding adult only~~

470 retail)));

471 ~~((D))~~ (N) Eating and Drinking Places~~((, including coffee shops and~~

472 bakeries))); and

473 ~~((E))~~ (O) Remote tasting rooms, subject to K.C.C. 21A.08.070.B.7~~((;))~~;

474 and

475 ii. As a conditional use:

476 (A) Liquor Store or any ~~((R))~~retail ~~((S))~~store ~~((Selling))~~ otherwise allowed

477 as a permitted use in this section and that sells ~~((A))~~alcohol;

478 (B) ~~((Hardware/Building Supply))~~ Building Materials and Hardware Stores;

479 (C) Retail Nursery~~((/))~~ Garden Center and Farm Supply Stores; and

480 (D) Department and Variety Stores;

481 ~~((E) Auto Dealers (indoor sales rooms only);~~

482 ~~f. Manufacturing land uses as set forth in K.C.C. 21A.08.080 are not allowed.~~

483 ~~g. Resource land uses as set forth in K.C.C. 21A.08.090:~~

484 ~~i. As a permitted use:~~

485 ~~(A) Solar photovoltaic/solar thermal energy systems;~~

486 ~~(B) Private storm water management facilities;~~

487 ~~(C) Growing and Harvesting Crops (within rear/internal side yards or roof~~

488 ~~gardens, and with organic methods only);~~

489 ~~(D) Raising Livestock and Small Animals (per the requirements of Section~~

490 ~~21A.30 of the Zoning Code)~~

491 ~~ii. As a conditional use: Wind Turbines~~

492 ~~h.) f. Regional land uses ((as set forth in K.C.C. 21A.08.100 with)); as a~~

493 ~~((special)) permitted use ((permit)): ((Communication)) Transit Comfort Facility, subject~~

494 ~~to 21A.08.100.B.26.~~

495 2. The densities and dimensions ((set forth)) in K.C.C. chapter 21A.12 apply,

496 except as follows:

497 a. Residential density is limited to six dwelling units per acre. ((For any

498 ~~building with more than ten dwelling units, at least ten percent of the dwelling units shall~~

499 ~~be classified as affordable under 21A.34.040F.1));~~

500 b. Buildings are limited to two floors, plus an optional basement;

501 c. The elevation of the ground floor may be elevated a maximum of six feet

502 above the average grade of the site along the front facade of the building;

503 d. If the ground floor is designed to accommodate non((-)residential uses, the  
504 elevation of the ground floor should be placed near the elevation of the sidewalk to  
505 minimize the need for stairs and ((ADA)) ramps;

506 e. If the ground floor is designed to accommodate non((-)residential space, the  
507 height of the ceiling, as measured from finished floor, shall be no more than eighteen  
508 feet; and

509 f. Building height shall not exceed forty feet, as measured from the average  
510 grade of the site along the front facade of the building.

511 C.1. The business district's large on-site sewage system shall only serve the existing  
512 structures, lots, and range of allowed uses in the district as of the effective date of this  
513 ordinance; and

514 2. Residential development in the business district using the large on-site sewage  
515 system is limited to the densities in subsection B.2 of this section.

516 SECTION 8. Ordinance 19119, Section 2, and K.C.C. 21A.55.125 are hereby  
517 amended to read as follows:

518 A.1. The purpose of the alternative housing demonstration project is to:

519 a. encourage private market development of housing options that are affordable to  
520 different segments of the county's population by testing removal of certain regulatory  
521 barriers to developing such housing;

522 b. compare ((at least two)) alternative housing options and their accessibility for  
523 populations who are otherwise unable to find suitable housing, such as lower-income one-  
524 person households, low-income seniors, people with disabilities, veterans, and persons  
525 experiencing homeless; and

526 c. evaluate the public benefit of providing housing options with smaller living  
527 spaces and shared facilities(~~(; and~~

528 ~~d. implement Phase I of King County Comprehensive Plan Workplan Action 6,~~  
529 ~~as adopted in Ordinance 18427, and as amended by Ordinances 18427 and 18810)).~~

530 2. The expected benefits from the alternative housing demonstration project  
531 include:

532 a. the use of innovative design and development techniques to promote  
533 alternative housing options;

534 b. the development of new affordable housing built to modern building standards;  
535 and

536 c. the opportunity to identify and evaluate potential substantive changes to land  
537 use and development regulations that support the development of affordable housing while  
538 maintaining community character.

539 B. For purposes of this section:

540 1. "Congregate residence" means one or more buildings that contain either  
541 sleeping units or dwelling units, or both, and where residents share either sanitation facilities  
542 or kitchen facilities, or both.

543 2. "Sleeping unit" means a room or space in which people sleep, and can also  
544 include permanent provisions for living, eating, and either sanitation or kitchen facilities but  
545 not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

546 C. The alternative housing demonstration project shall be implemented in (~~North~~  
547 ~~Highline as described in Attachment A to Ordinance 19119 and in the Vashon Rural Town~~  
548 ~~as described in Attachment B to Ordinance 19119)) Snoqualmie Pass Rural Town as~~

549 described in Attachment C to this ordinance.

550 D. Applications shall demonstrate how the proposed project, when considered as a  
551 whole with the proposed modifications or waivers to the code, will meet the criteria in this  
552 section and, as compared to development without the modification or waiver, the degree to  
553 which the project will:

554 a. increase the range of ~~((-))~~affordable housing options, including providing  
555 housing types that meet the needs of the local community;

556 b. provide housing options for low- to moderate-income households;

557 c. provide for the development of lower rent housing options through  
558 construction of buildings with shared facilities;

559 d. seek to prevent displacement of the local community's residents;

560 e. for projects with public funding, meet or exceed the sustainable development  
561 standards adopted by Washington state Department of Commerce under RCW 39.35D.080;

562 f. for projects without public funding, meet or exceed Master Builders  
563 Association of King and Snohomish Counties 4-star Built Green standard; and

564 g. provide attractive and well-designed development.

565 E. The following apply to a demonstration project development proposal under this  
566 section and supersede development regulations under this title that are in conflict~~((:))~~. ~~((+-))~~

567 A demonstration project development proposal for a congregate residence in ~~((North  
568 Highline identified in Attachment A to Ordinance 19119))~~ Snoqualmie Pass Rural Town as

569 identified in Attachment C to this ordinance, is a permitted use under K.C.C. 21A.08.030

570 and the maximum residential density provisions ~~((and the base height provisions of K.C.C.~~

571 ~~21A.12.030 and))~~ of K.C.C. 21A.12.040 do not apply if:

572           ~~((a.))~~ 1. ~~((t))~~The proposal is for no more than a combined total of ~~((sixty))~~ forty  
573 dwelling units and sleeping units;

574           ~~((b.))~~ 2. ~~((e))~~Each sleeping unit or dwelling unit contains no more than two  
575 hundred twenty square feet of floor area; ~~((and))~~

576           ~~((c.))~~ 3. ~~((t))~~The proposed development does not exceed sixty-five feet in height;  
577 and;

578           4. The proposed development does not use the provisions of K.C.C. chapter  
579 21A.48.

580           ~~((2. A demonstration project development proposal for a congregate residence, in~~  
581 ~~Vashon Rural Town as identified in Attachment B to Ordinance 19119 is a permitted use~~  
582 ~~under K.C.C. 21A.08.030 and the maximum residential density provisions of K.C.C.~~  
583 ~~21A.12.030 do not apply if~~

584           ~~a. the development proposal is for no more than five buildings with each building~~  
585 ~~containing no more than a combined total of eight dwelling units and sleeping units; and~~

586           ~~b. except for accessibility units designed to house persons with physical~~  
587 ~~disabilities, sleeping units and dwelling units shall not contain more than three hundred fifty~~  
588 ~~square feet of floor area. Sleeping units and dwelling units designed as accessible for~~  
589 ~~persons with physical disabilities shall contain no more than three hundred eight five feet of~~  
590 ~~net floor area.))~~

591           F. A congregate residence under this section shall meet the following standards:

592           1. A congregate residence shall include at least one common kitchen facility. In a  
593 congregate residence with more than two floors, at least one common kitchen facility is  
594 required on each floor with sleeping units. In a congregate residence consisting of more

595 than one building, at least one common kitchen facility is required in each building.

596           2. A sleeping unit that does not include sanitation facilities in the sleeping unit  
597 shall have access to shared sanitation facilities on the same floor as the sleeping unit.

598           3. Communal areas, such as common kitchen facilities, lounges, recreation rooms,  
599 dining rooms, living rooms, laundry rooms, foyers, and lobbies, shall be open to all residents  
600 of the congregate residence and shall meet the following standards:

601           a. The total floor area of communal areas shall be at least twelve percent of the  
602 total floor area of all sleeping and dwelling units; and

603           b. Service areas, including, but not limited to, hallways and corridors, supply or  
604 janitorial storage areas, operations and maintenance areas, staff areas, and offices may not  
605 be counted toward the communal area total floor area requirement.

606           G.1. An application for a development permit or building permit under this section  
607 shall include a proposed agreement with the department of local services, permitting  
608 division, that addresses at least the following to be undertaken by the applicant:

609           a. measures to ensure that rents remain affordable, such as rent and income  
610 restrictions or the inherent affordability of smaller units;

611           b. ~~((measures to reduce displacement of the local community's residents, such as~~  
612 ~~affirmative marketing or maintaining wait lists;~~

613           ~~e. measures to ensure that residents have available transportation choices to~~  
614 ~~enable them reasonable access to retail and services, such as the Metro transit department~~  
615 ~~Access paratransit services, community service vans, bike storage rooms or carshare~~  
616 ~~services;~~

617           ~~d. for projects in the Vashon Rural Town, services that will be available to~~

618 residents of the project, such as case management for vulnerable populations or social  
619 connectivity programming;

620 e. ~~measures to incorporate housing needs of the local community into the~~  
621 ~~proposed development;~~

622 f.)) measures to involve the local community in the proposed development; and

623 ((g-)) c. what information the applicant will collect and when and how it will be  
624 reported to the department of local services, permitting division, and the department of  
625 community and human services to assist in evaluation of the demonstration project.

626 2. The department shall not approve a development permit or building permit  
627 application under this section until the proposed agreement under this subsection has been  
628 approved by the department of local services, permitting division.

629 H.1. A modification or waiver approved by the department of local services,  
630 permitting division, in accordance with this section shall be in addition to those  
631 modifications or waivers that are currently allowed by this title, K.C.C. Title 9, K.C.C. Title  
632 14, and K.C.C. Title 16.

633 2. An applicant under this section, in conjunction with an application for a site  
634 development permit or a building permit, may request in writing a modification or waiver of  
635 the development regulations under the following chapters and titles. Proposals to modify or  
636 waive development regulations for a development application must be consistent with  
637 general health, safety, and public welfare standards and must not violate state or federal law:

638 a. drainage review requirements: K.C.C. chapter 9.04 and the Surface Water  
639 Design Manual;

640 b. King County road standards: K.C.C. chapter 14.42 and the county road

641 standards, 2016 update;

642 c. King County building code: K.C.C. Title 16;

643 d. permitted uses: K.C.C. chapter 21A.08;

644 e. density and dimensions: K.C.C. chapter 21A.12;

645 f. design requirements: K.C.C. chapter 21A.14;

646 g. landscaping and water use: K.C.C. chapter 21A.16;

647 h. parking and circulation: K.C.C. chapter 21A.18; and

648 i. school impact fees: K.C.C. chapter 21A.43.

649 3. Requests for a waiver or modification made in accordance with this section shall  
650 be submitted to the department of local services, permitting division, in writing before or in  
651 conjunction with a development permit or building permit application together with any  
652 supporting documentation. The supporting documentation must illustrate how the proposed  
653 modification meets the criteria in this section.

654 4. The notice of application, review and approval of a proposed modification or  
655 waiver under this section shall be treated as a Type 2 land use decision in accordance with  
656 K.C.C. 20.20.020. Approval or denial of the proposed modification or waiver shall not be  
657 construed as applying to any other development application either within a demonstration  
658 project area or elsewhere in the county.

659 5. A preapplication conference with the applicant and the department of local  
660 services, permitting division, to determine the need for and the likely scope of a proposed  
661 modification or waiver is required before submittal of such a request. If a modification or  
662 waiver requires approval of the department of natural resources and parks or the department  
663 of local services, roads services division, that department or division shall be invited to

664 participate in the preapplication conference.

665           6. If the applicant requests an adjustment from the county drainage standards, the  
666 director shall refer the request to the department of natural resources and parks for decision  
667 under K.C.C. chapter 9.04, with the right to appeal within the department of natural  
668 resources and parks as provided in K.C.C. 9.04.050.C.6. The department of natural  
669 resources and parks shall consider the purposes of this demonstration project as a factor  
670 relative to the public interest requirement for drainage adjustments described in K.C.C.  
671 9.04.050.C.

672           7. If the applicant requests a variance from the county road standards, the director  
673 shall refer the request to the county road engineer for decision under K.C.C. 14.42.060, with  
674 the right to appeal to the department of local services, road services division, as provided in  
675 K.C.C. 14.42.060 and the associated public rules. The department of local services, road  
676 services division, shall consider the purposes of this demonstration project as a factor  
677 relative to the public interest requirement for road variances described in K.C.C. 14.42.060.

678           8. Administrative appeals of modifications or waivers approved by the director  
679 shall be combined with any appeal of the underlying permit decision.

680           I. An approved development permit or a building permit under this section,  
681 including site plan elements or conditions of approval, may be amended or modified at the  
682 request of the applicant or the applicant's successor in interest designated by the applicant in  
683 writing. The director may administratively approve minor modifications to an approved  
684 permit. Modifications that result in major changes as determined by the department of local  
685 services, permitting division, or as defined by the approval conditions shall be treated as a  
686 new application for purposes of vesting and shall be reviewed as applicable to the

687 underlying application in accordance with K.C.C. 20.20.020. Any increase in the total  
688 number of sleeping units and dwelling units above the maximum number set forth in the  
689 development permit or building permit approval shall be deemed a major modification. The  
690 county, through the applicable development permit or building permit approval conditions,  
691 may specify additional criteria for determining whether proposed modifications are major or  
692 minor. The modifications allowed under this section supersede other modification or  
693 revision provisions of K.C.C. Title 16 and this title.

694 J. Demonstration project applications shall be accepted by the department of local  
695 services, permitting division, for four years from ~~((July 19, 2020))~~ the effective date of this  
696 ordinance. Complete applications submitted before the end of the four years, shall be  
697 reviewed and decided on by the department of local services, permitting division.

698 K.1. The executive shall file the following reports in the form of a paper original  
699 and an electronic copy with the clerk of the council, who shall retain the original and  
700 provide an electronic copy to all councilmembers, the council chief of staff, the lead staff to  
701 the local services, committee or its successor and the lead staff to the community health and  
702 housing services committee or its successor:

703 a. A preliminary report within two years of the final certificate of occupancy for  
704 the first project completed under the demonstration project, as adopted in either ordinance  
705 19119 or this ordinance, that describes and evaluates the pertinent preliminary results; and

706 b. A final report within two years of the final certificate of occupancy for the  
707 second project completed under the demonstration project, as adopted in either ordinance  
708 19119 or this ordinance, that describes and evaluates the pertinent results and recommends  
709 changes, if appropriate based on evaluation, that should be made to the county processes and

710 development regulations.

711           2. If only insufficient or inconclusive data are available when the report required  
712 under subsection K.1. of this section is due, the executive must file in the form of a paper  
713 original and an electronic copy with the clerk of the council, who shall retain the original  
714 and provide an electronic copy to all councilmembers, the council chief of staff, the lead  
715 staff to the local services committee or its successor and the lead staff to the community  
716 health and housing services committee or its successor a report on the demonstration  
717 projects that indicates the date a subsequent report or reports will be transmitted to fully  
718 evaluate outcomes of the demonstration project sites and recommend changes, if  
719 appropriate, based on the evaluation, that should be made to the county processes and  
720 development regulations.

721           SECTION 9. The following are hereby repealed:

722           A. Ordinance 13275, Section 1, as amended, and K.C.C. 21A.55.050;

723           B. Attachment A to Ordinance 13875, as amended;

724           C. Ordinance 18623, Section 8, and K.C.C. 20.12.329; and

725           D. Ordinance 12823, Section 13, and K.C.C. 21A.38.180.

726           SECTION 10. This ordinance takes effect only if ordinance XXXXX adopting  
727 the 2024 King County Comprehensive Plan takes effect, and in that event, this ordinance  
728 takes effect immediately after ordinance XXXXX takes effect.

729           SECTION 11. Severability. If any provision of this ordinance or its application  
730 to any person or circumstance is held invalid, the remainder of the ordinance or the  
731 application of the provision to other persons or circumstances is not affected.