



King County  
Building & Land Development Division  
Parks, Planning and Resources Department  
3600 - 136th Place Southeast  
Bellevue, Washington 98006-1400

TO: Greg Kipp  
Lisa Pringle  
Gary Kohler  
Terry Brunner  
Kyle Evans  
George McCallum  
Harold Vandergriff  
Lisa Lee  
Ken Dinsmore

FM: Jerry Balcom *JB 12/31/92*

RE: Minutes of the November 1, 1991 Code Interpretation Meeting

Present: Steve Taylor, Jerry Marbett, Harold Vandergriff, Kyle Evans, Jerry Balcom, Gloria Chow, Susan Storwick, George McCallum, Terry Brunner, Greg Borba.

1. At the request of the subdivision staff, the discussion of locating residential parking spaces within the required setbacks was postponed until the November 15, 1991 meeting.
2. Can a new land use (the storage and distribution of sand and gravel) be considered a part of an established non-conforming use (log storage and firewood distribution)?

No. K.C.C. 21.06.120 states that land may not be used for any purpose except as thereafter specifically provided and allowed in the zone in which such land or use is located. The fact that the use is similar to an established nonconforming use and would not produce additional impacts is not a basis for allowing a new and separate land use. To establish the use, the land owner must have the property rezoned to an appropriate zone, such as ML, or amend the code to add "sand and gravel storage" to those uses permitted in the underlying zone. K.C.C. 21.46.050 states that when any known and identifiable use is not listed as a permissible use in any classification, it shall be processed as an amendment to the code.

3. Can a water storage standpipe used for fire protection be placed on a landfill site located in the FR zone?

This discussion was a follow-up to the discussion begun on July 26. The proposal states that the water tank will be used by both the land fill site and the alcohol treatment facility. A modification of the UUP is needed because the tank will be located within the 1000' buffer which was established with the previous UUP. It is also establishing an accessory use which was not reviewed with the original land use permit.



4. What are the required setbacks for a library located in a park?

Typically, libraries must meet the setbacks of the underlying zone. However, all buildings within a park site are required to maintain a distance of not less than fifty feet from any property line (see K.C.C. 21.08.040(F)(3)). As long as the library is located on property designated as a park, it must meet the 50 foot setback from property lines. If a portion of the park is segregated and transferred to the library, the library is required only to meet the setbacks of the underlying zone.

5. Other Matters.

Next Thursday, November 7, 1991, will be the first meeting of Cynthia Sullivan's public task force to discuss the proposed new zoning code.

JB:STS:ib

cc: Ann Dold  
Madelyn Troxclair  
Gordon Thomson  
Henryk Hiller