



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

June 8, 1992

TO: Greg Kipp
Gary Kohler
Lisa Pringle
Ken Dinsmore

Harold Vandergriff
George McCallum
Lisa Lee
Terry Brunner

FM: Jerry Balcom *JB*

RE: Minutes of the April 10, 1992, Code Interpretation Meeting

Present: Jerry Balcom, Gordon Thomson, Hilda Hammon, Lisa Lee, Mark Mitchell, Dean Wilson, Harold Vandergriff, George McCallum, Betty Salvati

1. Is the AR classification considered an "R" zone for the purpose of allowing an Unclassified Use Permit for a park-and ride lot? (KCC 21.44.020(N)) Can a park-and-ride lot qualify as a Transit Operating Base under KCC 21.44.020(O)?

The "R" zones (which are urban residential classifications) include RS, RD, RM, RMHP and RD zones. The AR zone (a rural classification) is an "A" zone and so is not an "R" zone. (See KCC 21.06.030.) Park-and-ride lots are specifically listed as an Unclassified Use when located in any R,S, or G zone and do not qualify as transit operating bases, which are listed separately in KCC 21.44.020(O).

2. Is a zoning variance the appropriate tool to permit a pre-existing garage without a single family dwelling when the separation of the garage and dwelling would occur as a consequence of a subdivision?

Consensus was not reached on this issue. A code interpretation will be prepared, and will include an investigation of the zoning case history of the issue.

3. Are wholesale sales permitted as a component of a retail enterprise in the BC zone?

No wholesale sales are permitted in the BC zone. The code is explicit in stating that: "Any on-premises retail (emphasis added) enterprise dispensing food or commodities..." is a permitted use. KCC 21.28.020(A). Wholesale business is first permitted in the CG zone (KCC 21.30.040(A)). The Executive Proposed Zoning Code will

April 10, 1992 Minutes
Page 2

address how to treat hybrid wholesale-retail enterprises (e.g. Costco) in the future.

4. Other matters.

Agenda item #4 concerning KCC 21.48.250(A) (substandard lots) will be addressed at April 17, 1992 meeting.

cc: Mark Mitchell
Gordon Thomson
Henryk Hiller

JB:GT:ib