



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

TO: Greg Kipp
Terry Brunner
Harold Vandergriff
Kyle Evans
George McCallum

Gary Kohler
Lisa Pringle
Lisa Lee
Ken Dinsmore

FM: Jerry Balcom *JB 1/10/92*

RE: Minutes of the November 13, 1992 Code Interpretation Meeting

Present: Terry Brunner, Harold Vandergriff, Lisa Lee, Laura Casey,
Kyle Evans, Gordon Thomson, Henryk Hiller

1. There was further consideration of two issues from last week's meeting:

- A. The County proposes to add a sidewalk and retaining wall outside of the existing right-of-way and in what is currently the front yard of the adjoining property. Are the improvements considered part of the "street"? If the County obtains an easement for the improvements rather than purchasing the area for an expanded right-of-way, how is the front yard measured?

Front yard setbacks are measured from the edge of the street (K.C.C. 21.48.120). "Street" is defined as a public or recorded private thoroughfare (K.C.C. 21.04.825); it includes the vehicular thoroughfare, the pedestrian thoroughfare (the sidewalk) and related above-ground improvements such as a retaining wall. As a result, the sidewalk and retaining wall would be considered part of the street and the front yard would be measured from the near edge of the easement.

A code amendment will be considered to clarify the definition of street and the measurement of front yards.

- B. The SAO exempts from wetland, stream and steep slope setback and buffer requirements new construction or related activity connected with structures in existence on November 27, 1990, provided that the new construction or related activity does not further intrude into the stream, wetland, steep slope or associated buffer (K.C.C. 21.54.030(B)). If there is an existing building and surrounding improvements (such as a paved parking lot), can the building be removed and rebuilt elsewhere in the improved area without "further intruding" into the sensitive area?



Yes. The new construction or related activity can occur anywhere within the improved area. This issue will be included in the formal interpretation being written for this code section.

2. The issue concerning recreational uses in the AR zone was put off until the next meeting so that Code Enforcement personnel could participate in the discussion.

JB:HH

cc: Laura Casey
Steve Bottheim
Ralph Colby
Gordon Thomson
Henryk Hiller