



King County
Department of Development
and Environmental Services
3600 - 136th Place Southeast
Bellevue, Washington 98006-1400

REGULATORY REVIEW COMMITTEE - MINUTES -

MEETING DATE: March 3, 1995

TO: Greg Kipp
Lisa Pringle
Terry Brunner
Harold Vandergriff

Mike Sinsky
Ken Dinsmore
Anna Nelson

FM: Jerry Balcom *JB 3/29/95*

Present: Betty Salvati, Anna Nelson, Harold Vandergriff, Ken Dinsmore, Jerry Balcom, Henryk Hiller

1. KCC 21A.12.200 distinguishes between "residential" and "non-residential" zones. Which are the "residential" zones referred to here? Which are the "non-residential" zones?

This provision contains density and dimension standards and is located in Chapter 21A.12. In this context, the terms "residential" and "non-residential" have the meaning they have in Chapter 21A.12. The density and dimension tables use three broad zone categories: Residential (for Rural, Urban Reserve, and Urban Residential zones), Resource (for Agriculture, Forest, and Mineral zones), and Commercial/Industrial (for Business, Office, and Industrial zones) (KCC 21A.12.030(A), 21A.12.040(A)). As a result, for the provisions in Chapter 21A.12, "residential" refers to the Rural, Urban Reserve and Urban Residential zones, while "non-residential" refers to the remaining zones (see KCC 21A.12.020(B)).

It was noted that the tables in KCC 21A.08.030 and .040 identify only the Urban Reserve and Urban Residential zones as "residential," and that the title of KCC 21A.04.080 refers to the Urban Residential zone as "Residential zone." The tables in KCC 21A.08 should be amended to be consistent with those in KCC 21A.12, and the title of KCC 21A.04.080 should be amended to "Urban Residential" to be consistent with the provisions of that section.



- 2a. Under KCC 21A.14.180, on-site recreation space is required for residential development of more than four units in the UR and R zones as well as for mixed use developments of more than four units. KCC 21A.14.190 then states that all single detached subdivisions, apartment, townhouse, and mixed use developments (excluding age-restricted senior housing) shall provide tot/children play areas within the recreation space on-site, unless they fall within the limited exception. Does this mean that the play area requirement of 21A.14.190 applies only if recreation space is required by KCC 21A.14.180?
- b. Under KCC 21A.14.185, an applicant must pay a fee-in-lieu if recreation space is not provided, and any recreational space that is provided by the applicant is to be credited toward the required fees. If the applicant does provide some recreation space, must it be at least enough to accommodate the play area required in KCC 21A.14.190? If they pay a fee in lieu of all required recreation space, do they get relief from the play area requirement as well?

KCC 21A.14.190(A) states that play area shall be provided "within the recreation space on-site . . ." This indicates that play areas are required only if on-site recreation space is required under KCC 21A.14.180.

The Committee was divided on whether a fee can be paid under KCC 21A.14.185 in lieu of the play area required. Code amendments are needed to clarify the connections between KCC 21A.14.180, .185, .190, and .200. However, the department's acceptance of the fee-in-lieu is discretionary, and the consensus of the committee was that this discretion should always be used to require that at least 400 sq.ft. of play area be provided until the code amendments can clarify the minimum thresholds.

JB:HH

cc: Bob Derrick
Tom McDonald
Mark Carey
Ikuno Masterson
Priscilla Kaufmann
Karen Scharer
Betty Salvati
Henryk Hiller