



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

REGULATORY REVIEW COMMITTEE - MINUTES -

MEETING DATE: March 17, 1995

TO: Greg Kipp
Terry Brunner
Harold Vandergriff
Mike Sinsky

Lisa Pringle
Anna Nelson
Ken Dinsmore

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

Present: Harold Vandergriff, Terry Brunner, Anna Nelson, Henryk Hiller, Jerry Balcom

1. Reconsideration of the following issue from the February 24, 1995 meeting:

A property's "net buildable area" is defined as the site area less certain other areas, including the following: "Areas required to be dedicated or reserved as open space or active or passive recreation areas" (KCC 21A.06.797). Does a BPA easement area fall within this provision?

Further consideration was given to this issue in light of KCC 21A.12.140, which requires that regional utility corridors be contained in separate tracts in subdivisions and short subdivisions. Although this tract is not identified as "open space" in the code, the tract is required to be set aside and left open. As a result, the majority of the committee concluded that the regional utility corridor tract does come within the current language of KCC 21A.06.797(D) and so should not count toward the property's "net buildable area."

A code amendment will be proposed to amend the definition of "net buildable area" so that the reference to "required open space" is deleted and a clear reference to regional utility corridors is added.



2. KCC 21A.12.220(B) provides impervious surface coverage standards for most "nonresidential uses" located in the RA, UR and R zones. What are "nonresidential uses"? Would a private horse arena on a lot that contains a residence be considered a "nonresidential use"?

The permitted uses chapter (KCC 21A.08) categorizes uses by type. KCC 21A.08.030(A) identifies "residential land uses," while KCC 21A.08.040(A) identifies "recreation/cultural land uses," etc. As a result, "nonresidential uses" would include all uses other than those listed in KCC 21A.08.030(A).

Among the residential uses listed in KCC 21A.08.030(A) are "residential accessory uses," but a private horse arena does not fall within the definition of that term (KCC 21A.06.020). Instead, the arena is more likely to be part of "raising livestock and small animals," which is a "resource land use" (see KCC 21A.08.090(A), 21A.02.060(B)). It would therefore be a "nonresidential use" under KCC 21A.12.220(B) and up to 40% of the lot could be covered with impervious surface for that use.

JB:HH

cc: Bob Derrick
Tom McDonald
Mark Carey
Ikuno Masterson
Betty Kennedy
Henryk Hiller