



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

REGULATORY REVIEW COMMITTEE - MINUTES -

MEETING DATE: June 23, 1995

TO: Greg Kipp
Gary Kohler
Harold Vandergriff
Mike Sinsky
Lisa Pringle
Anna Nelson
Ken Dinsmore
Pam Dhanapal

FM: Jerry Balcom *B 6/24/95*

Present: Anna Nelson, Betty Salvati, Pam Dhanapal, Nancy Hopkins, Harold Vandergriff, Gary Kohler, Henryk Hiller, Jerry Balcom

1. A group of property owners want to establish a noncommercial recreational facility to be associated with their residential development. The facility would include small boat piers, picnic tables, barbecue pits, and a play area. Is this facility permitted as a "park" or a "marina" under KCC 21A.08.040?

The piers would be considered a "marina," requiring a conditional use permit in certain zones (see KCC 21A.06.735, 21A.08.040(A), 21A.08.040(B)(4)). The other facilities would be considered a "park." The definition of "park" is "a site designed or developed for recreational use by the public" (KCC 21A.06.835), and the dictionary definition of "public" includes "a group of people having common interests or characteristics" (Webster's Ninth New Collegiate Dictionary). In this case, the facilities are a "park" because they are to be used by a group of associated property owners rather than just one individual property owner. The park facilities would be permitted outright, subject to any applicable conditions in KCC 21A.08.040(B)(1).

2. Interior setbacks in the Rural, UR and R-1 zones are either 5 or 10 feet (KCC 21A.12.030). However, barns are required to be 35 feet from neighboring dwellings (KCC 21A.30.062(A)(1)). When a permit application for a barn comes in, how should DDES determine whether there is a dwelling within 35 feet?

This is an administrative issue. Barn applicants could be asked to provide additional information regarding the location of existing dwellings on adjacent property. If that information cannot be adequately provided, we could assume that the dwelling on the



adjacent property is built to the edge of the setback on that property, and then measure the 35 feet from that setback line. As an example, if the setback on the adjacent property is 10 feet, the barn should be set back 25 feet from the property line. In addition, the plans could be stamped with the requirement that the barn must be 35 feet from existing dwellings on adjacent property.

We will propose amending KCC 21A.30.062(A)(1) to create a standard that can be administered more easily.

3. Legislative update.

- A) On June 19, the Council adopted an ordinance to allow stand-alone golf driving ranges with a CUP in the RA (except RA 10 or 20), UR and R zones. Prior to this change they could only be established in conjunction with a golf course. The ordinance also allows protective mesh fencing to be built up to 75 feet without having to provide additional setbacks from property lines. It will be effective 10 days after Executive signature.
- B) Also on June 19, the Council also extended the adult use moratorium until January 1996, and plans to hold a series of community meetings in July to gauge community attitudes.
- C) Five proposed ordinances were discussed at the GMH&E meeting on June 21, but no action was taken:
 - 1) A proposal to establish a new boundary lot correction procedure for correcting survey errors and similar problems. Some issues still need to be resolved, including the fee to be charged and whether DDES should even be involved in the process. It will go before the committee again on June 28.
 - 2) A proposal to allow accessory uses on the same site as the principal use rather than on the same lot, and to declare Resource Accessory Uses to be primary uses. The Resource Accessory Use portion has now been dropped, but the "same site" issue will go back before the committee on June 28.
 - 3) A proposal to drop the relocation assistance and warranty of work provisions from the condominium conversion chapter. Some questions were raised about dropping the relocation assistance provisions, and the proposal will go before the committee again on June 28.

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4) A proposal to "legislatively correct" what the Council considers to have been an error in zoning certain property without going through a rezoning process. It will go before the committee again on June 28.

5) A proposal to restrict the height of hedges along property lines to 6 feet. This proposal is unlikely to go before the committee again.

JB:HH

cc: Bob Derrick
Tom McDonald
Mark Carey
Ikuno Masterson
Nancy Hopkins
Betty Salvati
Susan Storwick