REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: January 16, 1998

TO: Building Services Division Staff Land Use Services Division Staff

Lynn Baugh	Mark Carey
Chris Ricketts	Lisa Pringle
Pam Dhanapal	Marilyn Cox
Terry Brunner	Lanny Henoch
Ken Dinsmore	Gordon Thomson
Priscilla Kaufmann	

Greg Kipp, Deputy Director
Michael Sinsky, Prosecuting Attorney's Office

FM: Sophia Byrd, Code Development Coordinator

Present: Connie Blumen, Sophia Byrd, Pam Dhanapal, Tom Fitzpatrick, Kamuron Gurol, Lanny Henoch, Priscilla Kaufmann, Betty Salvati, Gordon Thomson, Kevin Wright (Gordon Thomson, recorder)

Issue:

1. **How do we allocate density credits according to K.C.C. 21A.36.050 (Transfer rules)? Do we discount for sensitive areas as well as submerged lands? Based on K.C.C. 21A.06.275, the definition of Density Credit Transfer (" TDC "): the ability to transfer " potentially buildable dwelling units" from an eligible sending site to an eligible receiving site as provided in this code...Can landowners only transfer off what they can build on site? (Kamuron Gurol/Connie Blumen)**

Discussion:
Tom F. pointed out that 21A.36.050(B) still references 21A.24, which formerly included a sliding scale for determining density. This SAO sliding scale has since been repealed.

The discussion focused on an attempt to define the vague phrase " potentially buildable dwelling units" (21A.06.275). The group split and there was no consensus. Approximately half the group would calculate the number of potentially buildable units based solely on the zoning and base density discounted for submerged lands, not to exceed the maximum density limit in 21A.36.046 C. The rest of the group generally believed an applicant should make some demonstration that the dwelling units could be built on the sending site, including showing that any necessary variances likely would be granted.

Conclusion:

The group did not reach consensus on any issue except that a code amendment is needed to remove reference to the SAO sliding scale, and to expressly identify a method for allocating density credits. There was no agreement on what that method should be. This matter may be resolved in the proposed TDR ordinance. Kamuron may take the issue to the Executive Policy Group.

SB:sm