

REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: March 6, 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
Chuck Maduell, Prosecuting Attorney's Office

FM: Sophia Byrd, Code Development Coordinator

Present: Sophia Byrd, Pam Dhanapal, Ken Dinsmore, Lanny Henoch, Pete Ramels, Gordon Thomson, Harold Vandergriff
(Susan Marlin, recorder)

Issue:

1. **In what zones are "transitional housing facilities" permitted? (K.C.C. 21A.06.1305) (Gordon Thomson)**

Discussion:

This question was brought to the Committee after receipt from council staff. The Union Gospel Mission would like to convert a former convalescent home to a Transitional Housing Facility for 80 homeless men. Title 21A defines Transitional Housing Facilities as follows:

K.C.C. 21A.06.1305 "Transitional housing facilities:
housing units within King County owned by public housing authorities, nonprofit organizations or other public interest groups that provide housing to persons on a temporary basis for a duration not

to exceed 24 months in conjunction with job training, self sufficiency training, and human services counseling; the purpose of which is to help persons make the transition from homelessness to placement in permanent housing."

Transitional housing facilities are not specifically listed on a permitted use table.

The group discussed the appropriate table to apply this use and how, depending upon specifics, it could fall within a couple of groups.

- K.C.C. 21A.08.050 A. General Services permitted land use table, under SIC 83 -- Social Services, SIC 836 Residential Care lists " homes for destitute men and women." The section further notes: K.C.C. 21A.08.050 B.2. " Except SIC Industry Group Nos.: a. 835-Day Care Services, and b. 836-Residential Care, which is otherwise provided for on the Residential permitted land use table (21A.08.030 A).
- K.C.C. 21A.08.030 A. Residential land uses permitted use table lists, under Group Residences: Community residential facility-I and Community residential facility II. The definition is as follows:

K.C.C. 21A.06.220 " Community residential facility (" CRF"): living quarters meeting applicable federal and state standards that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation and medical supervision, excluding drug and alcohol detoxification which is classified in Section 21A.08.050 as health services. CRF's are further classified as follows:

- A. CRF-I -- Nine to ten residents and staff;
 - B. CRF-II -- Eleven or more residents and staff.
- If staffed by nonresident staff, each 24 staff hours per day equals one full-time residing staff member for purposes of subclassifying CRF's."

Conclusion:

It was determined that, depending on additional information, the mission project could potentially fall under either SIC 836 or CRF-II.

Addendum:

Following receipt of additional information and a conference with the Department's Deputy Director, it was determined that this would most likely fall under a CRF-II, and permitted outright in R18-48.

Issue:

2. What roadway standards are required for apartment and townhouse building permits? (Priscilla Kaufmann)

Because of the large number of multi-family complexes being construction with detached garage structures, staffs have increased levels of concern regarding applying roadway standards.

Paulette Norman and Fay Schafi (KCDOT Roads) were asked to attend the meeting to help interpret the Road Standards.

Discussion:

Apartment and/or townhouse complexes have internal roads (drive aisles) that are not public streets. There are no requirements for specific setbacks for drive aisles and cars backing out of garages cause a safety issue. The group discussed how wide drive aisles should be.

The KC Road Standards consider internal roads within apartment/townhouse complexes as driveways. "A residential driveway shall typically serve only one parcel. A driveway serving more than one parcel shall be classed as a commercial driveway or a private street." The minimum tract width for a driveway shall be 20 feet.

An alley is considered a private road and serves a maximum of 30 lots. The Roads policy for alleys is 26 feet. A question was asked as to why drive aisles can't be considered private streets. "Private streets may be approved only when they are permanently established by right-of-way" ...

There is an overlap in the definitions of Roads vs. Driveways.

K.C.C. 21A.18 Development Standards-Parking and Circulation has a requirement for aisle dimensions of 24 feet and based on safety concerns raised by staff, the group agreed that they would like to see it amended to 26 feet. However, there is no documentation of safety problems associated with current standards. This may require further research.

Conclusion:

It was suggested that where safety is a concern, this issue might be decided by SEPA, for the short term. A subcommittee will review the appropriateness of applying SEPA in this circumstance. For the long term, a code

amendment may be appropriate. Further research into the safety implications will precede amendment efforts.

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3. Legislative Update

Full Council passed Proposed Ordinance 96-937 -- Awning and projecting sign requirements on February 23; Ordinance No. 13014 is pending Executive's signature.

Full Council will meet Monday, March 9. On the agenda consent item is Proposed Substitute Ordinance No. 97-281, omnibus first quarter amendments to Title 21A and Proposed Ordinance No. 97-282, repealing the " King County Specifications for Off-Street Parking - 1982."

SB:sm