



**King County**  
**Department of Development and Environmental Services**  
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## REGULATORY REVIEW COMMITTEE

- MINUTES -

**MEETING DATE:** July 5, 2000

<b>TO: Building Services Division Staff</b>	<b>Land Use Services Division Staff</b>
Chris Ricketts	Mark Carey
Nathan Brown	Greg Borba
Beth Deraitus	Lanny Henoch
Pam Dhanapal	Lisa Pringle
Ken Dinsmore	Gordon Thomson

Caroline Whalen, Deputy Director  
Kevin Wright, Prosecuting Attorney's Office

**FM:** Lisa Pringle, Planner IV (Interim Code Development Coordinator)

Present: Tim Barnes (PA), Nathan Brown, Lanny Henoch, Priscilla Kaufmann, Jarrod Lewis, Lisa Pringle, Harry Reinert, Harold Vandergriff

Issue:

1. Does an application for a Transfer of Development Credits (TDC) sending site review need to comply with K.C.C. 19A.08.180, which limits the number of lots that can be created through a plat or short plat on a legal lot that has been subject to a boundary line adjustment or land segregation process? (K.C.C. 19A.08.180; K.C.C. 21A.55.150B) (Priscilla Kaufmann)

Discussion:

The site was originally 307 acres and zoned RA-10. It has been segregated several times, creating 24 lots to date. There were also a number of lot line adjustments made on the overall site.

Under the zoning, 31 lots would have been allowed. The subject site is one of the lots and is 153 acres in area. The applicant wishes to transfer 15 density credits off the site to an urban receiving site. The question is whether or not K.C.C. 19A.08.180 applies related to transferring density credits or is it related to subdivision density only?

Conclusion:

It was determined that it is related to subdivisions only and thus does not relate to sending credits. The number of credits allowed by calculating, per K.C.C. 21A.55.150, is 30 (15 x 2). It was agreed that the site may send 30 units.

Issue:

2. **In what SIC (Standard Industrial Classification) Major Group are storage of motor vehicles or recreational vehicles within? In what zones are they allowed? (Lisa Pringle)**

Discussion:

It is unclear in what zone(s) storage of motor vehicles, including RV's, is allowed. Relevant code citations are:

K.C.C. 21A.06.1050 defines **self-service storage facility** as "an establishment containing separate storage spaces that are leased or rented as individual units."

K.C.C. 21A.06.1375 defines **warehousing** as "establishments involved in the storage"... "of bulk goods for resale"... "These establishments shall include only"... "SIC Industry Group Nos. 422 and 423."

SIC Industry Group 422, specifically numbers 4225 and 4226, discuss general warehousing and storage as well as automobile dead storage. K.C.C. 21A.08.060A (Government/ Business Service Land Uses Table) notes that warehousing is permitted outright in the I zone. Self-service storage is conditionally allowed in R12-48 and is allowed outright in the CB, RB, O and I zones.

It was discussed that none of the above are clear as to storage of RV's, both for resale or storage while not in use. The impression is that self-service storage is room-like storage units with walls and a door. On the other hand, it was argued that it would include an outdoor lot with stripes delineating the "separate storage space." It was also stated that they could be leased spaces where the person leasing can come and go as they please, taking or adding items from the area.

The definition of warehousing is unclear related to RV storage, though SIC Group 4226 is related to automobile dead storage. It has been interpreted that RV storage is the same as automobile dead storage in that they are stored for a lengthy period of time. It was also noted that owners may leave off a vehicle, the storage facility owner parks it, and the vehicle owner would have to make arrangements with the facility owner to retrieve it.

Conclusion:

It was determined that there should be a difference in zoning for storage of vehicles for sale and vehicles being stored. It was agreed that RB (with restrictions) and I zoning are appropriate for storage of vehicles for sale and I zoning for vehicles being stored. Amendments to the Zoning Code are needed to clarify self-service storage, clarify in what zones RV/vehicle storage is permitted and whether or not storage of RV's in a single area is permitted in residential subdivisions.

LP:sm

cc: Tim Barnes, Prosecuting Attorney's Office