King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: March 13, 2003

TO: Building Services Division Staff   Land Use Services Division Staff
        Jason King   Joe Miles
        Chris Ricketts   Greg Borba
        Jim Chan
        Pam Dhanapal
        Ken Dinsmore
     Stephanie Warden, Director
     Lisa Pringle, Land Use Planning and Education Supervisor
     Harry Reinert, Special Projects Manager
     Tim Barnes, Prosecuting Attorney's Office

FM: Lisa Pringle, Co-Chair

Present: Lisa Pringle, Harry Reinert, Greg Borba, Jim Chan, Ken Dinsmore, Pam Dhanapal
and Kim Claussen

**1. The code interpretation L03C1001 asked for an interpretation of K.C.C. 21A.12.050B
(measurement methods).**

Background
Mr. Mel Daley of DMP, Inc., requested that an interpretation be done to determine if the
circle described in Section B must "be fully contained within all boundaries of the lot".
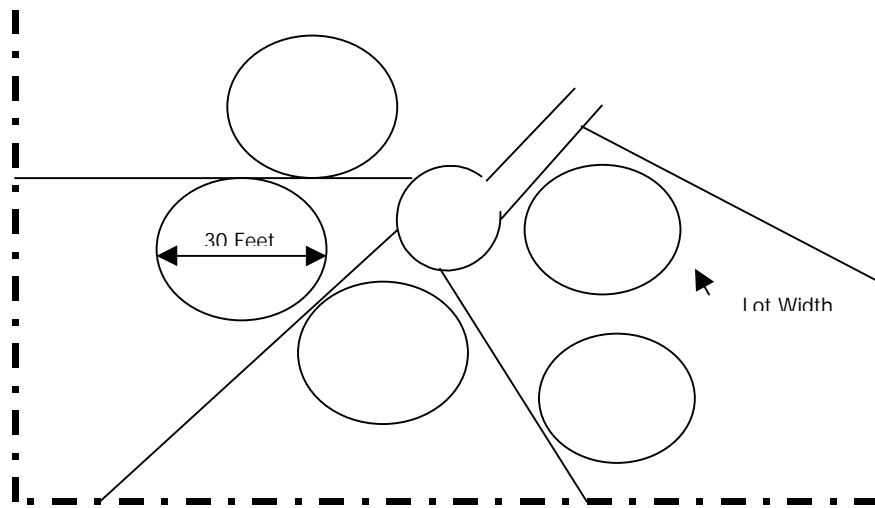
Discussion
The Committee concurred with the discussion in the draft interpretation response:

"K.C.C. 21A.12.050 describes how to make measurements for some of the standards,
including setback and minimum lot widths. K.C.C. 21A.12.050B provides:

     Measurement methods. The following provisions shall be used to
determine compliance with this title: . . .

        B. Lot widths shall be measured by scaling a circle of the applicable diameter within the boundaries of the lot, provided that an access easement shall not be included within the circle;

K.C.C. 21A.12.030 establishes a minimum lot width of 30 feet in zones R-4 through R-48. The RA zones all have minimum width of 135 feet. In the R-4 zone, this means that a circle of 30 feet must fit inside the boundaries of a lot. The following illustration, included in the subdivision dimension and density checklist provided by the Department, shows one application of this requirement:

30 Feet

Lot Width

Lot Width Measurement

K.C.C.21A.12.05B does not require that the circle fit within all the boundaries of a lot, i.e. that it be able to touch all of the boundaries of the lot. K.C.C. 21A.12.050B specifically recognizes that in the case of an access easement, this requirement does not apply. In addition, a requirement that the circle be able to touch all of the boundaries of the lot would be inconsistent with the purpose of K.C.C. Chapter 21A.12 to provide flexibility in project design and maintain privacy. K.C.C. 21A.12.010 In RA zoned properties, with a minimum width of 135 feet, such a requirement could be difficult to implement, particularly in situations where parcel boundaries may be uneven, such as along a stream or lake. Similar problems could arise in R zones, where it would be difficult to achieve the zoned density under such a requirement."

Conclusion
The Committee concurred with the conclusions in the draft interpretation response – K.C.C. 21A.12.050B requires that a circle with the diameter of the minimum lot width fit within the boundaries of the lot. To comply with this requirement, the circle only needs to fit within the boundaries of the lot. The circle is not required to be able to touch each boundary.