



King County
Building & Land Development Division
Parks, Planning and Resources Department
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TO: Greg Kipp
Lisa Pringle
Gary Kohler
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George McCallum
Harold Vandergriff
Lisa Lee
Ken Dinsmore

FM: Jerry Balcom JB 12/21/92

RE: Minutes of the September 27, 1991 Code Interpretation Meeting

Present: Lisa Lee, Hilda Hammon, Ken Dinsmore, Jerry Balcom, Steve Taylor, Susan Storwick, George McCallum

1. Five issues were raised regarding new construction or related activity connected with an existing single family residence under K.C.C. 21.54.030(B):

A. Is the new construction or related activity limited to only one addition?

No. A cumulative total of 1,000 square feet may be added to the footprint of the existing structures. There is no limit to the number of additions. For example, two additions, each of which add 500 square feet to the footprint of the existing structure, may be built (provided that the restrictions of the flood hazard areas are observed).

The meaning of the term "footprint" encompasses more than just the foundation of the building. The "footprint" runs along the outer edge of the structure (as defined in K.C.C. 21.04.840) from an aerial view. Additional square footage which is constructed only over an existing first story does not increase the footprint.

B. Does Section 21.54.030(B) mean that any one addition cannot increase the footprint by more than 1,000 square feet, but that there is no limit to the number of additions that may be constructed?

No. As stated above, there is no limit to the number of additions, but the cumulative increase in the footprint of the existing structure cannot exceed 1,000 square feet.



- C. Can a new, accessory structure be constructed within the buffer if the total footprint of all new construction does not increase the existing structure's footprint by more than 1,000 square feet?

Yes. New construction is not limited to that which is physically attached to the existing structure. It must be a permitted accessory use.

- D. What is the meaning of "further intrude," as used in Section 21.54.030(B)?

Any increase in the footprint of an existing structure into a stream, wetland, steep slope or associated buffers would be considered a further intrusion. In the case of an existing residential structure, such activity in the buffer area shall not be considered a further intrusion as long as the footprint does not increase by more than 1,000 square feet and the addition does lie closer to the sensitive area than the existing structure.

- E. Is a replacement or addition that is exempted by Section 21.54.030(B) still required to provide notice on title under Section 21.54.100?

No. Because the language of Section 21.54.030 completely exempts such actions from the provisions of the chapter and administrative rules, the notice on title requirement does not apply.

2. The following issues relate to the density credits in K.C.C. 21.54.080:

- A. What is the intent of offering density credits?

Density credit transfer is offered as an incentive for developers to provide additional protection to some fragile lands by clustering residences away from the sensitive features. Transferring density credit provides a compromise between not allowing any development on land containing sensitive areas and permitting development to occur on the portion of land without sensitive areas at the rate of density prescribed by the underlying zoning for the total parcel.

- B. Are alterations allowed within the sensitive area if density credit has been or will be given?

There are several instances in which the code lists exceptions which permit construction of public facilities within a sensitive area. Although the construction does alter the sensitive area, it is permitted as an exception to the sensitive area requirements. An activity allowed as an exception will have no bearing on the calculation of density credits.

3. The discussion of density credits broadened to include questions concerning Section 21.08.080, particularly 21.08.080(C)(4). No consensus was reached as to the meaning of "valuable natural feature." It was decided that a formal interpretation of Section 21.08.080(C)(4) would be written.

JB:STS

cc: Ann Dold
Madelyn Troxclair
Steve Taylor
Gordon Thomson
Henryk Hiller