



King County
Building & Land Development Division
Parks, Planning and Resources Department
3600 - 136th Place Southeast
Bellevue, Washington 98006-1400

June 8, 1992

TO: Greg Kipp
Lisa Pringle
Gary Kohler
Terry Brunner

George McCallum
Harold Vandergriff
Lisa Lee
Ken Dinsmore

FM: Jerry Balcom *JB*

RE: Minutes of the May 1, 1992, Code Interpretation Meeting

Present: Jerry Balcom, Terry Brunner, Ken Dinsmore, Harold Vandergriff, Lisa Lee, George McCallum, Gordon Thomson

1. May a single family dwelling be constructed on a substandard lot or combination of substandard lots, under KCC 21.48.250(A), when the owner has an existing residence built on the property prior to the effective date of the code?

No consensus was reached on this issue. Three positions were aired as follows: 1) A single family dwelling is allowed on the combination of substandard lots which were vacant after adoption of the code, 2) a residence is allowed on the remainder of the property if there is a pre-existing residence constructed prior to adoption of the code, and 3) all substandard lots have to be combined to form one lot, and one house only is permitted.

This issue will be included in the code interpretation on the substandard lot provisions. During the interim, Code Development's position is that provision for a second residence does not exist under KCC 21.48.250(A).

2. New Legislation.

a) Proposed ordinance 92-263 revising the lot combination requirements for substandard lots was discussed. There was agreement that the proposed language is confusing, and that the existing substandard lot provisions for two or more lots should be dropped from the code. Jerry Balcom will recommend to Council staff that KCC 21.48.250 be deleted in anticipation of adoption of the new zoning code.



b) The vesting ordinance is still in GMHE, undergoing comparison to vesting provisions in other states. Washington is apparently the only state to permit vesting at permit submittal instead of permit approval.

c) The SAO stand alone ordinance has not yet been sent to the Executive for review and transmittal to the Council. Council members, however, are being briefed by PP&R management in an effort to head-off any attempt to re-open SAO in its entirety.

3. Other matters.

Wetland buffer averaging will be addressed at the May 8, 1992 meeting.

cc: Gordon Thomson
Henryk Hiller

JB:GT:ib