



King County
Building & Land Development Division
Parks, Planning and Resources Department
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Bellevue, Washington 98006-1400

TO: Greg Kipp
Terry Brunner
Harold Vandergriff
Kyle Evans
George McCallum

Gary Kohler
Lisa Pringle
Lisa Lee
Ken Dinsmore

FM: Jerry Balcom *B 11/29/92*

RE: Minutes of the November 20, 1992 Code Interpretation Meeting

Present: Terry Brunner, Jerry Balcom, George McCallum, Lisa Lee, Ken Dinsmore, Steve Phelps, Betty Salvati, Gordon Thomson, Henryk Hiller

1. "Critical facilities" are defined in K.C.C. 21.04.273 by reference to occupancy categories in U.B.C. Table No. 23-K. However, the zoning code definition then goes on to list some of the facilities that are "included" as critical facilities, such as nursing homes and hazardous materials storage or production sites. Does this specific listing of facilities in K.C.C. 21.04.273 add to the list of critical facilities found in Table No. 23-K?

Yes. To the extent that the facilities listed in K.C.C. 21.04.273 also appear in U.B.C. Table No. 23-K, there is a redundancy. However, to the extent that the zoning code definition list facilities that do not appear in Table No. 23-K, the zoning code adds those facilities to the U.B.C. listing. As a result, all nursing homes are considered critical facilities, as are all sites of hazardous materials storage or production.

This all-inclusive definition poses practical difficulties, since by its terms it covers even single-family residences with small amounts of household materials that are considered hazardous. A code change will be proposed to correct this problem.

2. The AR zone permits the following three uses: (a) "dispersed recreation and outdoor recreation facilities"; (b) "resource-based commercial recreation facilities" (with a CUP); and (c) "recreational areas, commercial" (with a CUP) (see K.C.C. 21.21A.030(P), 21.21A.050(F), 21.21A.050(K), 21.44.030(J)). Which of these uses would include paintball games where there is a charge to play, two small stands where equipment is rented, a sanican and no permanent structures?



Paintball games in the AR zone are most appropriately considered a "recreational area, commercial" use. "Dispersed recreation" is an agricultural/forestry use in the AR zone that specifically excludes any developed recreational area. "Resource-based commercial recreation facilities" are at the other end of the spectrum; they are high-impact developments such as golf courses and destination resorts. "Recreational areas, commercial" are uses involving more than hiking and camping but that are not large, resource-consuming developments.

3. Legislative update.

- A. Because of councilmembers' holiday schedules, the hearing on the new zoning code has been postponed until early to mid-January.
- B. As a follow-up to the October 30, 1992 Code Interpretation Group meeting, it was decided that a code amendment will be proposed for K.C.C. 21.54.030(B) to clarify what are included as structures "in existence" on November 27, 1990.

JB:HH

cc: Tom McDonald
Herb Haines
Henry Opel
Steve Phelps
Ralph Colby
Steve Bottheim
Betty Salvati
Gordon Thomson
Henryk Hiller