



King County
Department of Development
and Environmental Services
3600 - 136th Place Southeast
Bellevue, Washington 98006-1400

TO: Chuck Kleeberg George McCallum
Greg Kipp Gary Kohler
Terry Brunner Lisa Lee
Kyle Evans Lisa Pringle
Harold Vandergriff Ken Dinsmore

FM: Jerry Balcom *JB 3/2/93*

RE: Minutes of the February 26, 1993 Code Interpretation Meeting

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

- 1A. If a common driveway for two interior lots is created by joint-use easement, is the driveway a "street" under the zoning code?
- B. If the joint-use driveway runs perpendicular to the street along the common boundary line, how are front and side yards measured?
- C. Can a driveway or private street run along a required yard?

It was determined that zoning code amendments are needed to deal consistently with each of these issues.

The zoning code does not contain a definition of "driveway," and its definition of "street" does not provide any help in determining whether and under what circumstances a driveway is considered a street (see K.C.C. 21.04.825). While the County Road Standards provide more of a distinction between a driveway and a street, the Road Standards cannot define terms for the zoning code. If the joint-use driveway is considered a street, then the lot may be considered a corner lot rather than an interior lot, depending on the length of the street frontage (see K.C.C. 21.04.570, 21.04.565).

K.C.C. 21.50.060(B)(5) states that no internal aisles or roadways are permitted in any required yards unless authorized by the manager under K.C.C. 21.51.050 or unless a variance is obtained. That section goes on to state that driveways may cross required yards to provide access between off-street parking facilities and the street. There is, however, some flexibility in setting yard requirements in subdivisions (K.C.C. 21.48.270).



No consensus was reached regarding the point from which the yard is measured when the joint-use driveway is located along a property line; i.e., whether the yard is measured from the property line or the near edge of the driveway (see K.C.C. 21.04.930, 21.48.120).

2. Legislative update.

- A) Proposed Ordinance 93-127 would extend the East Sammamish interim zoning until June 18, 1993. The Council's current schedule is to adopt the community plan before that date.
- B) New Zoning Code: The new Unincorporated Affairs Committee of the Council will hold three community meetings on the proposed zoning code during late March and early April. That committee will then make a recommendation to the GMH&E Committee, which plans to act on the new code by mid-May. Adoption could then occur by mid-June. It is unclear which zoning code East Sammamish will use.

As to conversion, we have been directed by the Council to draft a budgetary proposal to do the entire conversion in a 10 to 12 month period after adoption. That should avoid having two codes in effect at the same time. DDES training for the new code will begin after adoption, probably in the fall.

- C) The ordinance adopting the Northshore Community Plan was signed by Tim Hill on February 1, 1993, and so became effective ten days later.
- D) The vesting ordinance was discussed by the GMH&E Committee on February 24, 1993, and may be passed out of committee by mid-March.

JB:HH

cc: Ann Dold
~~Gordon Thomson~~
Henryk Hiller