



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

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

FM: Jerry Balcom ~~10~~ 10/14/93

RE: Minutes of the October 8, 1993 Regulatory Review Committee Meeting

Present: Lisa Pringle, Betty Salvati, George McCallum, Gordon Thomson, Henryk Hiller, Jerry Balcom

1. Among the permitted agricultural and forestry uses in the AR zone is "dispersed recreation and outdoor recreation facilities such as primitive campsites," but this use specifically excludes "developed campsites with utility hookups" (K.C.C. 21.21A.030(P)). Does "primitive campsites" include clearing for individual campsites, clearing for access roads, the drilling of a central well, and central bathing and sanitary facilities?

The Committee concluded that a campground with central bathing and utility facilities more closely resembles a "developed recreation" facility (K.C.C. 21.04.290) than it does a "dispersed recreation or outdoor recreation facility" (K.C.C. 21.21A.030(P)). "Developed recreation" facilities specifically include "campgrounds with utility buildings or hookups" (K.C.C. 21.04.290), while the "dispersed recreation and outdoor recreation facilities" listed in the AR zone are characterized by only rudimentary development (trails, trail heads and warming huts) and expressly exclude "developed campsites with utility hookups" (K.C.C. 21.21A.030(P)).

A "developed recreation" facility would be permitted in the AR zone with a conditional use permit (see K.C.C. 21.44.030(L)).

2. Are retention/detention facilities considered "public or institutional uses," thereby requiring landscaping under K.C.C. 21.51.030?

K.C.C. 21.51.030(E) provides a list of "public or institutional uses" for landscaping purposes. That list includes "public utility facilities," churches, schools, hospitals, "and similar uses." Since the Surface Water Management Division is now a public utility (see K.C.C.



21.04.695), all retention/detention facilities owned by SWM are "public utility facilities" and so are considered "public or institutional uses" for landscaping purposes.

Privately-owned retention/detention facilities would be "public or institutional uses" if they are considered among the "similar uses" identified in K.C.C. 21.51.030(E). We will evaluate whether it would be appropriate to identify by administrative interpretation or public rule just what constitute "similar uses" for purposes of that code section.

3. Legislative update.

- A) Preliminary plats. The proposed amendment to the subdivision code, removing the requirement that building setbacks be shown on preliminary plat applications, will go before the GMH&E Committee on October 13, 1993.
- B) Sensitive areas. The proposed ordinance which would permit DDES to modify or waive SAO provisions relating to Class 3 wetlands, Class 3 streams, and some steep slopes on small urban lots to allow for the construction of one or two-family residences will go before the full Council later this month.
- C) New Zoning Code. The Fiscal Management Committee recommended Do Pass on the supplemental budget request for conversion staff. If the request passes the full Council, training for DDES staff will probably begin next Spring, with some accelerated training possible before then as needed.

JB:HH

cc: Ann Dold
Greg Borba
Betty Salvati
Gordon Thomson
Henryk Hiller