



King County
Department of Development
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FM: Jerry Balcom *JB 3/17/94*

RE: Minutes of the March 11, 1994 Regulatory Review Committee Meeting

Present: Jerry Balcom, George McCallum, Gloria Chow, Gordon Thomson

1. Is a "wellness institute" which provides instruction in hypnosis a specialized instruction school?"

The zoning code defines a specialized instruction school as: "a school providing specialized instruction in areas including, but not limited to art, dance, music, cooking and driving. A specialized instruction school is distinguished from institutions such as vocational-technical schools in that it does not provide a full range of courses." (K.C.C. 21.04.792) The committee determined that instruction in hypnosis is included within this definition. Whether or not students reside in the local area, and the number of classes held per week are not considerations for determining consistency with the definition. In some zones, such as the AR, the provisions of K.C.C. 21.44.030 (R) apply. Modification of these provisions requires approval of a conditional use permit.

In the example discussed by the committee, a larger issue was raised concerning the mix of uses which may occur on a site which provides specialized instruction in hypnosis. Multi-day seminars given which accommodate clients overnight, and hypnosis therapy practiced on patients do not fall within the purview of a specialized instruction school. If not permitted in the zone as an outpatient clinic use, the hypnosis therapy use may be considered a home occupation, subject to the limitations of that use and the zone in which it is located. Overnight stays, or dormitory uses, however, are more problematic. The example considered by the committee is located in the AR zone. So-called dormitory use within the AR zone could conceivably be permitted as a bed and breakfast under K.C.C. 21.21A.040 (A), subject to the limitations of

that use. The number of guests, however, is limited to five. If the structure accommodating the guests is built to R-1 standards, the number of guests may be increased to ten. The accommodation of more than ten overnight guests might be considered if camping facilities were provided, subject to K.C.C. 21.44.030 (L). The consensus of the committee, however, was that such a use in conjunction with a specialized instruction school of the kind discussed here would be unlikely. The committee also affirmed that parking and other code requirements must be determined for each use.

cc: Gordon Thomson

JB:GT