

## REGULATORY REVIEW COMMITTEE

- MINUTES -

**MEETING DATE:** May 30, 1997

**TO:** Building Services Division Staff                      Land Use Services  
Division Staff

Chris Ricketts  
Pam Dhanapal  
Terry Brunner  
Ken Dinsmore

Mark Carey  
Lisa Pringle  
Marilyn Cox  
Gordon Thomson

Greg Kipp, Deputy Director  
Chuck Maduell, Prosecuting Attorney's Office

**FM:** Sophia Byrd, Code Development Coordinator

Present: Sophia Byrd, Gordon Thomson, Ken Dinsmore, Tom McDonald, Mark Carey, Larry Faucher

**1. What are the appropriate setback and site distance requirements for fully enclosed garages in multifamily developments? (KCC 21A.12.210) (Tom McDonald)**

Building Services Division (BSD) has found a lack of sufficient sight distance on private driveways within multifamily developments which are increasingly building garages instead of carports. K.C.C. 21A.12.210 requires that a sight distance triangle apply to "all intersections and site access points." The provision states that the triangle shall contain no fence, berm, vegetation, on-site vehicle parking area, signs or other physical obstructions between 42 inches and eight feet above the existing street grade. The Zoning Code does not include a definition of "site access point." However, the group determined that the provision does not limit its application to use within developments with private driveways.

BSD will attempt to develop site distance triangles to address proposed multifamily developments with private driveways. If this is found to be impractical, a code amendment may be proposed.

**2. Does the preapplication fee credit apply to hourly fees? (Ordinance 12196, section 10(A)) (Larry Faucher)**

Section 10(A) of Ordinance 12196 requires that 100% of the preapplication fee be credited toward the permit. However, there is a loss to DDES on hourly fees due to double counting. If, for example, there is a permit fee of \$1,000 for 10 hours worth of work (calculated at 10 hours x \$100/hour), and a \$200 preapplication fee was previously charged two hours worth of work, the applicant would be charged \$800 for the permit fee (\$1,000 permit fee - \$200 preapplication credit). However, the two hours of preapplication review has saved the department two hours worth of work on the permit. Therefore, only eight hours work will have occurred during permit review, resulting in a total fee of \$600 instead of \$800.

Because of the clear and unambiguous language requiring the 100% credit on all preapplication fees used in Ordinance 12196, the group determined that a code amendment is necessary to resolve this issue. The department will propose that the Executive include the amendment in the 1997 fee ordinance prior to its transmittal to the Council.

**3. Is topsoil mixing permitted in the Mining (M) zone? (Mark Carey)**

Standard Industrial Code (SIC) Major Group 14 is allowed in the M zone (K.C.C.21A.08.090). Major Group 14 includes peat screening and fill dirt pits (SIC 1499). Topsoil screening includes importing sand, sawdust, finish compost, peat, and dirt and mixing and blending of the materials into topsoil mixtures. The group therefore determined that topsoil mixing is consistent with the uses allowed in the M zone.

SB:sm

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cc: Tom McDonald, Technical Screening Supervisor  
Larry Faucher, Program Analysis & Information Services Manager  
Priscilla Kaufmann, Code Development Planner