

# REGULATORY REVIEW COMMITTEE

- MINUTES -

**MEETING DATE:** June 27, 2001

<b>TO:</b> Building Services Division Staff	Land Use Services Division Staff
Chris Ricketts	Joe Miles
Jim Chan	Greg Borba
Pam Dhanapal	Lisa Pringle
Ken Dinsmore	

Caroline Whalen, Deputy Director  
Harry Reinert, Special Projects Manager  
Tim Barnes, Prosecuting Attorney's Office

**FM:** Lisa Pringle, Co-Chair

Present: Greg Borba, Jim Chan, Pam Dhanapal, Ken Dinsmore, Lisa Pringle, Harry Reinert, Chris Ricketts, Randy Sandin

Issue:

- 1. Do all "development proposals" located on property containing sensitive areas or buffers require a Notice on Title, even if they do not increase the footprint, such as permits for commercial and residential interior remodels, mechanical and fire systems, decks and signs? (K.C.C. 21A.24.170)  
(Jim Chan and Steve Bottheim)**

Discussion:

This issue is virtually the same issue that was discussed at the June 28, 2000 RRC meeting. It was revisited to discuss possible exemptions to K.C.C. 21A.24.020 (applicability) and K.C.C. 21A.24.170 (Notice-on-Title).

K.C.C. 21A.24.020(B) states "King County shall not approve any permit or otherwise issue any authorization to alter the condition of any land, water or vegetation or to construct or alter any structure or improvement without first assuring compliance with the requirements of this chapter."

K.C.C. 21A.24.170 states “The owner of any property containing sensitive areas or buffers on which a development proposal is submitted, except a public right-of-way or the site of a permanent public facility, shall file a notice approved by King County . . . .”

K.C.C. 21A.06.310 defines development proposal as “any activities requiring a permit or other approval from King County relative to the use or development of land.”

It was also discussed that if a definition includes any permit from DDES, could it be modified through an amendment of the Public Rules Chapter 21A-24 Sensitive Areas: Notice on Title.

Finally, it was discussed if K.C.C. 21A.24.170 allows the applicant the opinion of using text only to describe the sensitive area(s) vs. mapping the sensitive areas.

Conclusion:

The group determined that the definition of “development proposal” means anything for which a person needs a permit from DDES. As the code is currently written, a Notice on Title is required to be filed. It was determined, in consultation with the Prosecuting Attorney’s Office, that amending the rule to specify what permit types we mean to exempt from a Notice on Title will resolve the issue. Harry Reinert and Randy Sandin will begin work on amending the rule. The rule amendment will address the issue of text vs. mapping and will most probably give the applicant the choice regarding which method is used.

cc: Tim Barnes, Prosecuting Attorney's Office  
Steve Botthheim, Site Development Services, Land Use Services Division