



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

TO: Bob Derrick
Greg Kipp
Terry Brunner
Harold Vandergriff
Mike Sinsky
Gary Kohler
Lisa Pringle
Anna Nelson
Ken Dinsmore
Ikuno Masterson

FM: Jerry Balcom JB 1/27/95

RE: Minutes of January 20, 1995 Regulatory Review Committee Meeting

Present: Terry Brunner, Harold Vandergriff, Anna Nelson, Mike Sinsky, Henryk Hiller, Jerry Balcom

1. Are school impact fees to be collected for accessory dwelling units?

Although an accessory residential unit is subordinate to the principal residence on a site, it is still considered a separate dwelling unit under both the old and new zoning codes (K.C.C. 21A.06.350, K.C.C. 21.04.310(F)). School impact fees are to be assessed for each new residential unit (K.C.C. 21.61A.030(A), Ord. 11621 § 111(A)). Since there is no exception for accessory units in either code's impact fee provisions, school impact fees should be collected for those units (K.C.C. 21.61A.070, Ord. 11621 § 116). As we make the switch to the new zoning code, it is clear that impact fees are to be assessed for accessory dwellings units.

A code amendment will be proposed to provide an exception from impact fees in the case of temporary mobile homes for medical hardship (K.C.C. 21A.32.170).

2. Legislative update.

Smaller zoning code changes will be submitted to the County Council on a quarterly basis. One of these quarterly submittals is awaiting transmittal from the Executive. It contains proposed ordinances regarding swimming pool standards, the definition of "applicant," fire lanes, and references to the new zoning code.

A technical corrections package to cover a few larger gaps or overlaps in the recently adopted development regulations is to be transmitted to the Executive shortly.

JB:HH

cc: Henryk Hiller

