

REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: August 23, 1996

TO: Bob Derrick
Greg Kipp
Tom McDonald
Mark Carey
Gary Kohler
Lisa Pringle

Pam Dhanapal
Ken Dinsmore
Harold Vandergriff
Terry Brunner
Anna Nelson
Mike Sinsky

FM: Jerry Balcom

Present: Jerry Balcom, Pam Dhanapal, Harold Vandergriff, Priscilla Kaufmann, Connie Blumen

- 1. Can provisions in the Development Standards Chapters of the code expand the range of permitted uses specified in K.C.C. 21A.08? (See K.C.C. 21A.30.062(C)) What are the distinctions between “accessory dwellings” and “accessory living quarters” (K.C.C. 21A.06.010, .020, .350), “housing for agricultural workers and families” (K.C.C. 21A.06.025) and “caretaker’s accessory living quarters” (K.C.C. 21A.30.062(C))? Are primary residences required to establish all of the preceding residential uses? Are there any limits on the size or number of allowed accessory living quarters or the size of the site on which they can be located? (Pam Dhanapal)**

The development standards chapters are designed to provide additional standards but cannot add additional uses. Only those uses listed in K.C.C. 21A.08 are permitted. Therefore even though K.C.C. 21A.30.062(C) states that a caretaker’s accessory living quarters may be located in a barn or stable, that is a standard on where the use can be located when it is permitted rather than establishing it as a permitted use.

Accessory living quarters are distinguishable from accessory dwellings in that they do not contain kitchen facilities. Housing for agricultural workers and

families and accessory dwellings are indistinguishable in K.C.C. 21A. However primary residences are required to establish all of the preceding residential uses.

Setback requirements for livestock buildings contained in K.C.C. 21A.30.062 do not apply to any uses permitted within the livestock building. Therefore there would be no setback requirement for caretaker's accessory living quarters or housing for agricultural workers and families if legally located within the livestock building.

The Committee felt that a code amendment should be drafted to establish a distinction between housing for agricultural workers and families and accessory dwelling units. This amendment could include the prohibition against locating housing for agricultural workers and families within a barn or stable. In addition, development conditions should be established for caretaker's accessory living quarters similar to those for residential and resource accessory uses in K.C.C. 21A.08.030(B)7. and K.C.C. 21A.08.090(B)3.

Finally, K.C.C. 21A.30.062(A)2 should be reworded to replace "caretaker's accessory living quarters" with "accessory living quarters for a caretaker" since it now reads that the living quarters are accessory to the caretaker's unit. Also K.C.C. 21A.30.062(C) should be deleted since it is already covered in subsection (A)2.

2. Legislative Update.

Council Action

The Vashon Town Plan was adopted by the Council and signed by the Executive. A variety of P-suffix conditions have been adopted, most notably, restrictions on uses in the community business and industrial zones.

In Review

Proposed ordinance 96-458, eliminating "deliberate action" criterion for variances, and proposed ordinance 96-457, clarifying and creating flexible provisions for storage space and collection points for recyclables, have passed out of the Growth Management, Housing and Environment Committee (GMH&E).

A council proposed ordinance has been drafted relating to temporary mobile homes for medical hardships. A number of conditions must be met to establish this use such as, a certified statement from a doctor verifying that the individual requires 24-hour medical care, that the caretaker must reside on the site and that

the caretaker is needed to provide professional medical care rather than just housekeeping duties.

A council proposed ordinance which would allow townhouse development in the NB zone on property designated Commercial Outside of Center in the 1994 King County Comprehensive Plan, as amended, will be on the GMH&E committee agenda September 1, 1996. Council proposed ordinance 96-574, which establishes a land use called "resource-based development", will be on the GMH&E committee agenda September 18, 1996.

The first possible GMH&E committee hearing on the Phase 2 Zoning Conversion ordinance package will be September 25, 1996. It is unlikely that this ordinance package will be adopted before the end of the year.

JB:pk

cc: Priscilla Kaufmann, Code Development Planner
Connie Blumen, Code Development Planner