



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: AUGUST 14, 2003

TO: Building Services Division Staff
Jason King, Manager
Chris Ricketts, Asst. Manager
Jim Chan
Kenneth Dinsmore
Pam Dhanapal
Stephanie Warden, Director
Lisa Pringle, Land Use Planning and Education Supervisor
Harry Reinert, Special Projects Manager
Tim Barnes, Prosecuting Attorney's Office

Land Use Services Division Staff
Joe Miles, Manager
Greg Borba
Karen Scharer

FM: Lisa Pringle, Co-Chair

Present: Greg Borba, Harry Reinert, Jason King, Jim Chan, Kenneth Dinsmore, Lisa Pringle, Pam Dhanapal, Timothy Barnes (via phone) and Karen Scharer

1. In the RA zones, are apartment type dwelling units with kitchens allowed to house staff in association with a camp/conference center?

Background

The definition of a conference center is:

- (K.C.C. 21A.06.235) "Conference center: an establishment developed primarily as a meeting facility, including only facilities for recreation, overnight lodging, and related activities provided for conference participants."

Discussion

It is assumed that one kitchen would be present in a camp or conference center; other kitchens may exist also. Since a camp or conference center is used on a temporary basis, lodging units with kitchens are not considered apartment-type dwellings. Staff of a conference center might stay overnight only, or may stay year around while primarily being employed by the conference center.

Conclusion

As conference centers and camps lodge people on a temporary basis, lodging for staff or guests does not meet the definition of dwelling. Thus, units with kitchens are allowed for those using the units temporarily. This would include lodging of staff while employed by the center on short or long-term bases.

It was also determined that a code amendment is needed to clarify allowable uses within private campgrounds/resorts and conference centers.

- 2. Is housing/lodging for up to 110 students from an out-of-state college for 7 to 8 weeks at a time allowed as accessory to a church under the provisions for a dormitory (K.C.C. 21A.08.030)? Or, could students be housed/lodged under the provisions allowing conference centers and associated lodging?**

Background

The definition of a church and dormitory are:

- (K.C.C. 21A.06.185) "Church, synagogue or temple: a place where religious services are conducted, including those uses located in SIC Industry No. 866 and including accessory uses in the primary or accessory buildings such as religious education, reading rooms, assembly rooms, and residences for nuns and clergy. This definition does not include facilities for training of religious orders."
- (K.C.C. 21A.06.330) "Dormitory: a residential building that provides sleeping quarters, but not separate dwelling units, and may include common dining, cooking and recreation of bathing facilities."

Discussion

The housing/lodging for up to 110 students and teachers is at a church-related camp with RA zoning. The students and teachers would attend/teach off-site classes. They would live in the housing for 7-8 weeks at a time. The housing described meets the definition of a dormitory. A dormitory is only allowed in the RA zone as accessory to a church or school.

Conclusion

After discussion of the proposed use of the property, it was determined that it does not meet the definition of a church or a school. Thus, the proposed use, a dormitory to house students and staff, is not allowed.

It was also determined that a code amendment is needed to clarify allowable uses within private campgrounds/resorts and conference centers.

- 3. A proposed church facility (Buddhist monastery) is proposing several bedrooms within the main church building to be used by visiting monks and other guests who would stay a few days to several weeks at a time. Is this an allowed accessory church used in the RA zone?**

Background

The definition of a church is:

- (K.C.C. 21A.06.185) "Church, synagogue or temple: a place where religious services are conducted, including those uses located in SIC Industry No. 866 and including accessory uses in the primary or accessory buildings such as religious education, reading rooms, assembly rooms, and residences for nuns and clergy. This definition does not include facilities for training of religious orders."

Discussion

The definition of a church includes "residences for nuns and clergy" as a permitted accessory use. It also states "including accessory uses in the primary or accessory buildings such as" Finally, dormitories are allowed as an accessory use to a church.

Conclusion

It was determined that non-clergy are permitted to stay at a church, as an accessory use to the church. They could stay in the main building or a separate building. Clarification of the location and any limitations to the number of non-clergy can be addressed as part of the Conditional Use Permit process.