



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

REGULATORY REVIEW COMMITTEE - MINUTES -

MEETING DATE: March 10, 1995

TO: Greg Kipp
Terry Brunner
Harold Vandergriff
Mike Sinsky
Lisa Pringle
Anna Nelson
Ken Dinsmore

FM: Jerry Balcom *3/24/95*

Present: Jeff Bunnell, Priscilla Kaufmann, Anna Nelson, Terry Brunner, Gary Kohler,
Henryk Hiller, Jerry Balcom

1. Short plats are often developed with private roads that may be in a separate tract, but the roads are sometimes developed in an easement on individual lots. KCC 21A.12.030(B)(5) states that the maximum impervious surface standard applies "to each individual lot." If a private road on one property benefits other lots as well, does the road count as impervious surface for the lot it runs across? Can the roadway also count as impervious surface for those other lots benefited by it?

If a roadway is in a separate tract (or is dedicated county right-of-way), it is not part of the "lot" and so would not count toward the impervious surface limit for that lot (see KCC 21A.06.725). However, if the roadway crossing a lot is in an access easement, it is part of the lot and so does count toward that lot's impervious surface limit (see KCC 21A.06.620). The portion of the access easement in each lot counts as impervious surface for that lot only.

A proposed code amendment currently before the County Council (Proposed Ordinance 95-158) would exclude access easements from the definition of "impervious surface." However, until that ordinance is adopted, the paved or graveled access easement crossing a lot counts as impervious surface for that lot.



2. KCC 21A.14.210 states that "developments" are to provide storage space for the collection of recyclables in accordance with that section. Subsection (A) then indicates the amount of storage space that must be provided for specific developments (including multiple dwelling developments; office, educational and institutional developments; manufacturing and other non-residential developments; and retail developments). Do the storage space requirements only apply to new developments of the type listed? Or do they apply, for example, to permits for parking lot revisions, tenant improvements, or other modification of previously developed sites?

Since KCC 21A.14.210 states that developments are to provide storage space for recyclables collection "as follows," and then lists the amount of storage space required for specific developments, the committee concluded that the storage space requirements apply only to the developments listed. For example, for every 1,000 sq.ft. of building gross floor area in an office development (whether it is a new building or an addition), two sq.ft. of storage space must be provided (KCC 21A.14.210(A)(2)).

We will consider the appropriateness of waiver or functional-equivalency language to cover specific situations, such as when pick-ups are made more often (see, for example, KCC 21A.18.030(B)).

JB:HH

cc: Bob Derrick
Tom McDonald
Mark Carey
Ikuno Masterson
Jeff Bunnell
Priscilla Kaufmann
Gary Kohler
Henryk Hiller