



King County
Department of Development and Environmental Services
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REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: April 19, 2000

TO: Building Services Division Staff Land Use Services
Division Staff

Lynn Baugh
Nathan Brown
Beth Deraitus
Pam Dhanapal
Ken Dinsmore
Chris Ricketts

Mark Carey
Greg Borba
Lanny Henoch
Lisa Pringle
Gordon Thomson

Caroline Whalen, Deputy Director
Kevin Wright, Prosecuting Attorney's Office

FM: Lisa Pringle, Planner IV (Interim Code Development Coordinator)

Present: Justin Abbott, Pam Dhanapal, Ken Dinsmore, Lanny Henoch, Priscilla Kaufmann, Lisa Pringle, Manuela Winter

Issue:

1. **How should the Conditional Use Permit (CUP) criteria, which addresses conditional uses, be applied to a TDC receiving site that is accepting additional residential density in the form of single detached dwelling units, in a zone where the single detached dwelling unit is an outright permitted use?
(Priscilla Kaufmann)**

Discussion:

The Committee discussed a short plat application, currently under review, using the Transfer of Development Credits (TDC) Program. A public hearing is not required, so the criteria in K.C.C. 21A.55.170.A.4 applies. The review requires that the TDC proposal be evaluated by the same decision criteria as that for conditional use permits (K.C.C. 21A.44.040). Discussion then centered around complying with K.C.C. 21A.44.040.A related to compatibility and if specific design requirements should be applied to the application approval to assure compatibility. It was determined that since the proposal is within the maximum density standards of the zone, the proposal is generally compatible and no specific design standards are required.

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K.C.C. 21A.55.150.M states that the "TDC receiving site development shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the TDC receiving site development." The standards that could be increased as a result are base height; maximum impervious surface.

Residential Density Incentive (RDI) developments allow similar standard changes; they require, however, that "an RDI proposal in the R-4 through R-8 zones shall conform to the height requirements of the underlying zone in which it is located."

Conclusion:

It was determined that since the proposal is within the maximum density standards of the underlying zone, the proposal is compatible. The only additional condition to add to TDC proposals in the R-4 through R-8 zones is to restrict height requirements to that of the underlying zone, as is done in RDI developments. A code change to state this is recommended.

LP:sm

cc: Tim Barnes, Prosecuting Attorney's Office