

Proposed 2009 King County Process Improvements

KCC	Description	Comments
Condominiums and Binding Site Plans		
19A.04 (New) 19A.20.010 19A.20.020 19A.24.010 19A.24.030	<ul style="list-style-type: none"> Clarify purpose of review and simplify procedure for recording condominiums and binding site plans. 	
Boundary Line Adjustments		
19A.28.020	<ul style="list-style-type: none"> Boundary line adjustment that eliminate lot lines is considered a minor adjustment. Department may specify format and requirements. 	<ul style="list-style-type: none"> Will allow DDES to simplify process for approving boundary line adjustments when lot lines are being eliminated.
Pre-application Conferences		
20.20.030	<ul style="list-style-type: none"> Department will assign a project manager for a pre-application conference. Information presented at the pre-application conference is valid for one year. Current period of validity is 180 days. 	<ul style="list-style-type: none"> Project managers ensure smooth project processing and reduce overall cost to applicants.
Notice of Application		
20.20.060	<ul style="list-style-type: none"> Notice of Type 1 permits that do not require a notice of application will be posted on the DDES website and by electronic newsletter. A notice of application will be posted on the DDES website and by electronic newsletter. Published notice in the official county newspaper is not required. <p style="color: green;"><i>Some do not have computers or easy access to them, to eliminate all non-electronic notification will disadvantage these people.</i></p>	<ul style="list-style-type: none"> Most Type 1 decisions currently require no public notice. Eliminating requirement for newspaper notice will reduce costs and delay in providing notice.
Preapplication Community Meetings		
New Section	<ul style="list-style-type: none"> Establishes procedures for preapplication community meetings that are required for some types of permitted uses. <p style="color: red;"><i>For what specific "types of permitted uses" will there be Preapplication Community meetings ?</i></p> <p style="color: blue;"><i>These are identified later in the summary: museums and libraries in R12- 48 zones, social services in the RA zones when reusing surplus public facilities, and small retail establishments in R-12-48 zones.</i></p> <p style="color: green;"><i>OK.</i></p>	<ul style="list-style-type: none"> Provides notice and opportunity for community to be advised about some types of proposed uses.
Permit Timelines		
20.20.100	<ul style="list-style-type: none"> The department may deny or cancel a permit if an applicant fails to provide acceptable studies, reports, or other information after two requests. 	<ul style="list-style-type: none"> Repeated requests for information results in increased permit costs for applicants & time consuming process for applicant & the dept.
Rezoning		
20.24.190	<ul style="list-style-type: none"> Clarifies standards for hearing examiner when deciding whether to approve a rezone or shoreline environment redesignation. <p style="color: red;"><i>What parts of the "current code are outdated" ?</i></p> <p style="color: red;"><i>What "standards" are being "clarified" ?</i></p> <p style="color: blue;"><i>Look at p. 20-21 of the latest proposed draft. The basic change is to allow a proposed rezone if it is consistent with the Comp Plan. There have been some recent cases where the Hearing Examiner has turned down rezones that were consistent with the comp plan because of the way he has interpreted the existing code.</i></p> <p style="color: green;"><i>OK.</i></p>	<ul style="list-style-type: none"> Current code is outdated and has led to confusion about when a rezone should be allowed.

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Zoning Code (Title 21A)		
Permitted Uses		
21A.20.030 (Residential Uses)	<ul style="list-style-type: none"> • Allows cottage housing as a permitted use in the R1 – R8 zones. <i>What are current conditions ?</i> Look at p. 28, Condition 16. <i>OK.</i> • Allows bed and breakfasts in the F zone as a permitted use under the same conditions as in the RA zone. <i>What are current conditions ?</i> Look at p. 27, Condition 10. <i>The “F” zone designation looks like a typo, as the p. 23, table doesn’t have anything in the “F” column next to B&Bs.</i> 	<ul style="list-style-type: none"> • Cottage house is currently a conditional use. • In the A zone, B&Bs are a permitted use only for up to five guests
21A.08.040 (Recreational/Cultural Uses)	<ul style="list-style-type: none"> • Clarifies the application of SIC 7999 – Amusement and Recreation Services. • Allow museums and libraries in the R12- R48 zones as a permitted use. Will require a preapplication • Allow drive-ins and amusement parks in the RB zone as a permitted use. <i>Amusement parks and movie drive-ins are inappropriate for RB zone.</i> <i>RB is a regional business zone. These two uses are already allowed in those zones, but require a conditional use permit. The change is to allow them as a permitted use.</i> <i>We don’t like this, at the least, keep as is.</i> • Allow conference centers in the CB zone as a permitted use. <i>Conference centers are inappropriate for RA zone.</i> <i>Conference centers are allowed in the RA zone under very limited circumstances and the proposal is making no change to those provisions. The change is to allow them in the Community Business zone as a permitted use, the same as for other commercial zones.</i> <i>OK.</i> 	<ul style="list-style-type: none"> • The application of SIC 7999 under the zoning code is confusing and difficult to interpret. • Currently allowed as a conditional use or as a permitted use when accessory to a park. community meeting. • Currently allowed as a conditional use. • Currently not allowed in the CB zone.

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21A.08.050 (General Services Uses)	<p>Allow cemeteries in the residential zones as a permitted use, subject to conditions. <i>What are these "conditions" ?</i> See p. 46, Condition 5 – structures need to maintain 100 foot setback from adjoining residential properties <i>OK.</i></p> <p>Allow miscellaneous repair facilities in the A and RA zones as a permitted use when accessory to a forestry or agricultural use. <i>What are the current conditional-use allowances ?</i> See p. 52, Condition 33. <i>OK.</i></p> <p>Allow social service uses as a permitted use in the residential zones and the NB zone when reusing a surplus non-residential facility. Otherwise, allow as a conditional use. Requires a preapplication community meeting. <i>"Social service uses" should not be permitted even as a conditional-use in the residential RA zone.</i> <i>We will have to disagree on this. Even rural residents need some social services close to where they live.</i> <i>At the very least, leave as a conditional use.</i></p> <p>Allow dog training facilities in the RA and UR zones as a permitted use, subject to conditions. The facilities are limited to classes of 12 dogs. <i>What are these "conditions" ?</i> See page 52, Condition 34. <i>OK.</i></p> <p>Allow kennel-free dog day care facilities in the RA zone as a permitted use, subject to conditions. <i>What are these "conditions" ?</i> See page 53, Condition 36. <i>OK.</i></p>	<p>As a permitted use, only columbariums are allowed and only when accessory to a church.</p> <p>As a reuse of a surplus facility, social service uses currently require a conditional use permit.</p> <p>In the RA and UR zones, dog training facilities require a conditional use permit.</p> <p>Kennel-free dog day care facilities are currently only allowed as a conditional use.</p>
21A.08.060 (Government/Business Services Uses)	<p>Allow self-service storage as a permitted use in the R12-48 zones when accessory to an apartment development of at least 12 units.</p>	<p>These self-service storage uses are currently a conditional use.</p>
21A.08.070 (Retail Uses)	<p>Allow small department stores, food stores, restaurants, florists, book stores, and drug stores in the R12-48 zones as a permitted use, subject to conditions. Requires a preapplication community meeting.</p>	<p>Small scale retail uses are currently allowed as a conditional use subject to these same conditions.</p>
21A.08.080 (Manufacturing Uses)	<p>Allow food processing and wineries and breweries in the NB, CB, and RB zones as permitted uses, subject to conditions. <i>Why is the current code being changed ?</i> <i>To provide additional opportunities for folks who live in the rural area to also work in the rural area.</i> <i>There should be a requirement for Public Notice.</i></p>	<p>Food processing and wineries and breweries are generally not allowed in these zones under the existing code.</p>

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Critical Areas		
21A.24.045	<ul style="list-style-type: none"> · Allow new on-site septic system or well as an allowed alteration in wetland and aquatic area buffers, but not in a severe channel migration hazard area. <p style="text-align: center;"><i>What is being changed ?</i></p> <p style="text-align: center;"><i>The process by which wells and septic tanks are approved. Current process is similar to a variance and can be expensive. The alternative proposed will provide the same environmental benefit at lower cost.</i></p> <p style="text-align: center;"><i>See page 109, Condition 63. OK.</i></p>	<ul style="list-style-type: none"> · Septic systems and wells in buffers currently require an alteration exception.
21A.24.325 21A.24.	<ul style="list-style-type: none"> · If a wetland or aquatic area buffer includes a steep slope, the buffer is the greater of the buffer specified for the critical area or the top of the slope. <p style="text-align: center;"><i>What is being changed ?</i></p> <p style="text-align: center;"><i>Explained in the comment column.</i></p> <p style="text-align: center;"><i>OK.</i></p>	<ul style="list-style-type: none"> · The code currently sets the buffer as the greater of the specified buffer or 25 feet beyond the top of the slope
Temporary Uses		
21A.32.120	<ul style="list-style-type: none"> · Temporary use permit valid for one year. · Temporary use permit may be renewed annually up to five years <p style="text-align: center;"><i>Please provide specific examples as to where either of these would be applied.</i></p> <p style="text-align: center;"><i>Rural property owner who wants to hold weddings.</i></p> <p style="text-align: center;"><i>OK.</i></p>	<ul style="list-style-type: none"> · Currently, temporary use permits are only valid for 180 days in a year and may not be renewed.
Transfer of Development Rights		
21A.37.020 21A.27.040	<ul style="list-style-type: none"> · A TDR sending site must be a buildable lot for the zone in which it is located. · Specify minimum lot size for TDR sending sites created prior to September 17, 2001. <p style="text-align: center;"><i>What are the current "minimum lot sizes" ?</i></p> <p style="text-align: center;"><i>Code is ambiguous. Some might argue that there is no minimum size to qualify for TDR credit.</i></p> <p style="text-align: center;"><i>OK.</i></p>	<ul style="list-style-type: none"> · Clarifies ambiguity in current code.
Code Enforcement Liens		
23.50.040	<ul style="list-style-type: none"> · Allows up to ten years to enforce a lien imposed as part of a code enforcement action. 	<ul style="list-style-type: none"> · Current period is 3 years. The 10 year period is consistent with state law. The additional time will provide more opportunities to work with a property owner before reverting to a lien enforcement.
Repealers		
20.20.110 20.20.130	<ul style="list-style-type: none"> · A quarterly report requirement on department efforts to ensure that environmental protections are maintained during implementation of 1996 regulatory reform ordinance. · A citizen's oversight to review implementation of 1996 regulatory reform ordinance. <p style="text-align: center;"><i>What are either of these all about ?</i></p> <p style="text-align: center;"><i>These are leftover from a regulatory reform ordinance adopted in 96.</i></p> <p style="text-align: center;"><i>Eliminate.</i></p>	<ul style="list-style-type: none"> · The reporting requirement and the committee expired October, 1998.

We have drafted the following basic questions for DDES to provide more information:

King County Code 20.20.030 -- Pre-Application Conferences. Is there a charge for these conferences ?

Yes - at current hourly rate.

King County Code 20.20.060 -- Notice of Application. Given not everyone has access to a computer, is this legal ?

We believe so.

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King County Code 20.20.110 & 130 -- Repealers. What would be the impact (e.g., only DDES ?) of this ?

None. These provisions have expired and are not longer in effect. They just take up space in the code.