



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

March 9, 1993

TO: Chuck Kleeberg
Greg Kipp
Terry Brunner
Kyle Evans
Harold Vandergriff

George McCallum
Gary Kohler
Lisa Lee
Lisa Pringle
Ken Dinsmore

FM: Jerry Balcom *J.B.*

RE: Minutes of the March 5, 1993 Code Interpretation Meeting

Present: Terry Brunner, Jerry Balcom, George McCallum, Kyle Evans, Harold Vandergriff, Lisa Lee, Ken Dinsmore, Gordon Thomson, Henryk Hiller, Rick Bautista

1A. Does the fee boarding of horses in the SE zone include allowing the horse owners to come and ride their horses around the site?

B. Does it include giving riding lessons?

C. Would giving riding lessons be considered a specialized instruction school?

1A. The consensus was that horse owners could ride their fee boarded horses around the site. The interpretation is based on the fact that horse riding is permitted in conjunction with both private and public stables (K.C.C. 21.18.020 (D) (F)) in the SE zone. If fee boarding occurs in conjunction with a private stable, however, the animal limitation in K.C.C. 21.18.020 (E) (1) would apply. Public stable fee boarding would require a minimum of ten acres, with no limit on the number of horses boarded.

1B and 1C. Riding lessons can occur only in conjunction with a public stable, or in conjunction with a specialized instruction school or home occupation. Specialized instruction schools are subject to a conditional use permit if lessons are provided to more than four students at a time (K.C.C. 21.08.030 (P)).

Because of the many provisions which apply to public, private, and rental stables, it was decided that a formal interpretation will be written to clarify the regulations.



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2. If a homeowner trains dogs for the blind or hearing impaired with the dogs brought to the site by the dog owner for each lesson, is that a "specialized instruction school"?

Dog training could occur as a specialized instruction school. A CUP is not required if four or less students are being instructed.

3A. The definition of "adult use establishment" states that adult books, videos, etc. are for the "observation by patrons therein." Does this definition require that the books and videos be viewed or read while inside the store?

3B. The "adult use establishment" is an enterprise "predominantly" involved in the commercial selling, renting or presenting of adult books, videos, etc. How much of the business is a "predominant" amount?

A code amendment will be prepared to address 3A and 3B.

JB:GT

cc: Ann Dold
Rick Bautista
Gordon Thomson
Henryk Hiller