



King County
**Department of Permitting
and Environmental Review**
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REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: August 18, 2016
Minutes finalized August 24, 2016

TO: Jim Chan Steve Bottheim
 Wally Archuleta Chris Ricketts
 Sheryl Lux Steve Roberge
 Ty Peterson Scott Smith

John Starbard, Director
Randy Sandin, Resource Product Line Manager and RRC Co-Chair
Devon Shannon, Prosecuting Attorney's Office

FM: Lisa Verner, Legislative Coordinator and RRC Co-Chair

Present: Randy Sandin, Lisa Verner, Devon Shannon, Wally Archuleta, Chris Ricketts, Sheryl Lux, Jeri Breazeal and Dave Bond.

1. Is a therapeutic riding arena allowed in an F (Forest) Zone?

Background

The parcel is approximately 3.21 acres in size and is zoned Forest (F). Currently, there is a single family residence and an outbuilding (barn) on the property. The property owner has cleared and graded an area over 2,000 square feet in size with the stated intent of turning it into a therapeutic riding arena.

Previous RRC minutes for March 28, 2001 concluded that uses associated with an arena fall within the definition of a stable. Stables are not permitted uses in F Zones.

Discussion

Stables are listed in the Government Services table in KCC 21.08.050. In the Forest zone category, nothing is listed, indicating that the use is not permitted.

In looking at Development Standard 14, which is associated with permitted Stable uses in other zones, it discusses both riding arenas and stables in the same sentence. It implies a riding arena is one of the uses that falls within the definition of “stable.”

Conclusion

The RRC determined, consistent with its 2001 review, the uses associated with an arena fall within the definition of “stable.” Therefore, a therapeutic riding arena is a form of “stable” and is not permitted on this Forest Zone site.

2. Is a King County Department of Natural Resources and Parks trail system considered a “transportation facility” when applying Shoreline regulations under KCC Chapter 21A.25?

Background

King County Department of Natural Resources and Parks (DNRP) is building a trail in the Boise Creek area; it is called the Foothills Trail. It wishes to use vacated right-of-way from the former SR410. This area is designated as “Resource” environment under the Shoreline Master Program.

Discussion

Regional, multi-use trail systems provide links between communities, urban centers, offices, parks and other transit facilities. Trails like the East Lake Sammamish Trail and several other multi-use trails in King County’s Regional Trail System (RTS) are considered transportation facilities. Additionally, a trail is designated as a transportation facility under the Federal Highway Administration rules because non-motorized uses are permitted.

The Foothills Trail is part of the King County RTS. It is designed to connect communities and is used for non-motorized commuting. Identifying the Foothills Trails as a transportation facility is consistent with the County’s transportation plan and recognition of other RTS non-motorized regional trails as transportation facilities.

Conclusion

The RRC concluded that the Foothills Trail is a transportation facility under KCC 21A.25 (Shoreline Master Program).