TO: Bob Derrick          Gary Kohler
    Greg Kipp           Lisa Pringle
    Terry Brunner       Anna Nelson
    Harold Vandergriff  Ken Dinsmore
    Mike Sinsky         Ikuno Masterson

FM: Jerry Balcomb        1/27/95

RE: Minutes of January 20, 1995 Regulatory Review Committee Meeting

Present: Terry Brunner, Harold Vandergriff, Anna Nelson, Mike
         Sinsky, Henryk Hiller, Jerry Balcomb

1. **Are school impact fees to be collected for accessory dwelling units?**

   Although an accessory residential unit is subordinate to the
   principal residence on a site, it is still considered a
   separate dwelling unit under both the old and new zoning codes
   (K.C.C. 21A.06.350, K.C.C. 21.04.310(F)). School impact fees
   are to be assessed for each new residential unit (K.C.C.
   21.61A.030(A), Ord. 11621 § 111(A)). Since there is no
   exception for accessory units in either code's impact fee
   provisions, school impact fees should be collected for those
   units (K.C.C. 21.61A.070, Ord. 11621 § 116). As we make the
   switch to the new zoning code, it is clear that impact fees
   are to be assessed for accessory dwellings units.

   A code amendment will be proposed to provide an exception from
   impact fees in the case of temporary mobile homes for medical
   hardship (K.C.C. 21A.32.170).

2. **Legislative update.**

   Smaller zoning code changes will be submitted to the County
   Council on a quarterly basis. One of these quarterly
   submittals is awaiting transmittal from the Executive. It
   contains proposed ordinances regarding swimming pool
   standards, the definition of "applicant," fire lanes, and
   references to the new zoning code.

   A technical corrections package to cover a few larger gaps or
   overlaps in the recently adopted development regulations is to
   be transmitted to the Executive shortly.

JB:HH
cc: Henryk Hiller