

5/8/78

Introduced by: Councilman Dunn
78-258

MOTION NO. 03494

A MOTION modifying and concurring with the recommendation of the Deputy Zoning and Subdivision Examiner to remand the proposed preliminary plat of FINN RIDGE, designated Building and Land Development File No. 178-1, to the Building and Land Development Division.

WHEREAS, the Deputy Zoning and Subdivision Examiner, by report dated January 26, 1978, has recommended that the King County Council approve the subdivision of the property subject to the proposed preliminary plat of FINN RIDGE, designated Building and Land Development File No. 178-1, into lots having a minimum area of 9,600 square feet, and that the plat be remanded to Building and Land Development for further technical review and hearing; and

WHEREAS, the Deputy Zoning and Subdivision Examiner's recommendation to the King County Council has been appealed by property owners in the vicinity of the subject property; and

WHEREAS, the King County Council has reviewed the record and written appeal arguments in this matter and the applicable text and map of the Northshore Communities Plan adopted by King County on August 10, 1977 by Ordinance No. 3325; and

WHEREAS, the King County Council concurs with the findings, conclusions and recommendation of the Deputy Zoning and Subdivision Examiner but wishes to clarify its intent to limit development on the subject property to 13 residential lots; and

NOW THEREFORE, BE IT MOVED by the Council of King County: Conclusion Nos. 6 and 7 of the January 26, 1978 Report of the

1 Deputy Zoning and Subdivision Examiner are hereby amended to
2 provide:

3 6. Development of the subject property
4 at a density of 3 units per acre, which
5 would allow 13 lots upon the 4.41 acres
6 of the subject property, would be
7 reasonable and consistent with the goals
8 and objectives of the King County
9 Comprehensive Plan and Subdivision and
10 Zoning Codes. However the use of 7200
11 square foot lots, which are authorized
12 by the existing zoning and would allow
13 for the development of 21 lots (4 per acre)
14 on the subject property, would be out of
15 harmony with adjacent and neighborhood
16 development.

17 7. Development of lots with a minimum area
18 of 9600 square feet, which results in a
19 net development of 3 lots per acre, would
20 be reasonable on the subject property.

21 The findings and conclusions of the Deputy Zoning and Subdivision
22 Examiner, as amended above, are hereby adopted by the King
23 County Council, and the Council does approve development of the
24 subject property with lots having a minimum area of 9,600
25 square feet and a maximum of 3 units per acre and remands the
26 application, as revised, to Building and Land Development.

27 PASSED at a regular meeting of the King County Council
28 this 8th day of May, 1978.

29 KING COUNTY COUNCIL
30 KING COUNTY, WASHINGTON

31 Bernice Stum
32 Chairman

33 ATTEST:

34 Donna M. Brown
35 Deputy Clerk of the Council