

January 12, 1988
3961B/AT/rr

BILL REAMS
INTRODUCED BY: Audrey Gruger

PROPOSED NO.: 88-82

MOTION NO. 7082

A MOTION directing the Department of Planning and Community Development to prepare a community plan revision study pursuant to K.C.C. 20.12.070 for the consideration of the property known as Tax Lots 42, 47, 84, and 85 located in Section 15, Township 26N, Range 5E of the Northshore Community Plan.

WHEREAS, the Northshore Community Plan was adopted in August of 1977 by Ordinance 3325 and the area zoning was adopted in June of 1981 by Ordinance 5534, and

WHEREAS, the land use designation for the property, which legal description is provided as Attachment B, is industrial and the zoning is MP-P, and

WHEREAS, the Northshore Community Plan and P-suffix zoning conditions require that development of the property be compatible with surrounding land uses, and

WHEREAS, past efforts to develop a business park on this property within the existing zoning has met strong community opposition, and

WHEREAS, the owners of the properties would like to respond to the developmental concerns of area residents, businesses and King County, and

WHEREAS, the owner of this property has examined alternative concepts for development that compliment surrounding land uses (wineries, agriculture and recreation), and

WHEREAS, a master planned community of "Country French" design that includes multi-family dwellings, specialty shops, mini-wineries, professional offices and a restaurant is now proposed and appears to have some community and neighboring property owner support, and

1 WHEREAS, the proposed development includes extensive water
2 and landscaping in its regard for open space, recreation, the
3 Sammamish River and valley agriculture, and

4 WHEREAS, K.C.C. 20.12.060 through K.C.C. 20.12.080 establish
5 the procedures and criteria for the consideration of community
6 plan amendments, and

7 WHEREAS, the criteria identified in K.C.C. 20.12.070 for
8 advancing a plan amendment study has been satisfied, and

9 WHEREAS, it is in the public interest to prepare a community
10 plan revision study of limited scope to further the King County
11 goal of sensitivity and compatibility in development of this
12 property with surrounding land uses;

13 NOW, THEREFORE BE IT MOVED by the Council of King County:

14 The department of parks, planning & resources is requested to
15 complete a revision study for the properties in the Northshore
16 Community Plan area known as Tax Lots 42, 47, 84, and 85 located
17 in Section 15, Township 26N, Range 5E as described in Attachment
18 A and B.

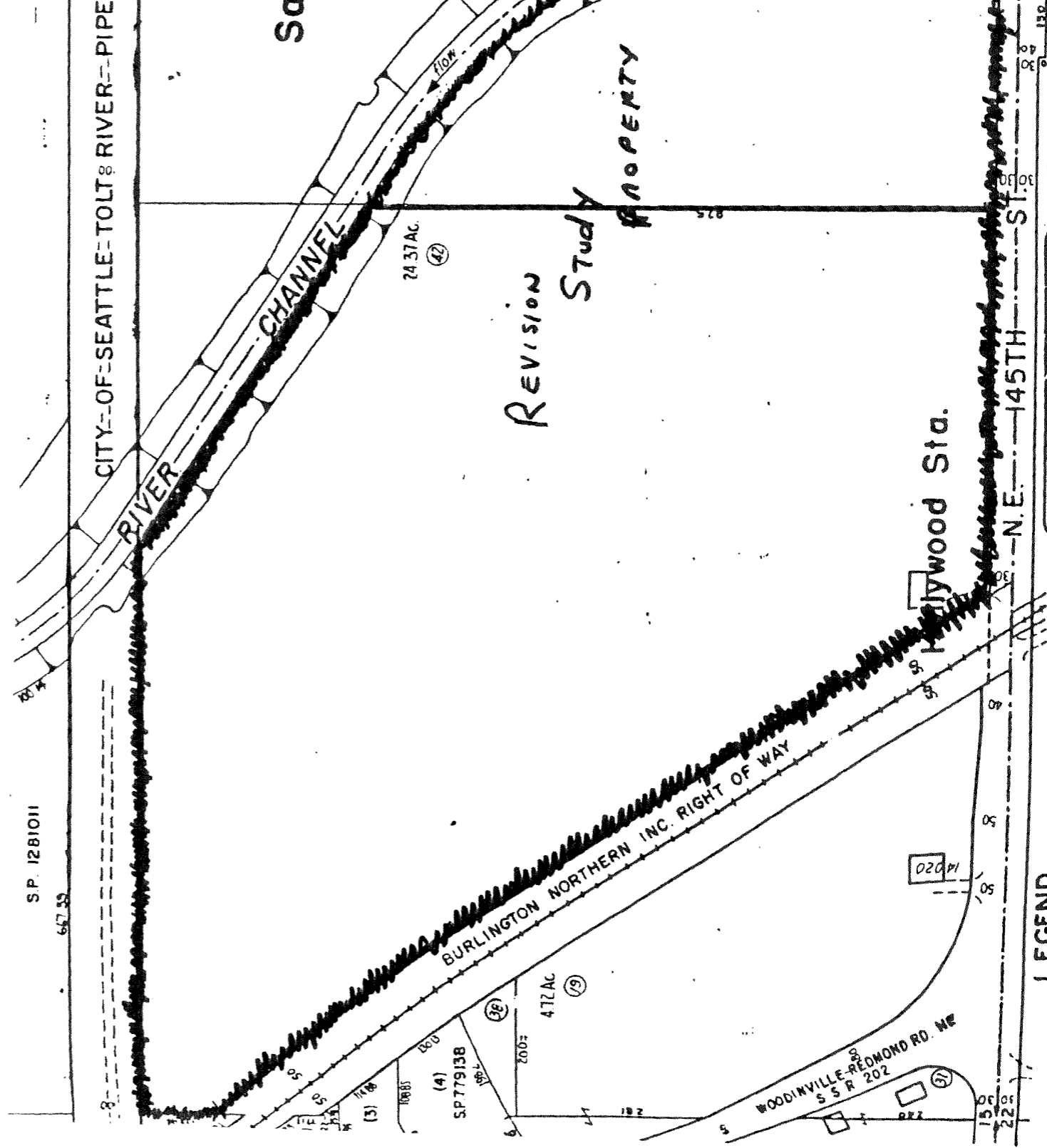
19 PASSED this 16th day of February, 1988.

20
21 KING COUNTY COUNCIL
22 KING COUNTY, WASHINGTON

23
24 Gary Grant
25 Chair

26 ATTEST:

27
28 Jarathy M. Owens
29 Clerk of the Council



S.P. 1281011
647.33

CITY-OF-SEATTLE-TOLT RIVER-PIPE

24.37 AC. (42)

REVISION Study PROPERTY

BURLINGTON NORTHERN INC RIGHT OF WAY

47 AC (19)

SPT779138 (4)

WOODINVILLE-REDMOND RD. NE
S S R 202 (5)

14020

130
120
110
100
90
80
70
60
50
40
30
20
10
0

LEGEND

COUNTY TAX LOT NO. (10)
APPROX. STORIES (4)

RAILROAD (hatched pattern)
BUILDING (rectangle)
HOUSE NUMBER (square)

ATTACHMENT A

EXHIBIT "B"

7082

PARCEL A:

That portion of the Southwest quarter of the Southeast quarter of Section 15, Township 26 North, Range 5 East, W.M., in King County, Washington, described as follows:

BEGINNING at a point on the South boundary line of said subdivision, distant West 356.50 feet from the Southeast corner thereof;
thence North parallel with the East boundary line of said subdivision 855 feet, more or less, to the South boundary line of a tract of land conveyed by Arthur Peterson to Machias Mill Company by deed recorded under King County Recording No. 1630904, records of said county;
thence along the South line of said tract West 768.50 feet, more or less, to the Northeasterly margin of the Northern Pacific Railway Company right of way;
thence Southeasterly along the Northern Pacific Railway Company right of way to the South boundary line of said subdivision;
thence East 209.50 feet, more or less, to the POINT OF BEGINNING;

EXCEPT the South 30 feet thereof conveyed to King County for road purposes under King County Recording No. 943519.

PARCEL B:

That portion of the Southwest quarter of the Southeast quarter of Section 15, Township 26 North, Range 5 East, W.M., in King County, Washington, described as follows:

BEGINNING at the Southeast corner of said subdivision;
thence North 855.00 feet, more or less, to the Southwesterly line of Sammamish River Drainage Ditch, said point being the Southeast corner of a tract of land conveyed by Arthur Peterson to Machias Mill Company by deed recorded under King County Recording No. 1630904, records of said county;
thence along the South line of said tract West 356.50 feet;
thence parallel with the East line of said subdivision South 855.00 feet, more or less, to the South line of said subdivision;
thence on said South line East 356.50 feet to the POINT OF BEGINNING;

EXCEPT the South 30 feet thereof conveyed to King County for road purposes under King County Recording No. 943519.

PARCEL C:

BEGINNING at the Northwest corner of the Southwest quarter of the Southeast quarter of Section 15, Township 26 North, Range 5 East, W.M., in King County, Washington;
running thence South 195.6 feet to the Northeasterly right of way line of the Northern Pacific Railway;
thence Southeasterly along said right of way line 310 feet to the South boundary line of a tract of land conveyed by Arthur Peterson to Machias Mill Company by deed recorded under King County Recording No. 1630904;
thence East 1,125 feet along the South line of said tract to the East line of the Southwest quarter of the Southeast quarter of said Section 15, at a point on the Southwesterly right of way line of the Sammamish River drainage ditch in Drainage District No. 3, King County, Washington, said point being the Southeast corner of said Machias Mill Company tract;
thence Northwesterly along said right of way line of the drainage ditch to the North line of the Southwest quarter of said Section 15;
thence West 684 feet to the POINT OF BEGINNING;

EXCEPT that portion thereof condemned for Tolt River Pipe Line in King County Superior Court Cause No. 514489.

PARCEL D:

That portion of the Southeast quarter of the Southeast quarter of Section 15, Township 26 North, Range 5 East, W.M., King County, Washington, lying Southwesterly of Sammamish River and North of SR 202;

EXCEPT that portion thereof conveyed to King County for trail purposes by deed recorded under Recording Number 8705071211.

PARCEL A:

That portion of the Southwest quarter of the Southeast quarter of Section 15, Township 26 North, Range 5 East, W.M., in King County, Washington, described as follows:

BEGINNING at a point on the South boundary line of said subdivision, distant West 356.50 feet from the Southeast corner thereof;
thence North parallel with the East boundary line of said subdivision 855 feet, more or less, to the South boundary line of a tract of land conveyed by Arthur Peterson to Machias Mill Company by deed recorded under King County Recording No. 1630904, records of said county;
thence along the South line of said tract West 768.50 feet, more or less, to the Northeasterly margin of the Northern Pacific Railway Company right of way;
thence Southeasterly along the Northern Pacific Railway Company right of way to the South boundary line of said subdivision;
thence East 209.50 feet, more or less, to the POINT OF BEGINNING;

EXCEPT the South 30 feet thereof conveyed to King County for road purposes under King County Recording No. 943519.

PARCEL B:

That portion of the Southwest quarter of the Southeast quarter of Section 15, Township 26 North, Range 5 East, W.M., in King County, Washington, described as follows:

BEGINNING at the Southeast corner of said subdivision;
thence North 855.00 feet, more or less, to the Southwesterly line of Sammamish River Drainage Ditch, said point being the Southeast corner of a tract of land conveyed by Arthur Peterson to Machias Mill Company by deed recorded under King County Recording No. 1630904, records of said county;
thence along the South line of said tract West 356.50 feet;
thence parallel with the East line of said subdivision South 855.00 feet, more or less, to the South line of said subdivision;
thence on said South line East 356.50 feet to the POINT OF BEGINNING;

EXCEPT the South 30 feet thereof conveyed to King County for road purposes under King County Recording No. 943519.

PARCEL C:

BEGINNING at the Northwest corner of the Southwest quarter of the Southeast quarter of Section 15, Township 26 North, Range 5 East, W.M., in King County, Washington;
running thence South 195.6 feet to the Northeasterly right of way line of the Northern Pacific Railway;

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thence Southeasterly along said right of way line 310 feet to the South boundary line of a tract of land conveyed by Arthur Peterson to Machias Mill Company by deed recorded under King County Recording No. 1630904;
thence East 1,125 feet along the South line of said tract to the East line of the Southwest quarter of the Southeast quarter of said Section 15, at a point on the Southwesterly right of way line of the Sammamish River drainage ditch in Drainage District No. 3, King County, Washington, said point being the Southeast corner of said Machias Mill Company tract;
thence Northwesterly along said right of way line of the drainage ditch to the North line of the Southwest quarter of said Section 15;
thence West 684 feet to the POINT OF BEGINNING;

EXCEPT that portion thereof condemned for Tolt River Pipe Line in King County Superior Court Cause No. 514489.

That portion of the Southeast quarter of the Southeast quarter of Section 15, Township 26 North, Range 5 East, W.M., King County, Washington, lying Southwesterly of Sammamish River and North of SR 202.