

November 12, 1997
97-653SO (RB)

Introduced By: Louise Miller

Proposed No.: 97-653

1
2 MOTION NO. **10351**

3 A MOTION requesting the Hearing Examiner to conduct a
4 hearing to consider the reclassification of seven parcels of
5 property located in the Northshore Planning Area.

6 WHEREAS, the seven contiguous parcels (tax lots: 272605-9065, 272605-9082,
7 272605-9002, 222605-9042, 222605-9027, 222605-9053, 222605-9080, as mapped on
8 Attachment 1) are located in the Northshore Planning Area, and

9 WHEREAS, in the Northshore Community Plan, the Manufacturing Park zoning on
10 these parcels was retained and a property-specific (P-Suffix) condition was imposed which
11 required the planting of poplars trees in a twenty foot wide strip along the eastern
12 boundaries of the properties , and

13 WHEREAS, the owners of the Goodfellow/Wahlman property (tax lot 272605-
14 9069, located adjacent and south) submitted an area zoning request for their property
15 requesting elimination of the property-specific requirement for the planting of poplar trees
16 along their eastern boundary due to the presence of a sewer utility along said boundaries,
17 and

1 WHEREAS, the planting of poplar trees along the eastern boundary may be
2 detrimental to the long-term function of the sewer within this easement, and

3 WHEREAS, the council adopted modified the property-specific development
4 standard in a manner that called for 10 feet of Type 1, full screen, landscaping along the
5 roadway forming the eastern boundary of the Goodfellow/Wahlman property, and

6 WHEREAS, the aforementioned landscaping was deemed to provide an adequate
7 level of screening between the agricultural properties of the Sammamish Valley and the
8 industrial zoned properties along the western wall of the valley, and

9 WHEREAS, the implementation of 10 feet Type 1 landscaping provided along the
10 eastern boundary of the parcels may be consistent with the council's recent action
11 amending the property-specific development conditions for the Goodfellow/Wahlman
12 property, and

13 WHEREAS, the property owners were not aware of the Goodfellow/Wahlman
14 request and thus council did not have the opportunity to consider requests from the
15 property owners through the amendment process, and

16 WHEREAS, the Woodinville Water District has expressed its concern about the
17 long-term effects of poplars within the sewer easement and supports the elimination or
18 modification of the property-specific development standard (for the LeClercq property) in
19 a manner similar to the Goodfellow/Wahlman property, See Attachment 2, and

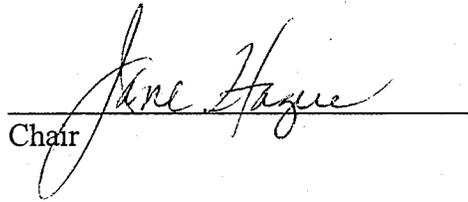
20 NOW, THEREFORE, BE IT MOVED by the Council of King County:

21 The King County council hearing examiner is directed to conduct a hearing
22 pursuant to K.C.C. 20.24 to consider the amendment of the p-suffix conditions as they

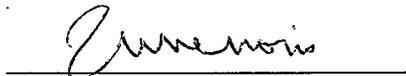
1 pertain to the following parcels: tax lots 272605-9065, 272605-9082, 272605-9002,
2 222605-9042, 222605-9027, 222605-9053, 222605-9080. This hearing is to be scheduled
3 approximately two weeks following the completion of a staff report on this issue by the
4 land use planning and education section, land use services division of the department of
5 development and environmental services. This report is to be completed no later than
6 December 14, 1997 provided that the completion date may be altered to accommodate an
7 Environmental Impact Statement, if it is required.

8 PASSED by a vote of 12 to 0 this 17th day of November, 1997.

9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

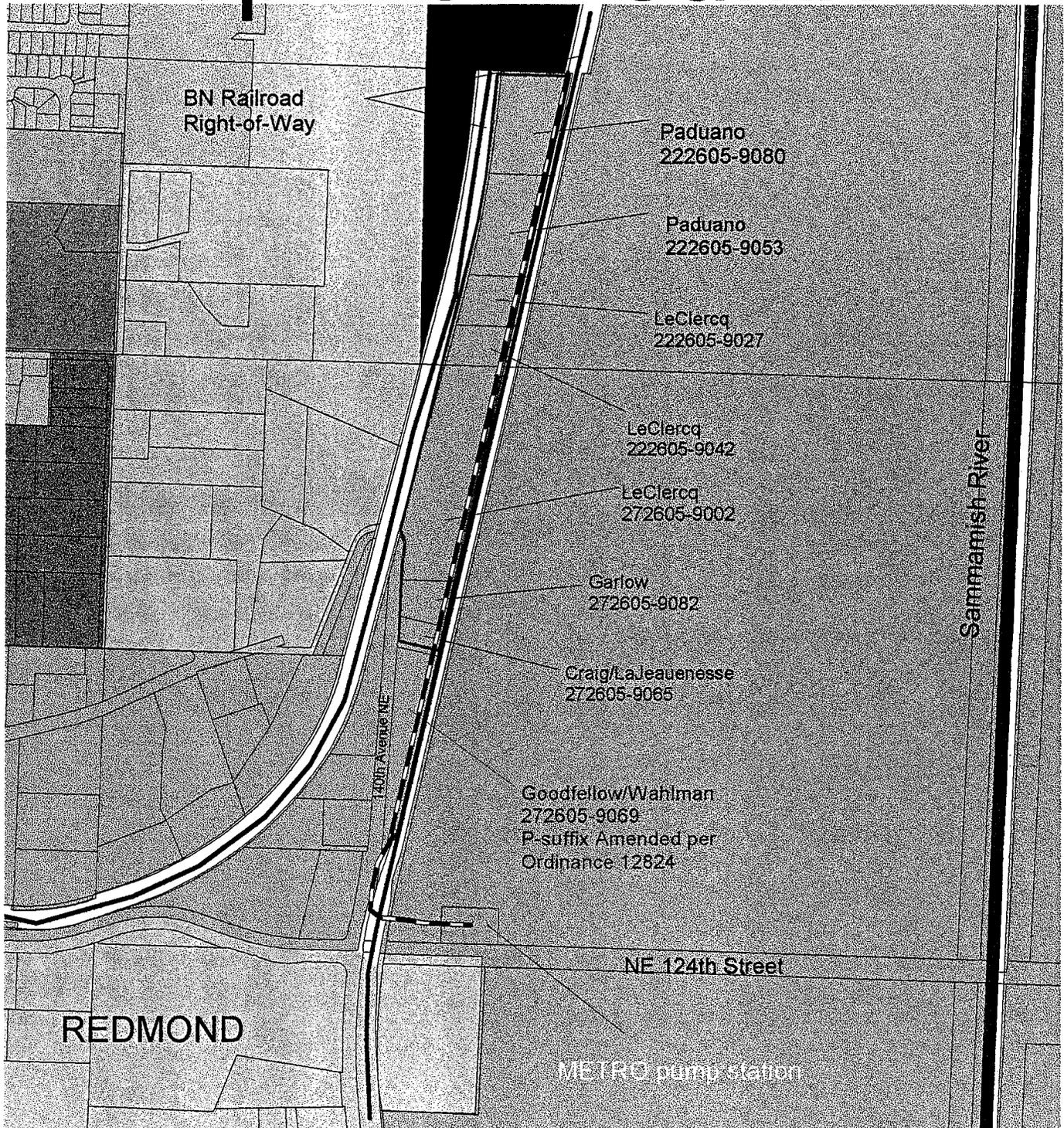
11 
12 Chair

13 ATTEST:

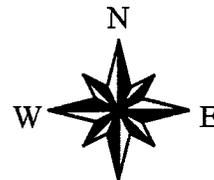
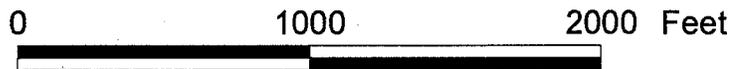
14 
15 Clerk of the Council

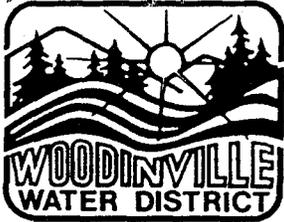
16 Attachment: 1) Location Map
17 2) Woodinville Sewer District letter, dated October 3, 1997

Poplars P-suffix



-  Sewer Easement
-  Agriculture zone
-  Industrial zone
-  RA 2.5 zone
-  City





WOODINVILLE WATER DISTRICT

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Kenneth Goodwin
Gail C. Harrell
Maureen Jewitt
Gwenn Maxfield

GENERAL MANAGER
Bob Bandarra

October 3, 1997

10351

Honorable Peter von Reichbauer
Metropolitan King County Council
King County Courthouse 12th Floor
516 Third Avenue
Seattle, WA 98104-3271

Re: LeClercq Property; Tax Lot 272605-9002-03

Dear Councilmember von Reichbauer,

I have been asked to write to you by the owner of the above referenced property concerning current zoning requirements as they pertain to landscaping. The Woodinville Water District is interested in having those requirements either eliminated or modified.

The proposal directs Mr. LeClercq to plant poplar trees along his easterly boundary as a method of screening. The problem is the location of the planting is within the 20 foot easement dedicated for sewer. The District will not take any responsibility to replace those trees in the future if they have to be dug up in order to obtain access to the sewer. Also, there is a real possibility that roots from any tree or shrub could cause future problems to the sewer.

I understand that the Council recently relieved an adjoining property owner from having to install trees to screen the use of the property. The District believes that the Council acted prudently in eliminating that requirement and request that a similar action be taken on Mr. LeClercq's property.

If I can provide any additional information, please contact me at the District office extension 303. Thank you in advance for your consideration in this matter.

Sincerely,

WOODINVILLE WATER DISTRICT

Bob Bandarra
General Manager

cc: Councilmember Louise Miller
Bob Minott, RGM Consulting

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ATTACHMENT 2