

ORDINANCE, NO. 6274

AN ORDINANCE relating to Planning; amending the Revised Northshore Community Plan; Amending Ordinance No. 5534, Section 1 Ordinance 3325, Section 2 and K.C.C. 20.12.210.

PREAMBLE:

For the purpose of effective area-wide planning and regulation, the King County Council makes the following legislative findings:

(1) The Revised Northshore Community Plan, adopted June 22, 1981 by Ordinance 5534, augments and amplifies the King County Comprehensive Plan.

(2) King County has studied a portion of the Revised Northshore Community Plan and determined the need to amend the plan pursuant to K.C.C. 20.12.041 - 20.12.044.

(3) A Declaration of Non-significance was filed by the Planning Division on November 4, 1982.

(4) This amendment of the Northshore Community Plan will provide for the coordination and regulation of public and private development and bears a substantial relationship to, and is necessary for the public health, safety and general welfare of King County and its' citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3325, Section 2, Ordinance 5534, Section 1 and K.C.C. 20.12.210 are hereby amended to read as follows:

A. The Northshore Community Plan, attached to Ordinance 3325 as Appendix A, is adopted as an augmentation of the Comprehensive Plan for King County, and as such constitutes official county policy for the geographic area defined therein.

B. The Northshore Community Plan Revision, attached to Ordinance 5534 as Appendix A, is adopted as an amplification to the Comprehensive Plan for King County. Where there are differences between these two documents the Northshore Community Plan Revision governs.

C. The Northshore Community Plan Area Zoning, attached to Ordinance 5534 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

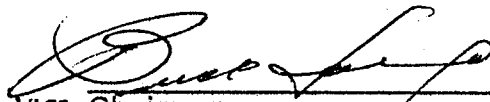
D. A Northshore Community Plan amendment, attached to Ordinance 6274 as Appendix A, is adopted as an amplification of the Comprehensive

Plan for King County.

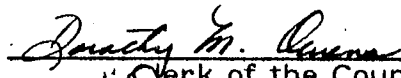
1 INTRODUCTION AND READ for the first time this 6th day of
2 December, 1982.

3 PASSED this 3rd day of January, 1983.

4
5 KING COUNTY COUNCIL
6 KING COUNTY, WASHINGTON

7
8 
9 VICE Chairman

10 ATTEST:

11 
12 Clerk of the Council

13 APPROVED THIS _____ day of _____, 19__

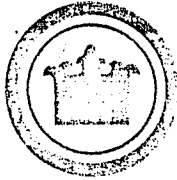
14 DEEMED ENACTED WITHOUT
15 COUNTY EXECUTIVE'S SIGNATURE

16 DATED: 1/13/83

17 _____
18 King County Executive

CLERK OF THE COUNCIL

14 JAN 83 9:52



King County Executive
Randy Revelle

January 13, 1983

The Honorable Lois North
Chairman, King County Council
C O U R T H O U S E

RE: King County Ordinance 6274

Dear Madam Chairman:

Ordinance 6274, adopted January 3, 1983 by a 7 to 0 vote of the King County Council, revises the Northshore Community Plan for about five acres of land in Woodinville. The ordinance changes the Plan's designation of this property from low density multi-family to offices/multifamily.

The Revised Northshore Community Plan, adopted in June, 1981, designated this property Low Density Multifamily/Duplex. The Area Zoning changed the zoning of the property from Suburban Residential to Two Family Dwelling. A rezone request was filed in late 1981. The request was for Maximum Density Multiple Dwelling/Restricted Service Classification to allow professional office development. Both the Building and Land Development Division and the Zoning and Subdivision Examiner recommended denying the rezone.

The Examiner's recommendation was appealed by the applicant to the King County Council. Rather than upholding the Examiner's position, the County Council instructed the Department of Planning and Community Development to prepare a study to determine the need to revise the Northshore Community Plan. On August 19, 1982, I transmitted the results of the Study to the County Council and recommended that a plan revision not be carried out.

After reviewing the issues involved in Ordinance 6274, I have decided to allow the ordinance to become law without my signature. In view of the County Council's vote on this ordinance, a veto would probably not serve a useful purpose. Nevertheless, I want to convey my concern about the County Council's use of the community plan amendment process.

I understand the County Council's objective in this case was to preserve the potential for the "South Ring Road" in Woodinville.

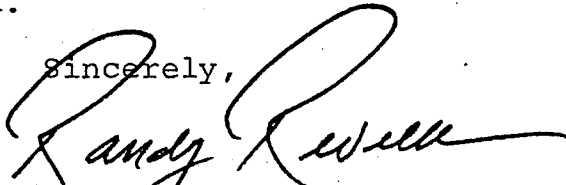
Honorable Lois North
January 13, 1983
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While this objective may have been achieved in revising the Plan, the Council did not clearly articulate: (1) how the plan revision meets this objective better than the current Northshore Plan; and (2) how this objective meets the criteria of the King County Code for a community plan revision.

I cannot responsibly evaluate the validity of a plan revision unless the County Council clearly states reasons that are consistent with the County Code requirements and criteria for a plan revision. In the case of Ordinance No. 6274, the County Council did not present any legislative findings indicating that any of the criteria was met. Nor did the Council present findings contrary to my original recommendation that a revision is not necessary in this case.

I am deeply concerned about maintaining the integrity of the community planning process. A community plan amendment solely for the purpose of granting an individual rezone is an inappropriate use of the plan amendment process -- a use I will continue to monitor closely and steadfastly resist.

Sincerely,



RANDY REVELLE
King County Executive

RR:ckl

cc: King County Councilmembers
Holly Miller, Director, Department of Planning and
Community Development
ATTN: Harold Robertson, Manager, Planning Division
Jim O'Connor, Zoning Examiner