

ORDINANCE NO. 6375

1 AN ORDINANCE granting an appeal from the recommendation  
2 of the Zoning and Subdivision Examiner and denying the  
3 application for reclassification to RMHP, petitioned  
4 by LEONARD WELTER, designated Building and Land Develop-  
5 ment File No. 202-83-R.

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. This Ordinance does hereby reverse the findings and  
8 conclusions contained in the report of the Zoning and Subdivision Examiner  
9 dated February 9, 1983, which was filed with the Clerk of the Council on  
10 February 24, 1983, to grant approval subject to conditions to the application  
11 for reclassification from SR to RMHP petitioned by LEONARD WELTER,  
12 designated by the Building and Land Development Division, Department of  
13 Planning and Community Development, File No. 202-83-R.

14 SECTION 2. The King County Council makes the following findings and  
15 conclusions.

16 Findings:

17 1. The subject property was zoned SR at the time of the Federal Way  
18 Area Zoning Study adopted by the King County Council in 1965. The subject  
19 property is designated medium density residential 3-9 units per acre in the  
20 Federal Way Community Plan adopted in 1980.

21 2. There is no transit service available in the immediate proximity  
22 of the subject property.

23 3. There has been no site plan submitted by the applicant to enable  
24 the King County Council to determine if the proposed mobile home park would  
25 be compatible with surrounding uses.

26 Conclusions:

27 1. It is concluded that there has been no significant or material  
28 change of circumstances since the adoption of zoning in 1965 and the  
29 adoption of the Federal Way Community Plan in 1980 which would warrant any  
30 change of classification on the subject property. Furthermore, the subject  
31 property cannot meet the criterial of Comprehensive Plan Policy D20  
32 (Ordinance 5319 Section 2) which provides that mobile home parks should be  
33 located in areas with a high level of public services such as public transit.  
In addition, it is concluded that the County Council cannot determine if the  
subject proposal is compatible with existing surrounding uses as required


1 in Comprehensive Plan Policy D22 (3) without a site plan being submitted at  
2 the time of Council consideration.

3 SECTION 3. In view of the foregoing, the King County Council does  
4 hereby deny the application for reclassification petitioned by LEONARD  
5 WELTER.


6 INTRODUCED AND READ for the first time this 27th day of  
7 December, 1982.

8 PASSED this 18th day of April, 1983.

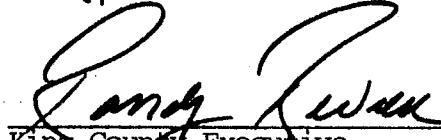
9 KING COUNTY COUNCIL  
10 KING COUNTY, WASHINGTON

11   
12 Chairman

13 ATTEST:

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16 Clerk of the Council

17 APPROVED this 28th day of APRIL, 1983.

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19 King County Executive  
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