

ORDINANCE NO. 6916

AN ORDINANCE sustaining the appeal of the applicant and approving the application for rezone petitioned by A. TANDY CHICKLERO, ET AL and designated Building and Land Development File No. 108-84-R.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This ordinance does hereby adopt and incorporate herein as its own findings, findings 1, 2, 3, 4, 5, 6, 7, 8 and 9 contained in the report of the zoning and subdivision examiner dated June 6, 1984, which was filed with the clerk of the council on June 21, 1984, and the following additional findings:

10. The proposal meets Criteria D in that the need for replacement of the existing post office was not contemplated when the area was zoned, and no appropriately zoned site exists.

11. The proposal is consistent with King County policies supporting the use of multi-family zones between business and single-family residential areas as a transition between uses.

12. The Snoqualmie community plan process will not be ready in a timely fashion to address this issue and the rezone should be contingent on completion of the plan.

Based on these findings, the council concludes that:

1. Based upon the whole record, and according substantial weight to the determination of environmental significance made by the Division of Building and Land Development, it is concluded that approval of the subject action as recommended below, would not significantly affect the quality of the environment. All evidence of environmental impact relating to the proposed action and reasonable alternatives to the proposed action have been included in the review and consideration of the subject action.

2. If approved subject to the conditions recommended below, the proposed reclassification will comply with the goals and objectives of the King County Comprehensive Plan, other official policies and objectives for the growth of King County, and will not be unreasonably incompatible with or detrimental to affected properties and the general public. The reclassification as recommended below is required for the public necessity,

1 convenience and general welfare.

2 The application for reclassification from SR to RM 900 petitioned by  
3 A. TANDY CHICKLERO, et al, designated by the building and land development  
4 division, department of planning and community development, file no. 108-84-R,  
5 is approved RM 900-P, subject to the following conditions:

6 Pre-effective conditions shall be met by December 31, 1985:

7 1. The applicant shall submit a letter from the U. S. Postal Service  
8 stating that the subject property is adequate in size to meet their present  
9 needs and that of the foreseeable future.

10 2. A site plan shall be approved by the Building and Land Development  
11 Division which is in conformance with KCC 21.46.150 through 21.46.200.

12 3. The design of the building shall be such as to compliment the  
13 residential area in which it is located (residential in character).

14 4. The site plan shall reflect the landscaping as required by  
15 KCC 21.51 for both setback from adjacent SR zoned property and areas within  
16 the parking area.

17 Post-effective:

18 1. The use of the site shall be restricted to the use as a post office  
19 until such time as the Snoqualmie Area Zoning is adopted by the King County  
20 council.

21 2. No overnight parking or storage of trucks is permitted on the  
22 site.

23 3. Improvement of the two adjacent streets to arterial standards  
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shall be determined by Building and Land Development Division and Public Works at the time of site plan approval.

INTRODUCED AND READ for the first time this 9th day of April, 1984.

PASSED this 20th day of August, 1984.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Gary Grant  
Chairman

ATTEST:

Gerald A. Peterson  
Deputy Clerk of the Council

APPROVED this 5th day of September, 1984.

Randy Reuhl  
King County Executive

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