

Proposed No. 84-728

ORDINANCE NO. 7242

AN ORDINANCE concurring with the recommendation of the Zoning and Subdivision Examiner to approve subject to conditions (modified)

the Preliminary Plat of PATTERSON RIDGE designated Building and Land Development File No. 1082-2

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

This ordinance does hereby adopt and incorporate herein the findings and conclusions contained in the report of the zoning and subdivision examiner dated April 17, 1985 which was filed with the clerk of the council on May 2, 1985 to approve subject to conditions (modified) the preliminary plat of PATTERSON RIDGE designated by the building and land development division, department of planning and community development, file no. 1082-2, and the council does hereby adopt as its action the recommendation(s) contained in said report.

INTRODUCED AND READ for the first time this 10th day of December, 1984.

PASSED this 17th day of June, 1985.

KING COUNTY COUNCIL KING COUNTY, WASHINGTON

Gary Grant Chairman

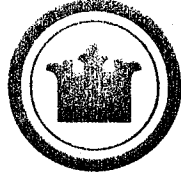
ATTEST:

Donna M. Owens Clerk of the Council

APPROVED this ___ day of ___, 19__.

ENACTED WITHOUT COUNTY EXECUTIVE'S SIGNATURE

DATE: 7/1/85 King County Executive



King County Executive
Randy Revelle

June 28, 1985

The Honorable Gary Grant
Chairman, King County Council
C O U R T H O U S E

RE: Ordinance 7242

Dear Mr. Chairman:

I am reluctantly permitting Ordinance 7242, granting preliminary approval to the Plat of Patterson Ridge, to become law without my signature.

The development authorized by this subdivision is contrary to King County's land use plans and policies and would overtax available facilities and services in the Bear Creek Community's Eastern Plateau.

The Bear Creek Middle Plan, which governs this proposal until a new community plan is adopted, establishes the Eastern Plateau as an urban reserve. The Plan intended to defer urban development in this area until King County explicitly determines the Plateau is appropriate for urban densities. No such determination has been made. Indeed, the King County Council, by designating this community as transitional in the 1985 Comprehensive Plan, made a clear commitment to upholding current policy until the new Bear Creek Community Plan is in place.

The 1985 Comprehensive Plan clearly requires facilities and services to be available before urban densities may be approved. We believe the environmental impact statement prepared for Patterson Ridge shows facilities and services to be inadequate to support the 107 homes to be built there.

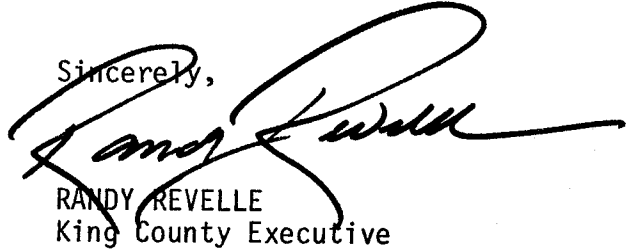
This is a close question where differences of opinion exist, but it is indisputable that the Eastern Plateau lacks the capacity to support an urban pattern of development. Schools, roads, drainage, police, and fire protection, to name a few, are now scaled to the area's rural character. Orderly change, if it comes, will require planning and direction by King County and support and cooperation by service providers. If this change is to happen, it would be better to wait for the new Bear Creek Plan.

Gary Grant
June 28, 1985
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I know the Council shares our commitment to planned growth and adequate facilities and services. We hope you will be able to limit your decision on Patterson Ridge to the specific location and relatively low density of that proposal and will not establish a precedent for a premature commitment of the Eastern Plateau to urban density for all "G" zoned land.

If you have any questions about our concerns, please contact Holly Miller at 344-7503.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Revelle", written in a cursive style. The signature is positioned above the typed name and title.

RANDY REVELLE
King County Executive

RR:me

cc: King County Councilmembers

ATTN: Cheryle Broom, Program Director
Jerry Peterson, Administrator

Holly Miller, Director, Department of Planning and Community Development

ATTN: Harold Robertson, Manager, Planning Division

Bryan Glynn, Manager, Building and Land Development Division