

ORDINANCE NO. 7831

AN ORDINANCE granting the appeal of the applicant and approving the application for reclassification petitioned by LIBERTY GROUP, INC., designated Building and Land Development File No. 109-85-R.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

The council finds:

1. General information concerning the subject property and application is as follows:

STR: SE 14-24-7 and SW 13-24-7

Location: Lying on the northeast corner of Fall City-Snoqualmie Road (SR 202) and 356th Avenue S.E.

Existing Zoning: SE

Requested Zoning: RM 900

Acreage: 15.08 acres

Proposed Use: Mobile Home Park

Fire District: No. 27

School District: Snoqualmie Valley

Water Supply: Private well

Sewage Disposal: Septic Tank and Drainfield

2. This proposal was submitted in order to expand an existing mobile home park, which is a legal nonconforming use established in 1962. Subsequent to the establishment of the mobile home park, the County adopted the 1964 Comprehensive Plan; the Lower Snoqualmie Valley Area Zoning Study; and the Comprehensive Plan 1985. The area zoning adopted in 1974 (Resolution 1913) erroneously rezoned the subject property from R-3 (Multiple Family Residential) to SE (Suburban Estates).

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1 3. Public facilities and services are adequate for the proposed use, if
2 the reclassification is made subject to the conditions set forth below.
3 From the foregoing findings, the council concludes that reclassification
4 of the subject property to RM 900-P is necessary to rectify the error
5 made by King County when this property was reclassified in 1974. If
6 approved subject to the conditions recommended below, the proposed
7 reclassification will comply with a preponderance of the goals and
8 objectives of the King County Comprehensive Plan, other official policies
9 and objectives for the growth of King County, and will not be
10 unreasonably incompatible with or detrimental to affected properties and
11 the general public. The reclassification is required for the public
12 necessity, convenience and general welfare.

13 The appeal of Liberty Group, Inc., from the May 28, 1986 report of the
14 zoning and subdivision examiner, filed with the clerk of the council on June
15 12, 1986, recommending denial of the application for reclassification,
16 petitioned by Liberty Group, Inc., designated building and land development
17 file no. 109-85-R, is granted; and the council does hereby approve
18 reclassification of the subject property to RM 900-P, subject to the following
19 conditions:

- 20 1. Use of the property shall be limited to a mobile home park.
 - 21 2. No more than seventy (70) mobile home dwelling units shall be
22 developed on the site.
 - 23 3. The mobile home park use shall be limited to the existing boundaries
24 of the subject property and no expansion of the use to adjoining parcels
25 shall be permitted.
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4. The site plan review process shall be observed with regard to any further development of the subject property.

INTRODUCED AND READ for the first time this 13th day of May, 1986.

PASSED this 20th day of October, 1986.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Audrey Luger
chair

ATTEST:

Janeth M. Owens
Clerk of the Council

APPROVED this 31st day of October, 1986.

Jim Hill
King County Executive

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