

August 28, 1989
0903H/VN:clt

Introduced by: Laing/Sullivan

Proposed No: 89-709

ORDINANCE NO. **9110**

AN ORDINANCE establishing zoning and p-suffix conditions on industrial properties at the Preston interchange as provided by the Snoqualmie Community Plan and declaring an emergency.

PREAMBLE:

1. For the purpose of effective land use planning and adequate mitigation of environmental impacts, the King County council makes these findings:
 1. The Snoqualmie Community Plan was initiated by Motion No. 5984 on April 30, 1984. The citizens advisory committee met over 50 times. The executive proposed plan has been reviewed by the Council Growth Management, Planning and Environment Committee.
 2. Proposed Ordinance 89-110, Emergency Interim Zoning in the Snoqualmie planning area was adopted by a unanimous vote of the King County council on January 30, 1989. The purpose of Proposed Ordinance 89-110 was to allow for effective community planning and land use regulation in the rural Snoqualmie area, while protecting environmentally sensitive features and rural character. Proposed Ordinance 89-110 applied only to the subdivision of land, and not to uses allowed under the previous zoning. Properties zoned manufacturing under the previous zoning were not affected by Proposed Ordinance 89-110.
 3. A significant amount of community and regional concern has been expressed over a recent increase in the scale and magnitude of industrial development at the Preston interchange and the visual impact of the site development activities. Applications for three grading permits, four building permits, a road, a water tower and a water main have been filed since the adoption of Emergency Interim Zoning. The developer has stated that some of the activity was specifically intended to vest prior to downzoning or other conditions being imposed through the community plan process. Total grading activities include the movement of more than 200,000 cubic yards of soil. Clearing activities represent a significant loss of vegetation, dramatically affecting views from I-90 and impacting rural residential properties and the character of the historic Preston community.
 4. The Executive proposed Snoqualmie Valley Community Plan proposes zone changes and related conditions for industrial property at Preston which would minimize impacts to the historic Preston and surrounding rural residential lands, implementing Ordinance No. 3503, I-90 Interchange Development Policies, and providing for

1 appropriate environmental review. Additional amendments
 2 strengthening the public review process has been proposed by
 3 requiring the ML-P zoning potential be actualized through the
 4 deliberating review of a rezone.

5 5. Existing zoning does not address area zoning guidelines
 6 adopted in Ordinance No. 3503, specifically:

7 a. Any development adjacent to a freeway interchange
 8 shall be preceded by an environmental impact
 9 assessment to examine the potential effect on nearby
 10 communities and the natural environment.

11 b. Any development adjacent to freeway interchanges
 12 shall be designed so as to preserve the area's
 13 environment as much as possible and shall be
 14 approved subject to a "P" suffix.

15 1) Natural terrain and vegetation shall be retained
 16 whenever possible and landscaping should be used
 17 for screening.

18 2) Structures built at freeway interchanges shall
 19 not obstruct panoramic vistas and scenic views.

20 These criteria have not been applied rigorously to the
 21 development of the Preston industrial sites and
 22 potential zoning is needed to provide for a public forum
 23 discussion of these issues.

24 6. The adoption of the zoning for these properties without
 25 an emergency clause would likely render the public
 26 process and conditions meaningless because of the likely
 27 filing of permits prior to the effective date. It would
 28 be contrary to the public process to allow industrial
 29 development without the safeguards proposed. A public
 30 hearing has been held on the proposed amendments. This
 31 particular issue should be enacted separately.

32 7. This emergency ordinance to regulate land use and zoning
 33 at the Preston interchange is warranted as an emergency
 measure to safeguard the public welfare by implementing
 the adoption of the relevant sections of the new
 community plan without delay, and as a safeguard against
 irreparable impact from additional construction activity
 on conditions contrary to adopted county policy without
 sufficient public review.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

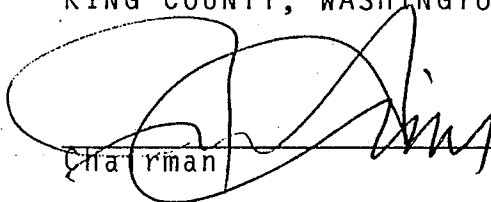
SECTION 1. The zoning and "P" suffix conditions contained in
 the executive proposed Snoqualmie Community Plan and area zoning
 for the properties shown on Attachment A and as further amended by
 Attachment B are hereby adopted.

SECTION 2. The King County council finds as a fact and declares that an emergency exists and that this ordinance is necessary for the immediate preservation of public peace, health, safety, the right of quiet enjoyment, and for the support of county government and its existing public institutions.

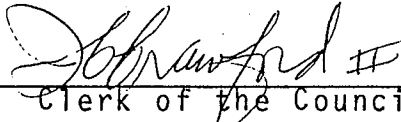
INTRODUCED AND READ for the first time this 28th day of August, 1989.

PASSED this 28th day of August, 1989.


KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman res
11:10 AM

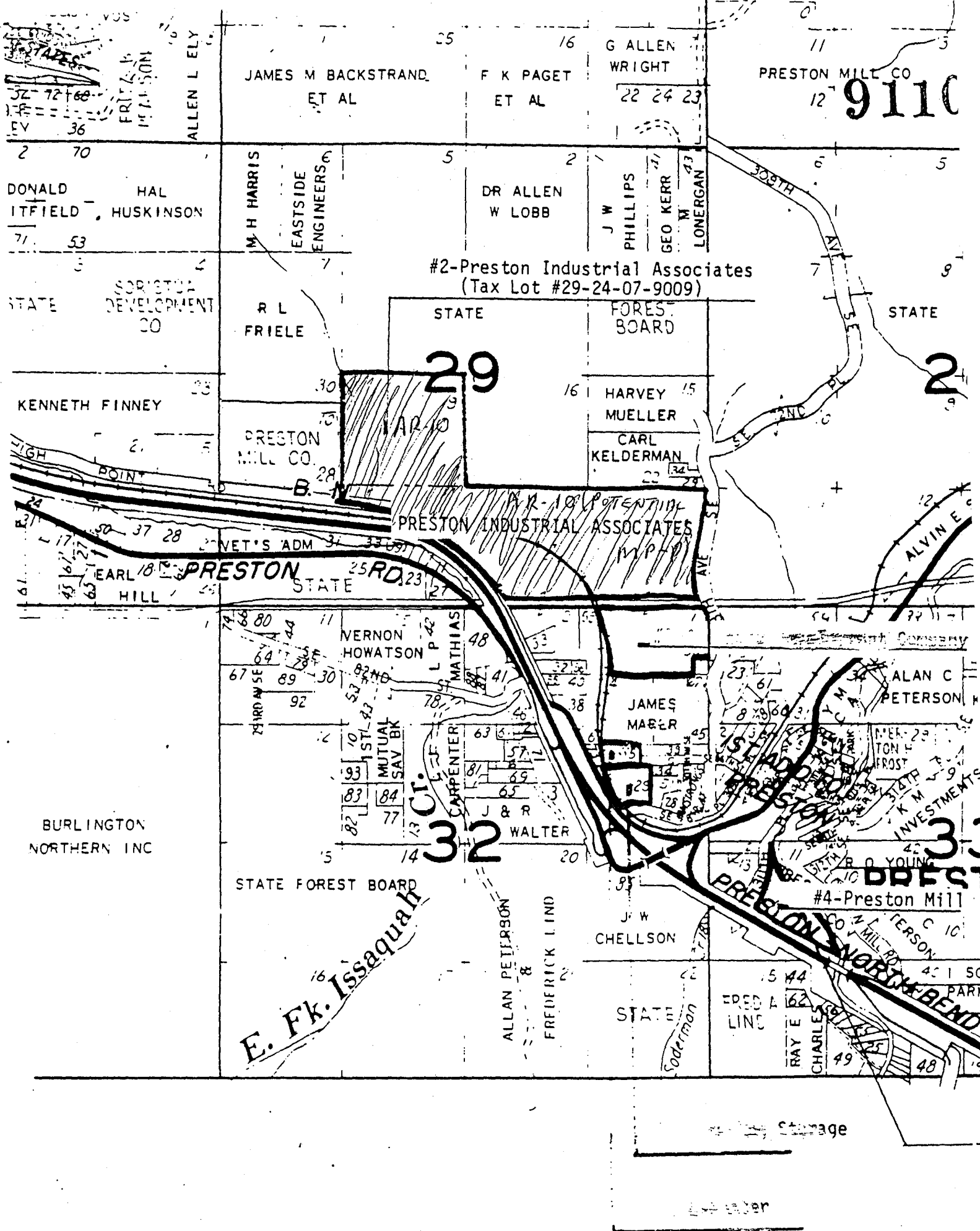
ATTEST:


Clerk of the Council

APPROVED this 7th day of September, 1989.

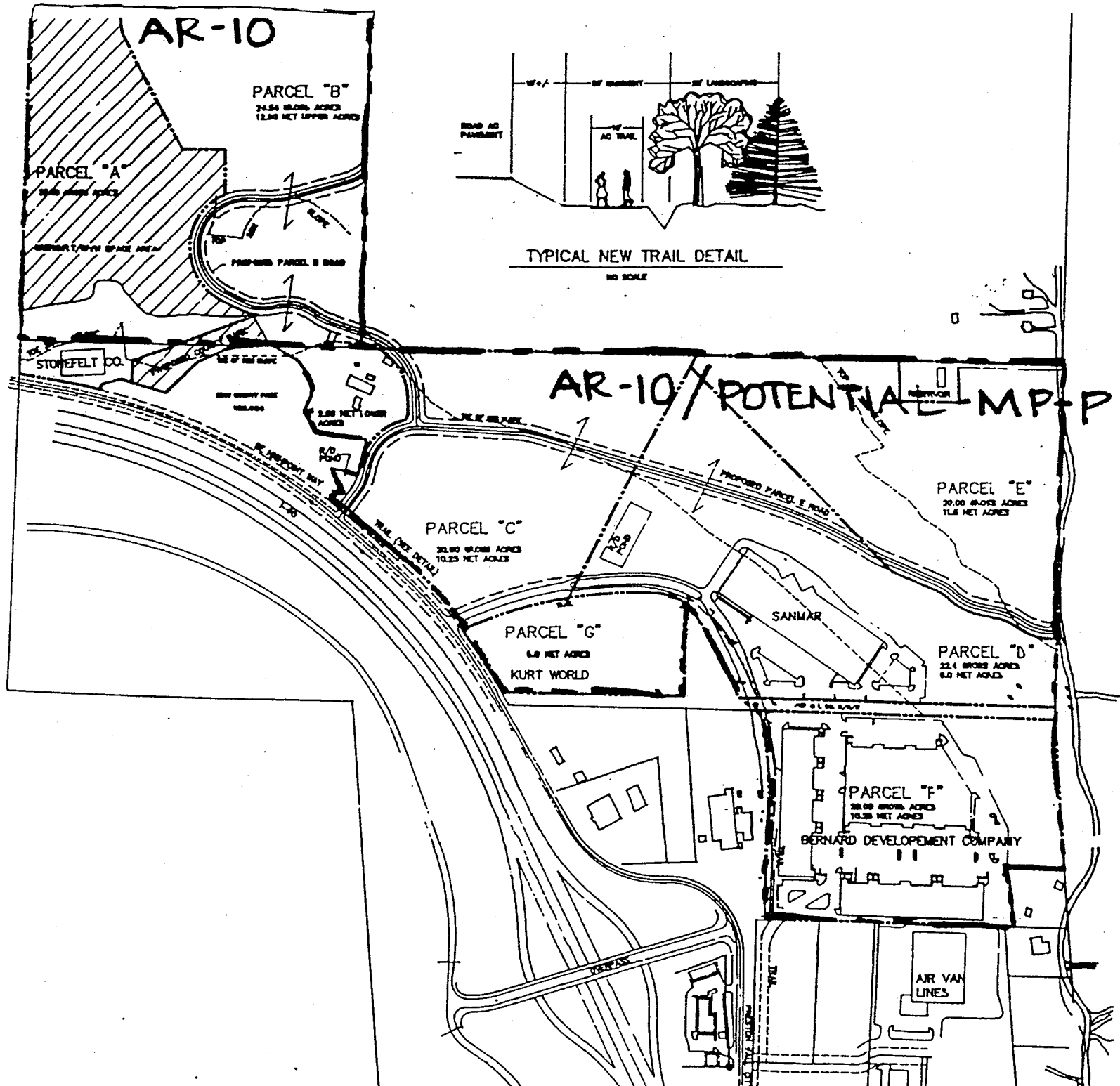

King County Executive

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ATTACHMENT A

77787CAM07 P



PRESTON INDUSTRIAL PARK
PARCELS A THROUGH G

0116

OWNER	PRESTON INDUSTRIAL ASSOC.
PROJECT	PROPOSED ROAD LAYOUT
PROJECT COORDINATOR	James Thompson P.E.
ENGINEERING	THOMPSON LAND & ENGINEERING
DATE	NOV 1987
SCALE	AS SHOWN
PLAN	

SNOQUALMIE VALLEY COMMUNITY PLAN
AMENDMENTS

9110

DATE: August 28, 1989

AMENDMENT # _____

SPONSOR Bruce Laing

Area Zoning Issues #2-7: Preston Interchange

The following recommendation includes Area Zoning Requests #2-7 located in Preston (see map).

#2 Preston Industrial Associates:

- I. Retain GMP & E recommended AR-10 zoning on parcel #29-24-07-9009.
- II. Propose AR-10 potential M-P zoning Preston Industrial Park Complex lands.

Criteria for the entire outright and potentially zoned MP lands:

Mandatory environmental studies, including an opportunity for public review and comment, examining the impacts of the proposed uses on surrounding rural residential lands and the historic Preston core. Elements should include but not be limited to: appropriateness of the proposed use, impacts of proposed roads, size and scale of the proposed development, visibility from I-90 and compliance with the I-90 guidelines in Ordinance 3503, impact to surrounding residential areas and historic Preston, vegetation retention, slope preservation, buffers, and any other identified environmental concerns. Alternatives evaluated in the environmental studies should include rural residential zoning for these parcels. Identified mitigation should become conditions of project approval, including such items as buffers, retention of existing vegetation and reforestation. Unavoidable adverse impacts will indicate the need for additional mitigation, project modification or project denial. The environmental studies shall discuss all relevant policies related to the Preston area and Interstate 90.

ATTACHMENT B

III. P-Suffix for developed parcels and recently issued permits:

- o The Screening Matrix (Amendment # 4) applies for any additional site plan modification.
- o Mandatory environmental assessment for any additional grading or building permits, if not addressed in a previous environmental assessment.

Screening Matrix

The matrix identifies screening requirements for adjacent land use based on landscape types identified in K.C.C. 21.51. The matrix applies for the entire Snoqualmie Planning Area.

	A-R Zoning	B-N	C-G	M-L	M-P	M-H
A-R Zoning	per K.C. Zoning Code	Type I 30' depth	Type I 30' depth	Type I 50' depth	Type I 50' depth	Type I 50' depth
F or A Zoning	per K.C. Zoning Code	Type I 30' depth	Type I 50' depth	Type I 50' depth	Type I 50' depth	Type I 50' depth