

August 3, 1989  
2427D/96

Introduced by Bruce Laing  
Proposed No. 87-463

SUBSTITUTE **9189**  
ORDINANCE NO.           

AN ORDINANCE granting the appeal of the report and recommendation of the Zoning and Subdivision Examiner, amending King County Zoning Resolution No. 25789, as amended, by reclassifying certain property upon the application of CASHMERE MANOR, INC. and ROBERT VERZANI, designated Building and Land Development File No. 208-87-R.

SECTION 1: This ordinance adopts and incorporates Findings Nos. 1 through 16 of the December 29, 1988 Report of the Zoning and Subdivision Examiner, filed with the Clerk of the Council on January 12, 1989, and the July 19, 1989 Supplemental Findings of the Zoning and Subdivision Examiner, filed with the Clerk of the Council on August 3, 1989, on the application of Cashmere Manor, Inc. and Robert J. Verzani, to reclassify certain property described in Building and Land Development Division File No. 208-87-R.

SECTION 2. The Council further finds that the 1981 enactment of Ordinance No. 5138 (King County Code Chapter 21.20A), which established the RMHP zone classification, is a change in conditions and circumstances which affects the subject property in a manner and to a degree different than other properties in the vicinity; that this change in conditions and circumstances was not anticipated or contemplated in the Community Plan or Area Zoning encompassing this property; that the requested reclassification of the subject property from SR to RMHP will provide additional spaces which are needed for mobile homes in the area; and that availability of mobile home spaces provides an alternative housing opportunity for persons of moderate income, which is required in the public interest.

SECTION 3. The Council concludes that since conditions and circumstances affecting the subject property have undergone substantial and

1 material change not anticipated or contemplated in the Community Plan or Area  
2 Zoning, and since the impacts from those changed conditions and circumstances  
3 affect the subject property in a manner and to a degree different than other  
4 properties in the vicinity, and since the requested reclassification is  
5 required in the public interest, that the proposed reclassification meets the  
6 requirements of KCC 20.24.190, and would carry out and help to implement the  
7 goals and objectives of the King County Comprehensive Plan, the Zoning Code  
8 and other policies and objectives for the growth of King County. The  
9 requested use will not be unreasonably incompatible with, or detrimental to,  
10 affected properties and the general public.

11 SECTION 4. The subject property is hereby reclassified by the Council  
12 of King County to RMHP, subject to the following post-effective conditions:

- 13 1. The preparation, approval and implementation of surface water  
14 drainage plans which shall provide for detention of not less than  
15 the 100-year storm event, with the peak allowable discharge not  
16 to exceed a pre-development 2-year storm. All storm water  
17 detention facilities shall be located outside of the 25-year  
18 floodplain. Drainage plans shall be approved by the King County  
19 Surface Water Management Division, which shall solicit the  
20 comments of the State of Washington Departments of Game and  
21 Fisheries prior to approval. The foregoing plan review and  
22 approval shall be accomplished, and temporary erosion and  
23 sedimentation controls constructed, prior to making any  
24 improvements on the property.
- 25 2. An internal circulation and access plan shall be implemented  
26  
27  
28  
29  
30  
31  
32  
33

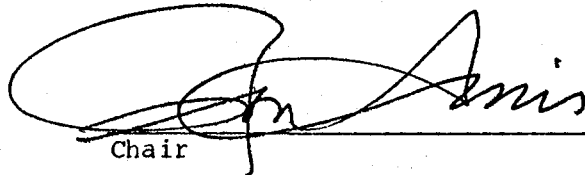
1 which provides a full-width road, aligned with 34th Avenue South or offset not  
2 less than 300 feet from the existing 34th Avenue South.

3 SECTION 5. The Building and Land Development Division shall amend the  
4 official zoning maps of King County to reflect this action.

5 INTRODUCED AND READ for the first time this 22 day  
6 of June, 1987.

7  
8 PASSED this 30<sup>th</sup> day of October, 1989.

9  
10 KING COUNTY COUNCIL  
11 KING COUNTY, WASHINGTON

12   
13  
14 Chair

15 ATTEST:

16   
17

18 Clerk of the Council  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33