

ORDINANCE NO 9499

1 AN ORDINANCE relating to comprehensive planning;
 2 amending the King County Comprehensive Plan (Ordinance
 3 7178); adopting the Enumclaw Community Plan; adopting the
 4 Enumclaw Area Zoning; repealing the area zoning for the
 5 Enumclaw Study area (Ordinance 1913), and repealing
 6 portions of the area zoning for Cumberland, Friday Creek,
 7 Kanaskat, Kangley, Lester, Palmer, Selleck, and adjacent
 8 Wilderness areas (Ordinance 2249); and repealing portions
 9 of the area zoning for the Auburn study area (Resolutions
 10 6494, 11373, 16426 and 18801 as amended); and adding a
 11 new section to K.C.C. 20.12.

8 PREAMBLE:

9 For the purpose of effective areawide planning and regulation, the King County Council
 10 makes the following legislative findings:

- 11 1. The Enumclaw community planning area is an appropriate geographic area for
 12 applying and implementing the policies of the King County Comprehensive Plan. The
 13 adoption of the Enumclaw Community Plan and Area Zoning continues the county's
 14 program of planning on an area by area basis.
- 15 2. The Enumclaw Plan faces the challenges of protecting the area's rural character,
 16 continuing the cultural and economic vitality of the City of Enumclaw, providing oppor-
 17 tunities for resource production (agriculture, forestry and mineral extraction), and pro-
 18 tecting environmental quality. The proposed areawide planning and zoning legislation will
 19 achieve these goals by designating where appropriate land uses will occur, providing a
 20 clear framework for cooperation with the City of Enumclaw and the Muckleshoot Indian
 21 Tribe, applying development conditions on environmentally sensitive lands; and protecting
 22 rural areas, farmlands and forest districts by the application of rural and resource zoning.
- 23 3. The Enumclaw Community Plan is consistent with, and implements and augments the
 24 King County Comprehensive Plan policies and Plan Map designations.
- 25 4. The community plan and area zoning make revisions to the King County
 26 Comprehensive Plan map by redesignating Forest Production district lands to Rural Areas
 27 as a result of new information which demonstrates that technical criteria were erro-
 28 neously applied when the original designations were made (see Exhibit A).
- 29 5. The community plan and area zoning make revisions to the King County
 30 Comprehensive Plan Map by redesignating some Rural Areas to Resource Lands to better
 31 manage the lands for long-term forest resource use.
- 32 6. The Enumclaw Community Plan and Area Zoning was prepared with the assistance of
 a citizen advisory committee; a technical advisory committee; the cities of Enumclaw and
 Auburn; the Muckleshoot Indian Tribe; agencies with interest and expertise and the advice
 of the general public. Social, public service and environmental impacts of the plan were
 analyzed and impacts which can be mitigated and unavoidable adverse impacts were
 discussed in an environmental impact statement for the Enumclaw Community Plan and
 Area Zoning.
7. The Enumclaw Community Plan and Area Zoning provides for the coordination and
 regulation of public and private development, and is vital for protecting the public health,
 safety and general welfare of King County and its citizens.

29 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

30 SECTION 1. There is added to K.C.C. 20.12 a new section to read as follows:

31 The Enumclaw community plan and area zoning attached to Ordinance 9499 is
 32 adopted as an augmentation and implementation of the comprehensive plan and

1 as such constitutes official county policy, for the geographic area defined therein. The
2 Enumclaw Area Zoning text and maps constitute an official control for the geographic
3 area defined herein.

4 SECTION 2. The King County comprehensive plan map, adopted by Ordinance 7178
5 is amended within the Enumclaw community planning area to redesignate portions of the
6 forest production district as rural area, as discussed in Exhibit A and as indicated on the
7 map attached hereto as Exhibit B. These designations shall be implemented by the adop-
8 tion of the Enumclaw Community Plan and Area Zoning.

9 SECTION 3. The King County comprehensive plan map, adopted by Ordinance 7178
10 is amended within the Enumclaw community planning area to redesignate portions of the
11 rural area as forest production district, as discussed in Exhibit A and as indicated on the
12 map attached hereto as Exhibit B. These designations shall be implemented by the adop-
13 tion of the Enumclaw Community Plan and Area Zoning.

14 SECTION 4. Resolutions 6494, 11373, 16426 and 18801, as amended, previously
15 adopting area zoning for portions of the Enumclaw community planning area, are hereby
16 amended in accordance with Section 1.

17 SECTION 5. Ordinance 1913 and Ordinance 2249 previously adopting area zoning for
18 portions of the Enumclaw community planning area, are hereby amended in accordance
19 with Section 1.

20 SECTION 6. Should any section, subsection, paragraph, sentence, clause or phrase
21 of this ordinance or its attachments be declared unconstitutional or invalid for any
22 reason, such decision shall not affect the validity of the remaining portion thereof.

23 INTRODUCED AND READ for the first time this 7th day of August
24 1989.

25 PASSED this 12th day of June, 1990

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Lois North
Chairman

26
27
28
29 ATTEST:

30 Gerald A. Peterson
31 Clerk of the Council

32 APPROVED this 22 day of June, 1990.

Jim Hill
King County Executive

ENUMCLAW COMMUNITY PLAN AND AREA ZONING

9499

Amendment No.

| | | |
|-----------|-----|--|
| FAILED | 1 | Upper Green River Valley Agricultural Production District |
| FAILED | 2 | Area Zoning Issues No. 25-37, 39-43 and 55-60 |
| PASSED | 3 | Area Zoning Issues No. AG2 and AG3 |
| FAILED | 4 | Area Zoning Issue No. AG14 |
| WITHDRAWN | 5 | Area Zoning Issue No. AG30 |
| FAILED | 6 | Area Zoning Issue No. AG33 |
| PASSED | 7 | Area Zoning Issue No. AG55 |
| FAILED | 8 | Area Zoning Issue No. F46 |
| FAILED | 9 | Area Zoning Issue No. RR2 |
| PASSED | 10 | Area Zoning Issue No. RR12 |
| WITHDRAWN | 11 | Area Zoning Issue No. RR25 |
| WITHDRAWN | 12 | Area Zoning Request - Charles K. Burr ridge |
| PASSED | 13 | Properties in Section 29, Township 21, Range 6 |
| WITHDRAWN | 14 | Areawide P-Suffix Condition for Properties Designated A-35 |
| PASSED | 15 | Area Zoning Issue No. RR10 - Palmer |
| FAILED | 16. | Patterson Property. |

Sponsors Derdowski

Amendment No. 1

Upper Green River Valley Agricultural Production District

Existing Council Committee Recommendation

Retain Executive's proposed land use map designation of Agriculture - 10 acres

Retain Executive's proposed area zoning classification of A-10-P.

Proposed Amendment

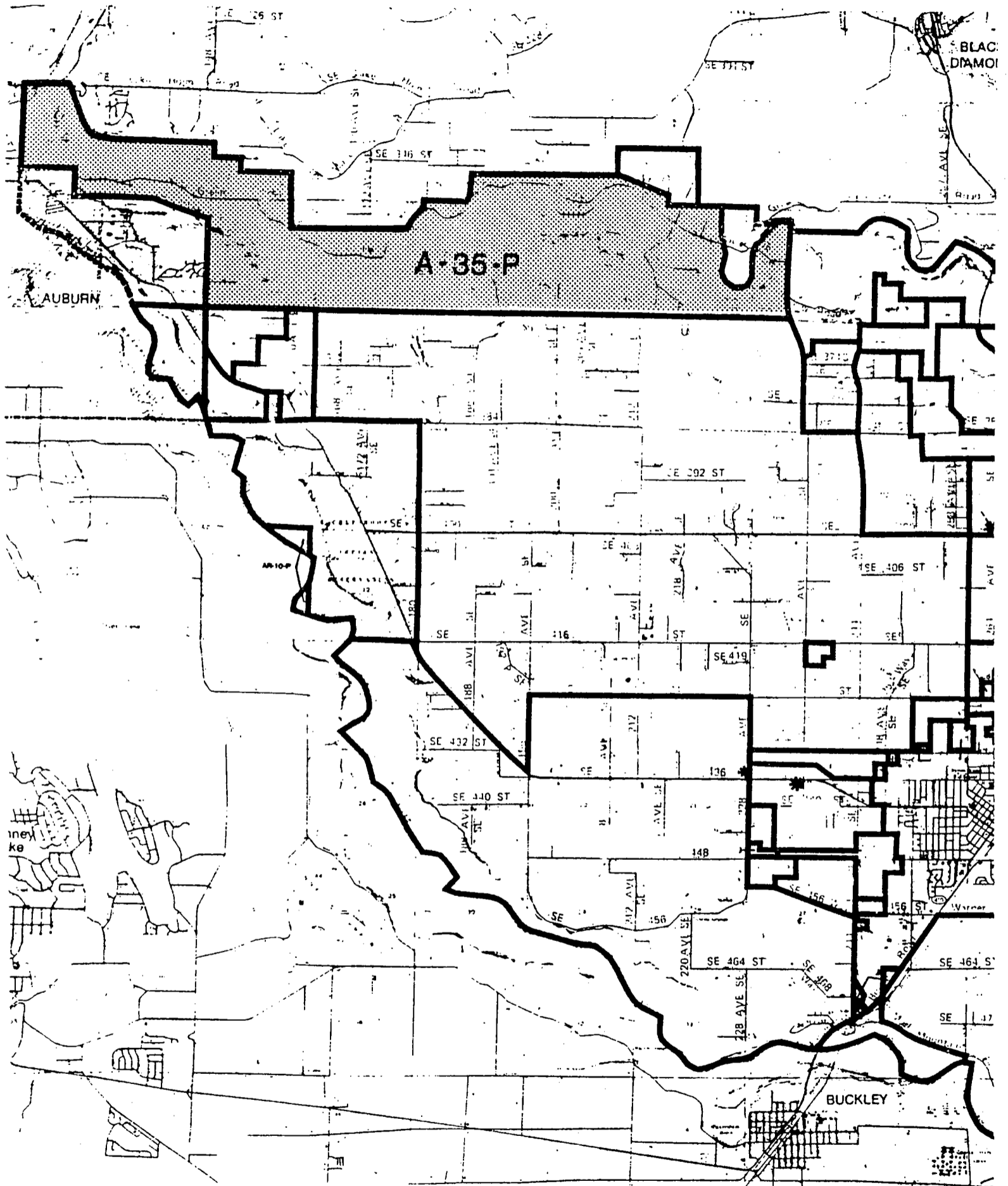
Amend Council Committee recommendation as follows:

Revise the Executive's proposed land use map designation for the the Upper Green River Valley Portion of the Agricultural Production District from Agriculture - 10 to Agriculture - 35.

Revise the Executive's proposed area zoning classification for the Upper Green River Valley Portion of the Agricultural Production District from A-10 to A-35.

Motion FAILED 2 to 7, Mrs. North and Mr. Derdowski voting "YES."

9499



Sponsors LaingAmendment No. 2Area Zoning Issues Nos. 25-37, 39-43 & 55-60Existing Council Committee Recommendation

Revise Executive's proposed land use map designation from Agriculture - 10 acres to Agriculture - 35 acres.

Revise Executive's proposed area zoning classification from A-10 to A-35.

Revise policies EN-49 and EN-50 to read:

EN-49 To support agricultural activities and to limit conflicts with adjacent land uses and residential development, an agricultural density of one home per 10 acres shall apply within the agricultural production district where the extent of parcels smaller than 20 acres or the existence of higher quality soils make the area particularly suitable for small-scale agriculture.

EN-50 To support large-scale agricultural activities and limit conflicts with adjacent land uses and residential development, and agricultural density of one home per 35 acres shall apply within the agricultural production district where existing agricultural activity, soil characteristics and significant quantities of land in parcels of 20 acres or greater combine to make an area particularly suitable for commercial agriculture based upon livestock such as dairy cows, beef cattle or horses.

Proposed Amendment

Amend Council Committee recommendation as follows:

Return to Executive's proposed land use map designation of Agriculture - 10 acres.

Return to Executive's proposed area zoning classification of A-10

Return to Executive's proposed policies EN-49 and EN-50

Motion FAILED 3 to 6, Mr. Laing, Mr. Barden and Mr. Pullen voting "YES."

9499

A-10-P

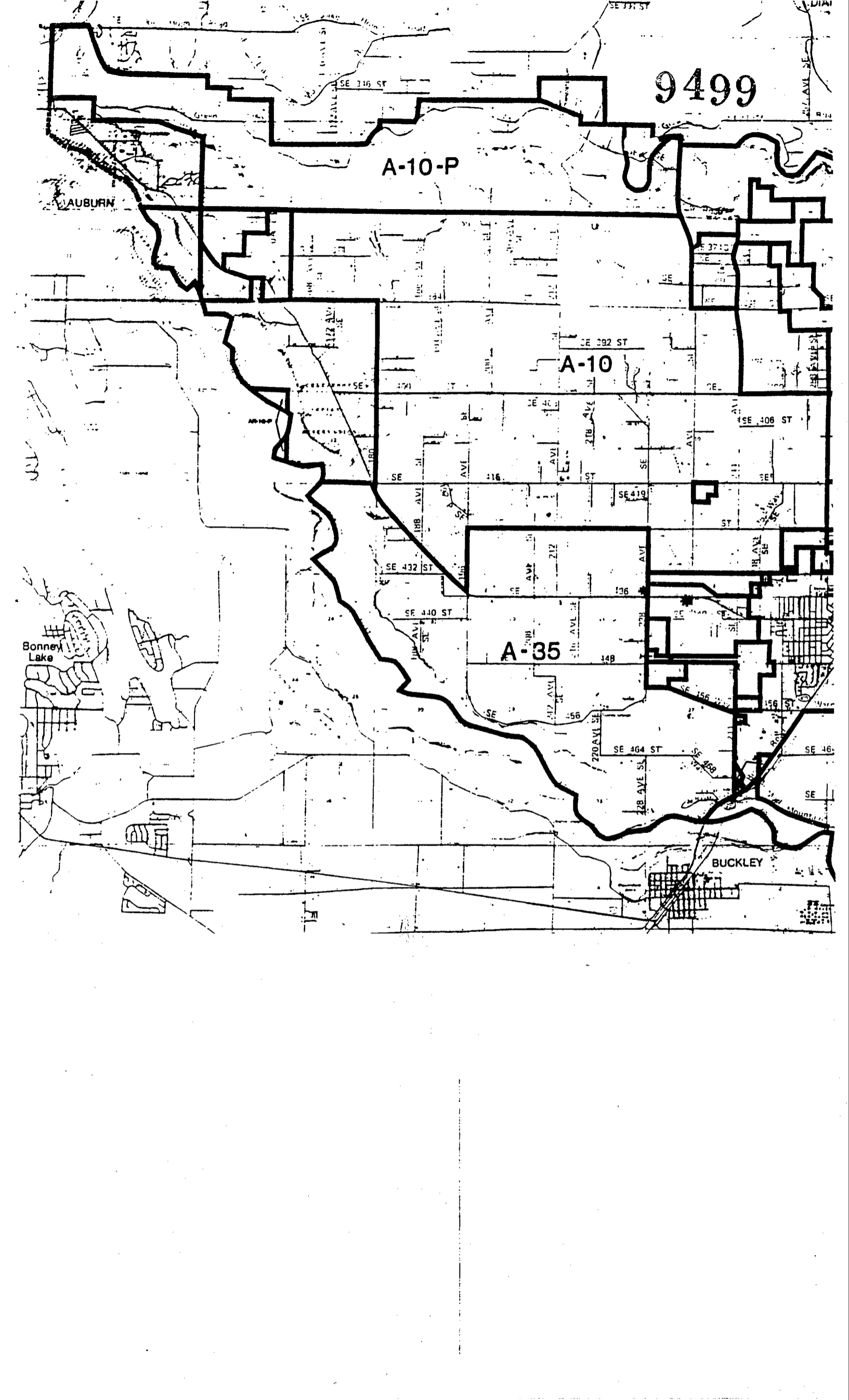
A-10

A-35

AUBURN

Bonney Lake

BUCKLEY



Sponsors PULLEN

Amendment No. 3

Area Zoning Issues Nos. AG2 and AG3 : Pete Bonari
George Bonari

Existing Council Committee Recommendation

Retain Executive's proposed land use map designation Agriculture - 10 acres.
Retain Executive's Proposed Area Zoning Classification A-10.

Proposed Amendment

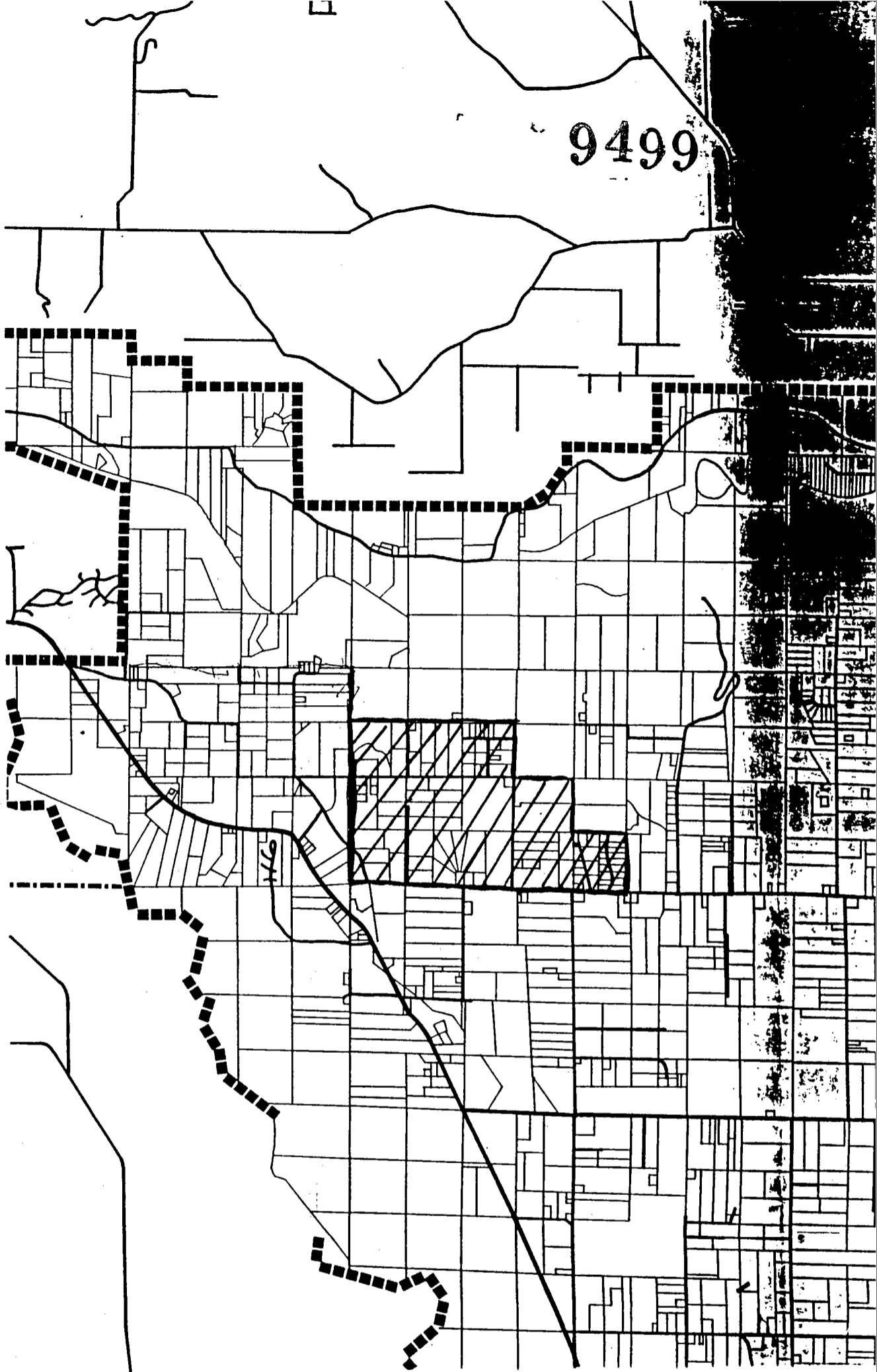
Amend Council Committee recommendation as follows:

Classify that portion of Section 36-21-5 and Section 31-21-6 as AR5 (see attached map).

Designate land use map Rural-5.

Motion PASSED unanimously.

9499



Sponsor Pullen

Amendment No. 4

Area Zoning Issues No. AG14 : Delmer Weston

Existing Council Committee Recommendation

Retain Executive's proposed land use map designation Agriculture - 35 acres.

Retain Executive's proposed Area Zoning Classification A-35.

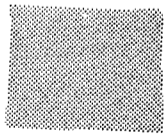
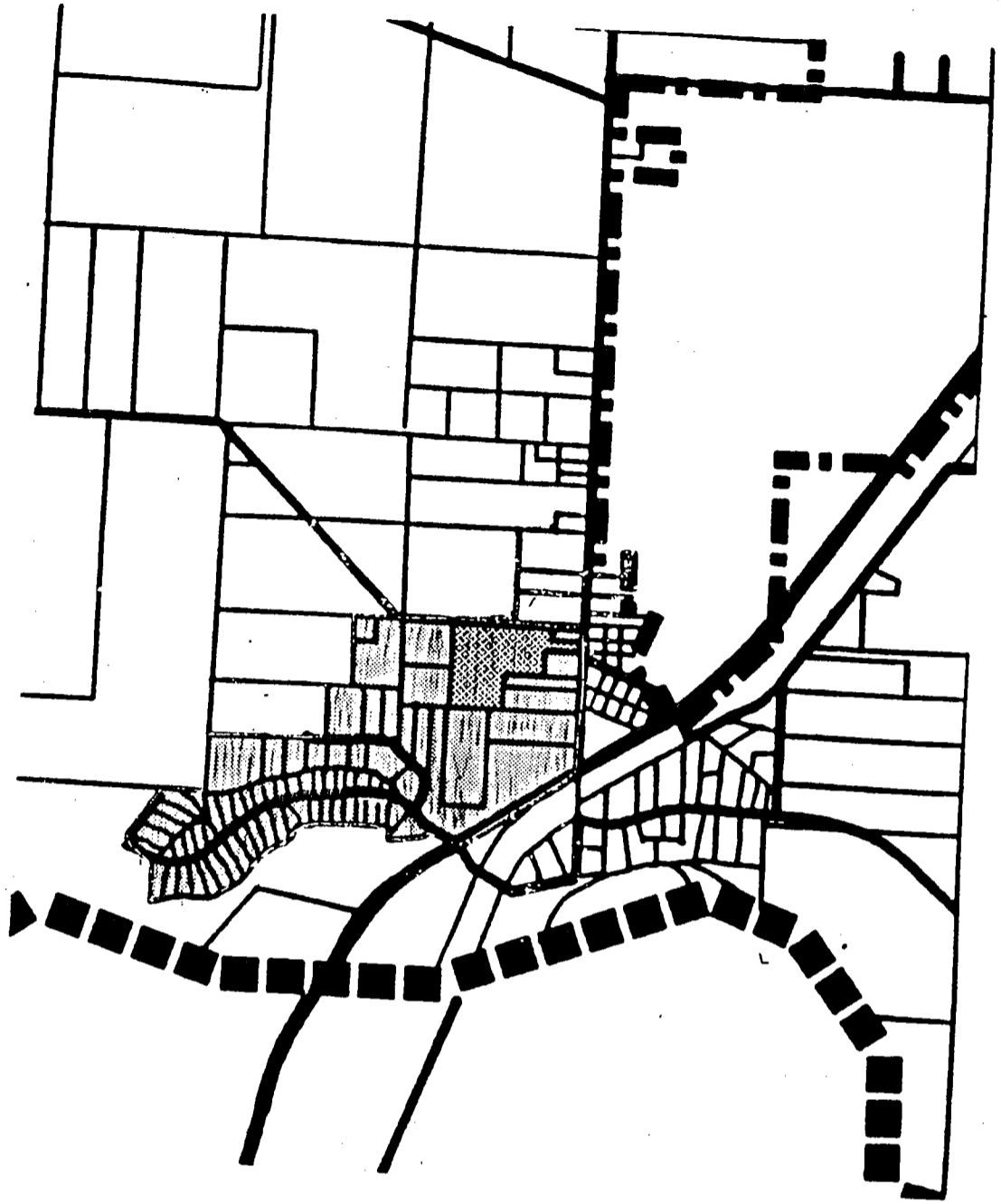
Proposed Amendment

Amend Council Committee recommendation as follows:

Amend proposed land use map designation to Rural-2.5.

Amend Area Zoning Classification to AR-2.5.

Motion FAILED 3 to 5, Mr. Pullen, Mr. Barden, Mr. Laing voting "YES", Mr. Nickels excused.



SUBJECT
PROPERTIES

AG-14

Amendment No. 5

Area Zoning Issues No. AG30 : Anthony Fantello

Existing Council Committee Recommendation

Revise Executive's proposed land use map by designating subject property from Agriculture-10 to Agriculture-35.

Revise Executive's proposed Area Zoning Classification from A-10 to A-35.

Proposed Amendment

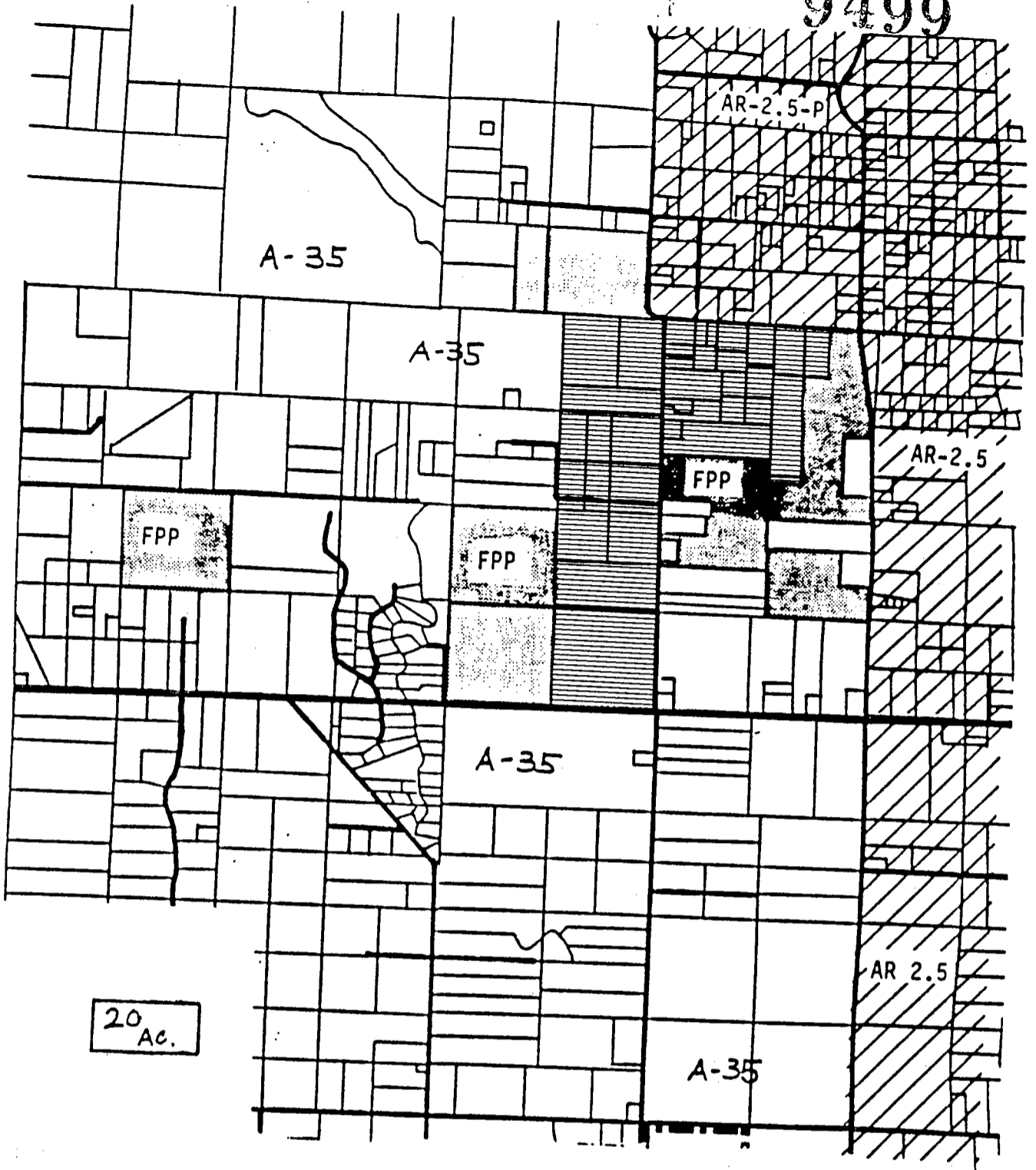
Amend Council Committee recommendation as follows:

Amend land use plan map designation of Agriculture-35 to Agriculture-10.

Amend Area Zoning Classification from A-35 to A-10 for the subject area.

Amendment WITHDRAWN.

9499



SUBJECT
PROPERTIES

AG-30

Sponsor Pullen

Amendment No. 6

Area Zoning Issues No. AG33 : Jack Hodge, Jr.

Existing Council Committee Recommendation

Revise Executive's proposed land use map designation from Agriculture-10 to Agriculture-35.

Revise Executive's proposed Area Zoning Classification from A-10 to A-35.

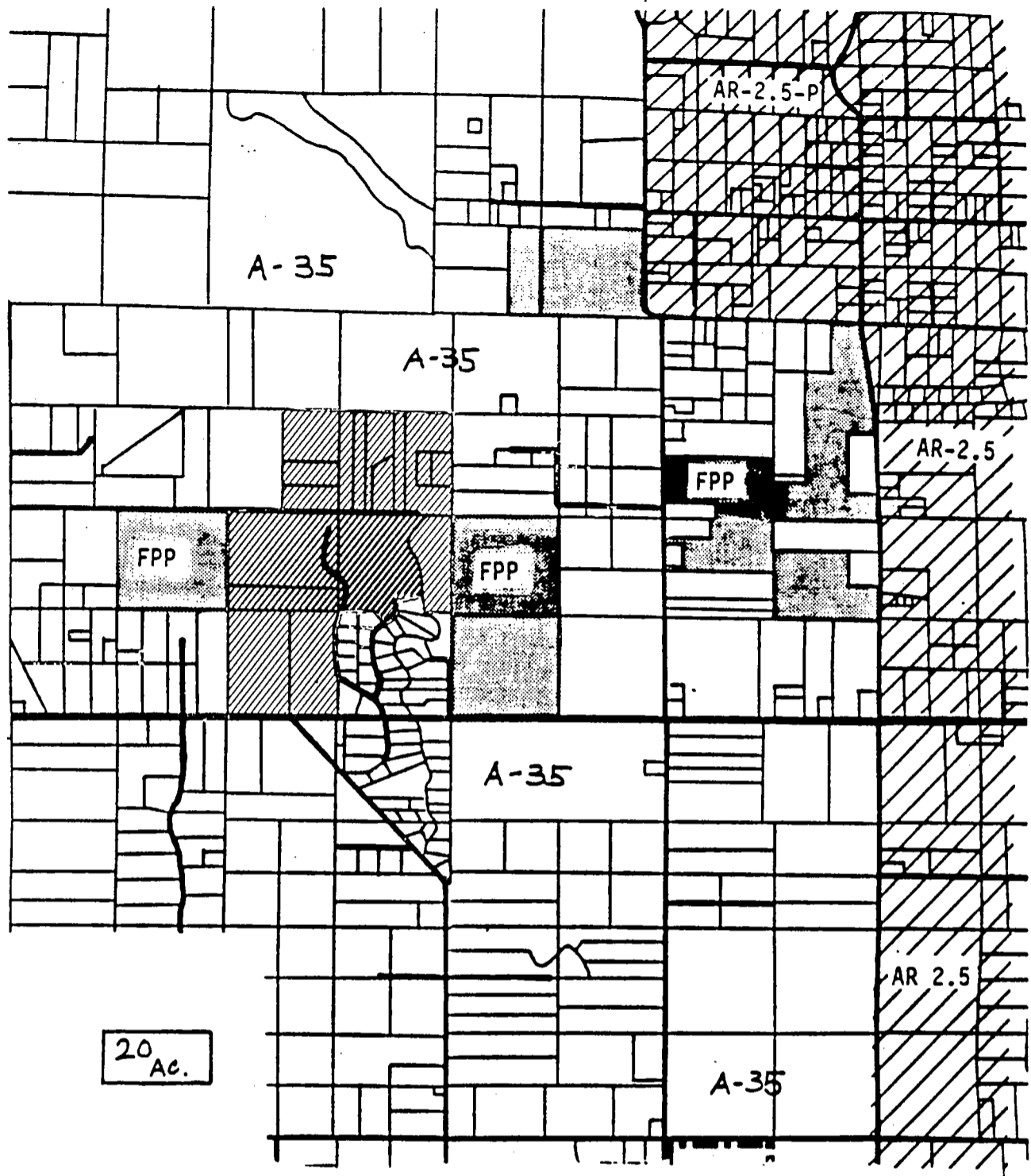
Proposed Amendment


Amend Council Committee recommendation as follows:

Amend land use plan map designation from Agriculture-35 to Agriculture-10.

Amend Area Zoning Classification from A-35 to A-10.

Motion FAILED 3 to 6, Mr. Pullen, Mr. Barden and Mr. Laing
voting "YES."




**SUBJECT
PROPERTIES**

AG-33

ENUMCLAW COMMUNITY PLAN AND AREA ZONING

Sponsors Pullen, Gruger

Amendment No. 7

Area Zoning Issue No. AG55 : Larry Thomas

Existing Council Committee Recommendation:

Revise Executive's proposed land use map designation from Agriculture-10 to Agriculture-35.

Revise Executive's proposed Area Zoning from A-10 to A-35.

Proposed Amendment

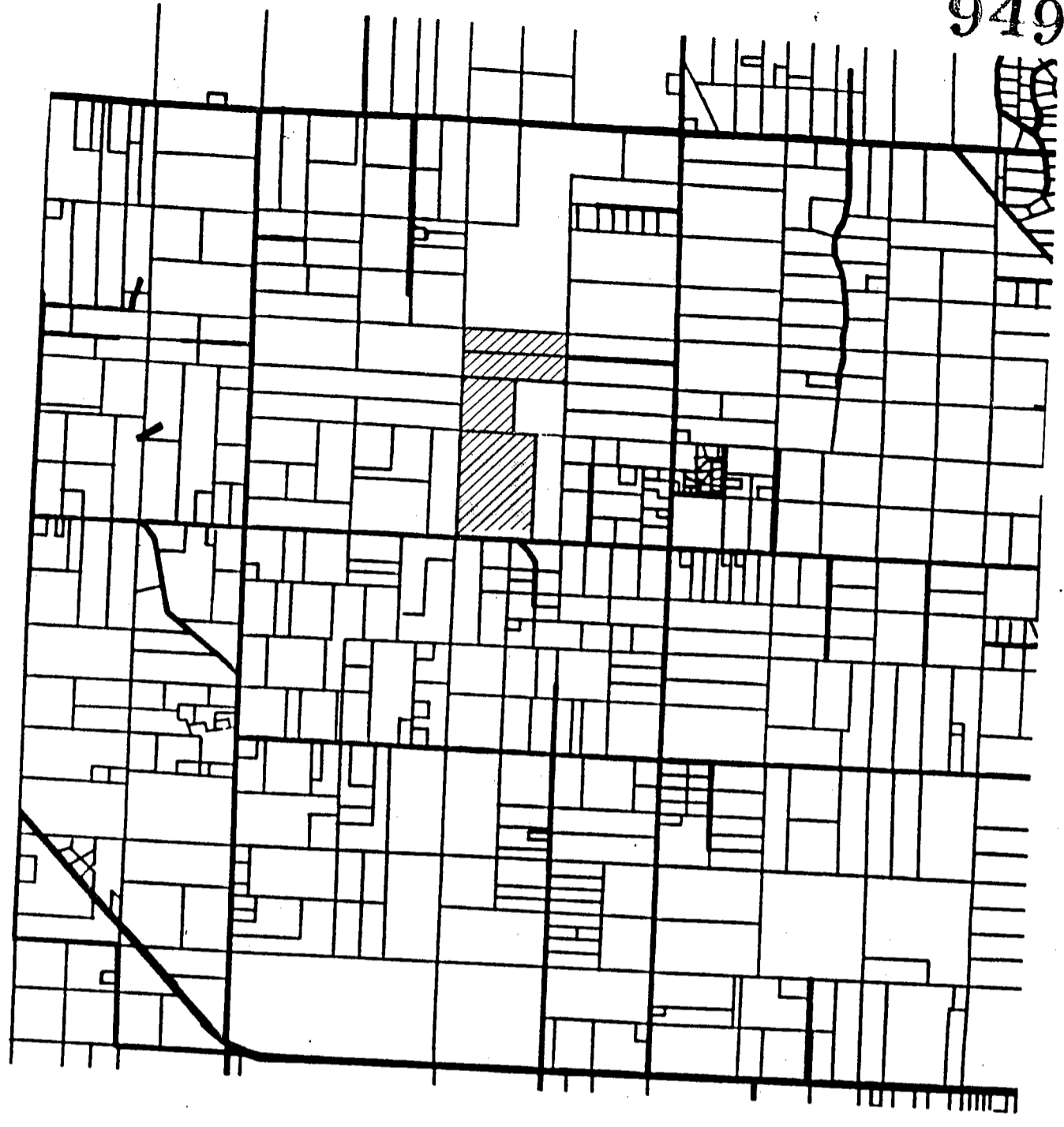
Amend Council Committee recommendation as follows:

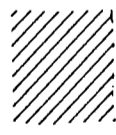
Return to the Executive's proposed land use map designation of Agriculture-10 for subject area.

Return to the Executive's proposed Area Zoning Classification of A-10 for the subject area.

Motion PASSED 8 to 1, Mr. Nickels voting "NO."

9499



 SUBJECT
PROPERTIES

AG-55

-56-

ENUMCLAW COMMUNITY PLAN AND AREA ZONING

Sponsor PullenAmendment No. 8Area Zoning Issues No. F46 : Irene KettnerExisting Council Committee Recommendation

Retain Executive's proposed land use map designation Forest.

Retain Executive's proposed Area Zoning Classification F.

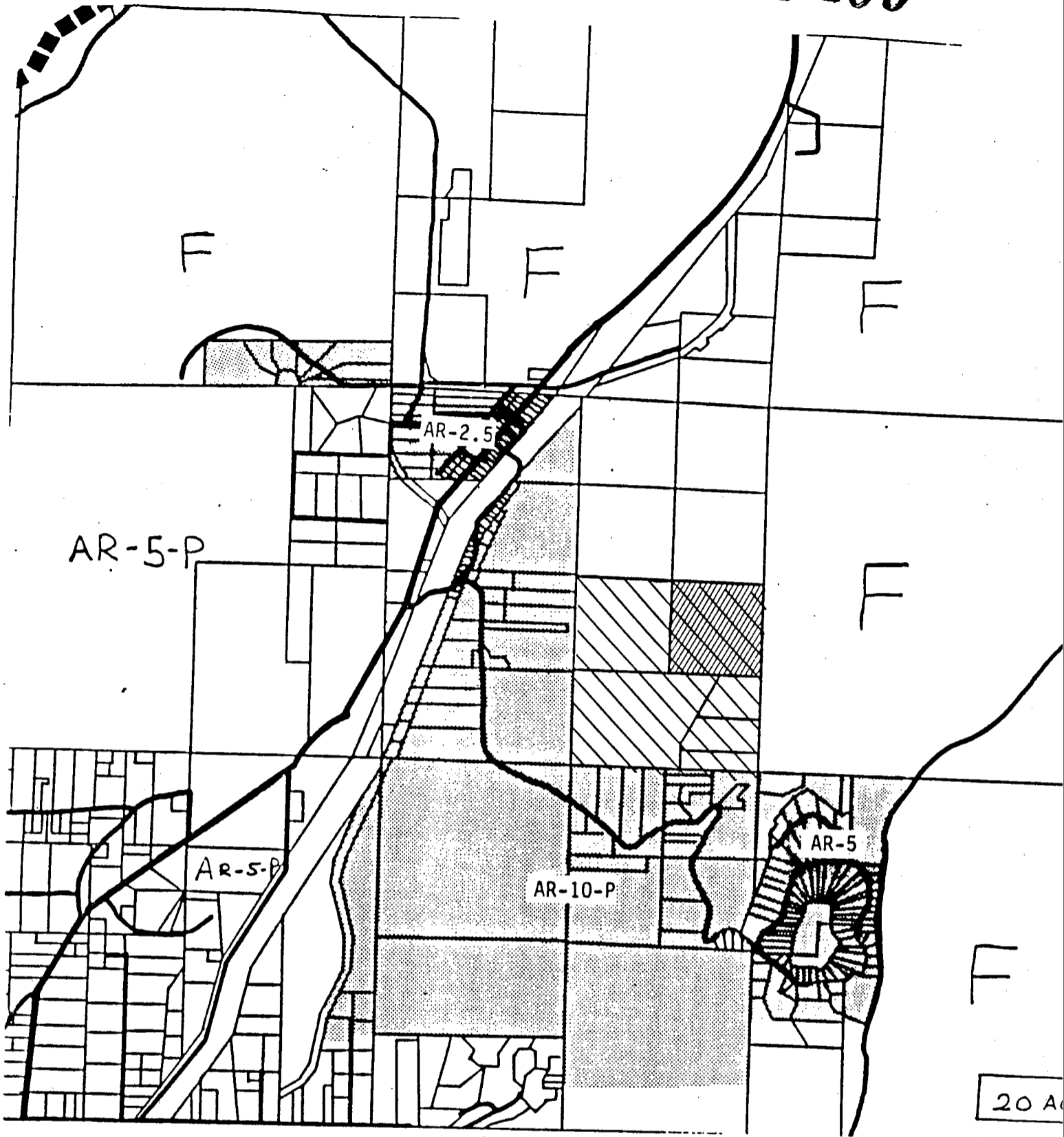
Proposed Amendment

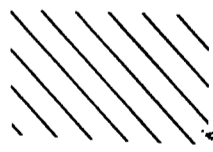
Amend Council Committee recommendation as follows:

Amend land use map by designating subject area Rural-10.

Amend Area Zoning Classification AR-10.

Motion FAILED 2 to 6, Mr. Pullen, Mr. Laing voting "YES",
Mr. Barden excused.



 SUBJECT
PROPERTIES

F-46

Sponsors Pullen, Gruger

Amendment No. 9

Area Zoning Issues No. RR2 : Nancy Rottle

Existing Council Committee Recommendation

Retain Executive's proposed land use map designation of Rural Area-10.

Retain Executive's proposed Area Zoning Classification of AR-10.

Proposed Amendment

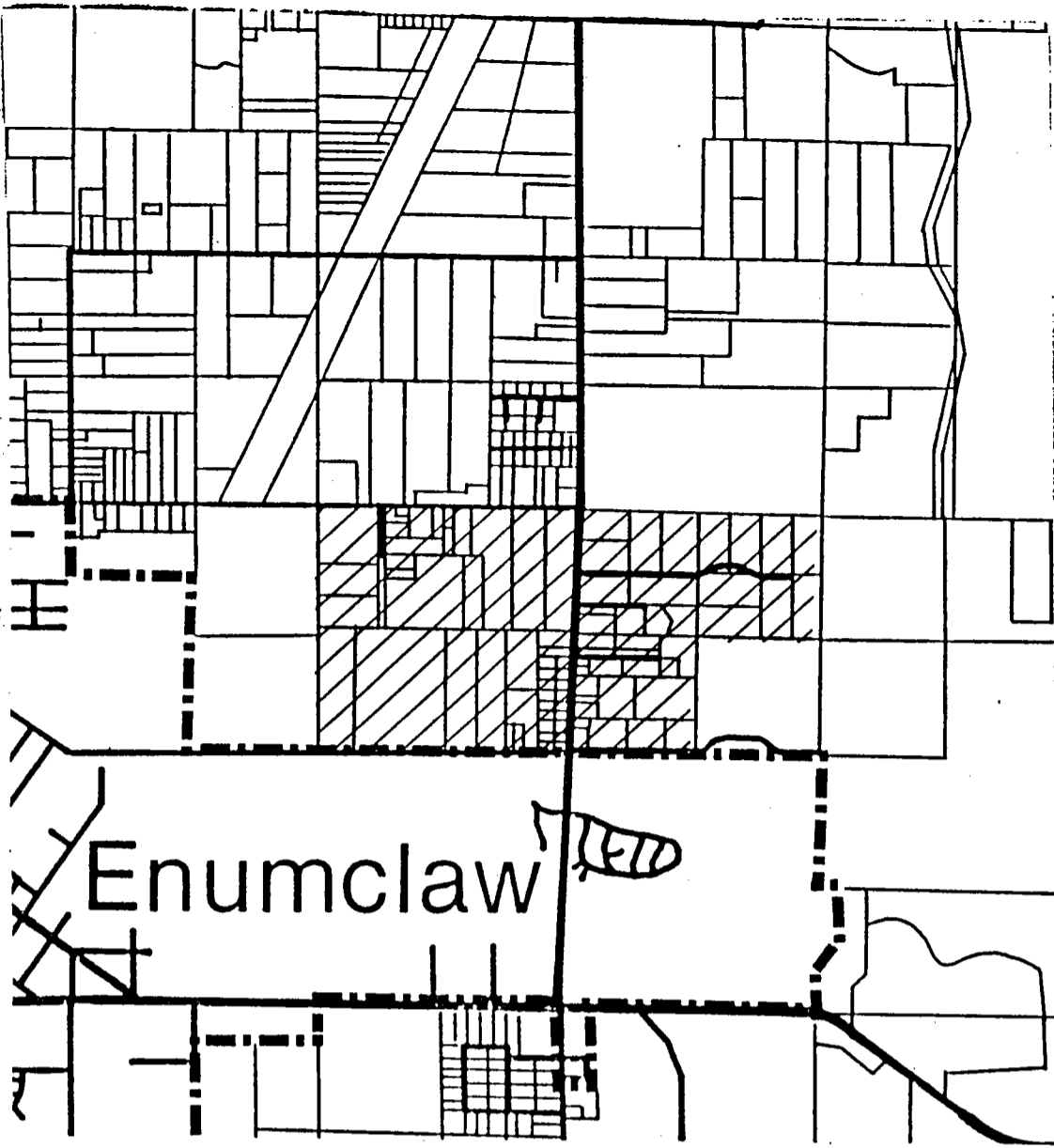
Amend Council Committee recommendation as follows:

Amend land use map by designating subject area Rural Area-5.

Amend Area Zoning Classification to AR-5.

Motion FAILED 2 to 7, Mr. Pullen and Mrs. Gruger voting "YES."

9499



/// SUBJECT
/// PROPERTIES

Sponsors PULLEN

Amendment No. 10

Area Zoning Issue RR No. 12: Dewaine Moore

Existing Council Committee Recommendation

Retain Executive's proposed land use map designation of Rural-5 acres.

Retain Executive's Proposed Area Zoning Classification of AR5.

Proposed Amendment

Amend Council Committee recommendation as follows:

Designate subject properties located in Section 13-20-6 as Potential Expansion Area 2.

Classify subject properties GR-5-P. P-suffix condition requires the north and east sides of the property to maintain a 100-foot buffer between the site and the rural areas.

Motion PASSED 8 to 1, Mr. Derdowski voting "NO."

AR-10

AR-10

**SUBJECT
PROPERTY**

AR-5

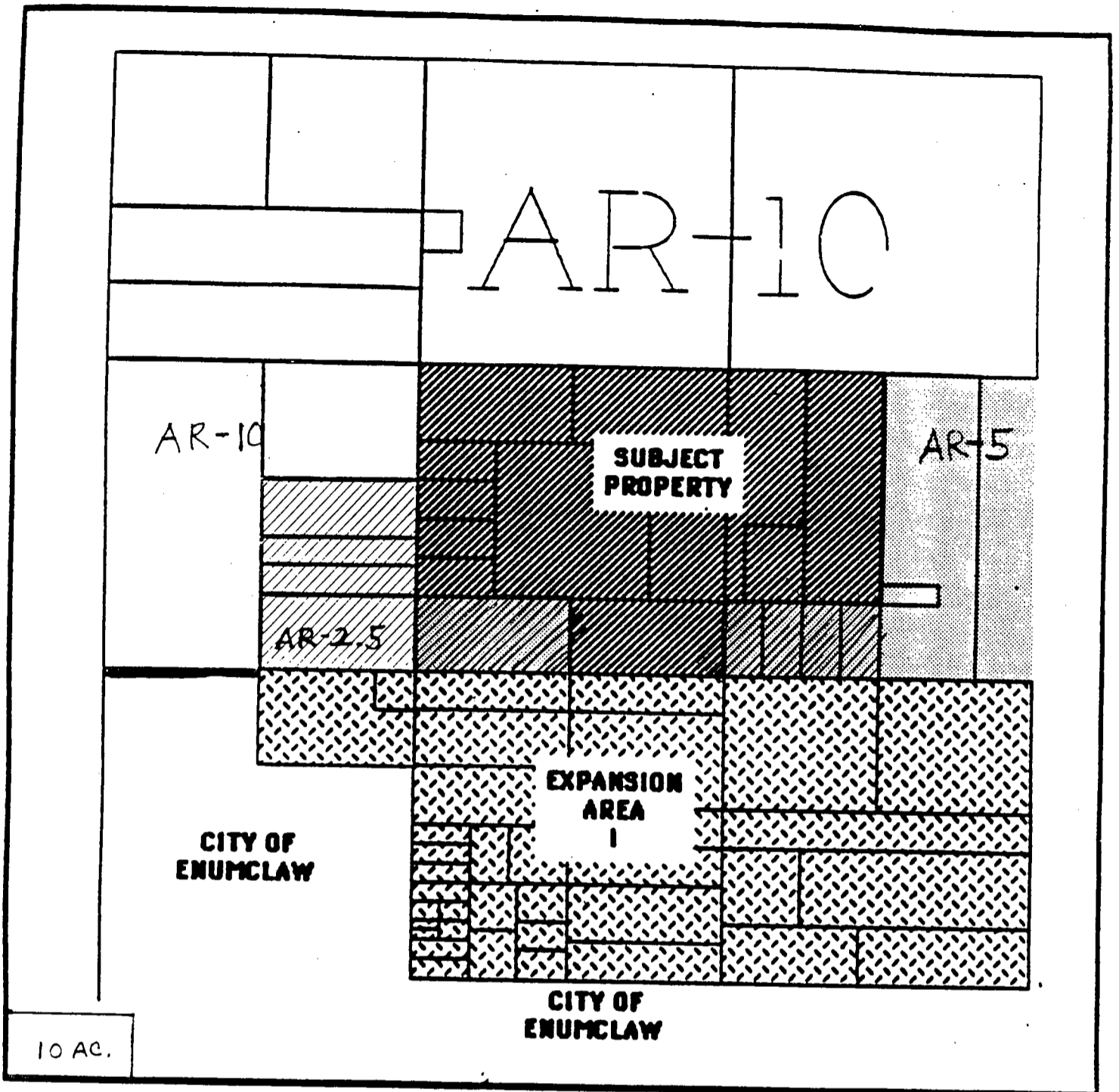
AR-2.5

**EXPANSION
AREA
I**

**CITY OF
ENUMCLAW**

**CITY OF
ENUMCLAW**

10 AC.



ENUMCLAW COMMUNITY PLAN AND AREA ZONING

Sponsor PullenAmendment No. 11Area Zoning Issue No. RR25 : PeriExisting Council Committee Recommendation:

Retain Executive's proposed land use map designation of Potential Expansion Area.

Retain Executive's proposed Area Zoning Classification of GR-5.

Proposed Amendment

Amend subject property to B-N.

Motion WITHDRAWN.

I. King County Comprehensive Plan Direction on Rural Neighborhood Centers

Size & Function: Unlike the urban neighborhood centers, the KCCP does not give direction on the size (acres or square footage) of Rural Neighborhood Centers or the size of population that is to be served by a RNC other than to state that they are "...very small shopping areas offering goods and services to rural residents." Policy CI-601 states:

"Rural Neighborhood Centers should maintain approximately their existing size."

The text introducing this policy states..."Due to the extremely low population densities planned for Rural Areas, and lack of adequate public services, new or expanded Rural Neighborhood Centers are not expected or encouraged."

Direction on RNC's can also be taken from the policies and supporting text on Rural Activity Centers in the KCCP. In Rural Areas, the major focus of commercial and industrial activity should be the existing RAC's and new economic development should occur in the RAC's to strengthen their economic vitality. PC-117 states: "Commercial and industrial development in Rural Areas should locate in existing Rural Activity Centers to provide employment, shopping, services and housing opportunities that will reinforce these towns as rural centers at a scale compatible with surrounding roads, utilities and rural character..." PC-118 states "Limited convenience shopping and services for Rural Area residents should be provided by existing Rural Neighborhood Centers, which should remain small."

Designation and Location: "The Rural Areas contain many existing neighborhood centers which will continue to provide convenient goods to nearby residents. New neighborhood centers should not be needed as existing centers are sufficient, and major economic development will be encouraged primarily in existing Rural Activity Centers." (KCCP page 106) The KCCP Map does not designate RNCs -- only Rural Activity Centers. As a result, community plans have taken on this task.

II. Process Used to Identify Rural Neighborhood Centers in Enumclaw

The Enumclaw Community Plan Profile surveyed the locations of commercial activity in the planning area. The Citizen Advisory Committee reviewed these locations and identified six, including the intersection of 236th and Hwy 164, as areas which provide a neighborhood focus and serve the purpose of Rural Neighborhood Centers. Enumclaw Community Plan Policy EN 44 states:

"New development in Rural Neighborhood Centers should be limited to their existing size while allowing flexibility of uses for future market changes. No new commercial development shall be approved outside the existing Rural Neighborhood Centers or the City of Enumclaw." (emphasis added)

Supporting community plan text states: "Larger-scale commercial development would conflict with the rural nature of the community, detract from development within the City of Enumclaw and would conflict with KCCP goals directing commercial development to the RACs."

III. Coordination with the City of Enumclaw

During the development of the expansion area, the City felt strongly that there should be protections for them within the expansion area against inheriting development that had occurred under County code but which was not consistent with City development standards or the City's own comprehensive plan. As a result, Policy EN 42 states that in the agreement to be worked out between the City and County to guide future annexations a number of elements will be included, among them:

"H. Commitment by King County to notify the City of development proposals in the expansion area and to consult with the city to condition development approvals to mitigate adverse impacts on city services and to implement city plans, policies and standards."

The Community Plan Area Zoning includes the following Rural Neighborhood Center P-suffix conditions:

1. New or expanded uses shall be permitted only insofar as current development standards for landscaping, parking and drainage control can be met within the boundaries of the Rural Neighborhood Center, as defined by the existing limits of its Neighborhood Business-zoned property or properties.

2. Adjacent undeveloped lands may be purchased and consolidated with a Neighborhood Business-zoned ownership to use as a drainfield or drainfield reserve area to meet requirements for safe disposal of waste water. Such drainfield sites shall continue to be zoned for rural or agricultural uses, and shall not be considered part of a Rural Neighborhood Center for any other purpose.

IV. Current Zoning Code Provisions

The current zoning is A for the area in which the Peri area zoning request is located. Of the two commercial uses proposed to be recognized as a Rural Neighborhood Center, the feed store is a permitted, nonagricultural use in the A zone and the Phoenix Tavern is a legal, nonconforming use, established prior to the 1974 zoning. Between the RNC and the Peri property are two residential lots, totalling approximately 1.7 acres.

In the Agriculture zone, home occupations are a permitted, nonagricultural use under the following circumstances:

- it is carried on exclusively by a member or members of a family residing in the main dwelling unit on the premises;
- it is clearly incidental and secondary to the use of the property for agricultural purposes;
- has no display or sign not already permitted in the zone;
- has no outside storage nor other exterior indication of the home occupation or variation from character of the area;
- does not require truck delivery or pickup, nor the installation of heavy equipment, large power tools or power sources not common to an agricultural area;
- does not create a level of parking demand beyond that which is normal to an agricultural area; and
- all sales shall be an incidental use.

Signs are permitted as follows: one single-faced unlighted identification sign not exceeding 12 square feet in area which may not be located in any required yard or open space on the premises; and one unlighted double-faced sign not to exceed 6 square feet of area per face, pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed.



JAN 8 1990
KING COUNTY
WA 98002

9499

January 4, 1990

Ms. Cynthia Sullivan
King County Council
King County Courthouse
516 Third Avenue
Seattle, WA 98104

Dear Ms. Sullivan:

It has come to the attention of the City that the Growth Management Planning and Environment Committee has received a request from the property owner of the property described in "Rural Residential" issue #25 which is before your committee. The property of owner is requesting that the property be rezoned from the proposed zoning of Growth Reserve, 5 acres to Neighborhood Business.

This property is located within the proposed Phase II Expansion Area for the City. The City feels that it is inappropriate at this time for the County to approve the rezone request from Residential to Neighborhood Business being that the area is located within the Phase II Expansion Area for the City. This decision should be left up to the City at the time of annexation. Also, Policy #EN-44 of the proposed Enumclaw Community Plan recommends that no new commercial development be approved outside of the existing rural neighborhood centers or the City of Enumclaw. Again, the City feels it would be inappropriate for the County to approve the rezone request based on this policy.

In summary, the City does not support the request to rezone the property identified in "Rural Residential" issue #25 from the proposed GR-5 to the requested BN. We would appreciate it if your committee would also support the City's position on this matter in not approving the request.

Sincerely,

A handwritten signature in cursive script that reads "Keith Blackburn".

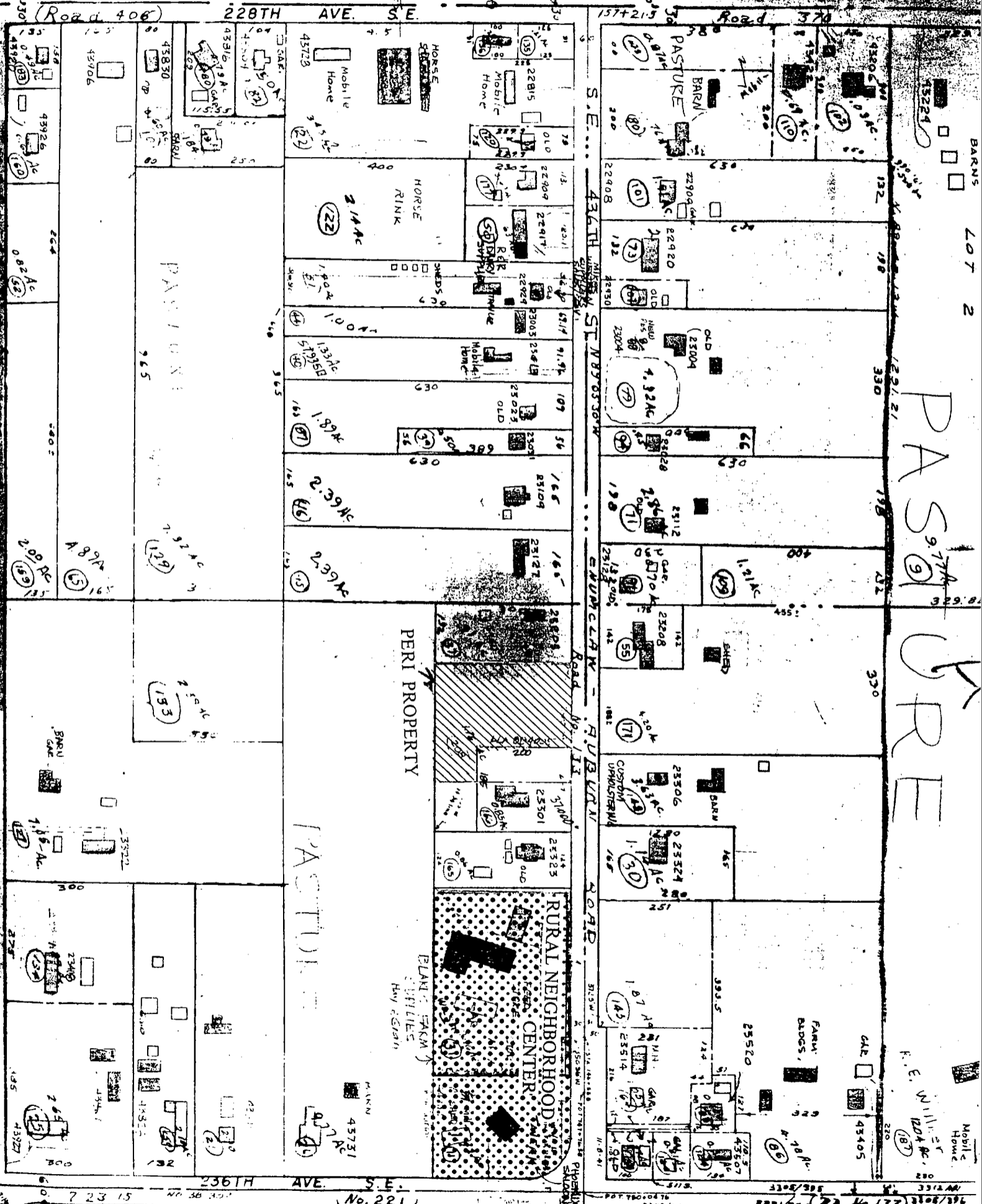
Keith Blackburn
Mayor

KB:lt

cc: Kent Pullen

1339 Griffin Avenue, Enumclaw, Washington 98022 • 206-825-3591

20-6



PASSES GREEN

F. E. WILLIAMS
1204 AC.
(187)

22-20-6

322/42/22 No. 133



Feet 200 100 0 200

Hwy 164 and 236 th SE RNC

9499

AR-5



GR-5



236th AVE SE

ENUMCLAW-AUBURN ROAD

B-N-P

/// SUBJECT
/// PROPERTIES

143

Sponsor Pullen

Amendment No. 12

Area Zoning Request
Charles K. Burridge

Council Committee Recommendation:

Retain Executive's proposed land use map designation of Agriculture-10.

Retain Executive's proposed Area Zoning Classification of A-10.

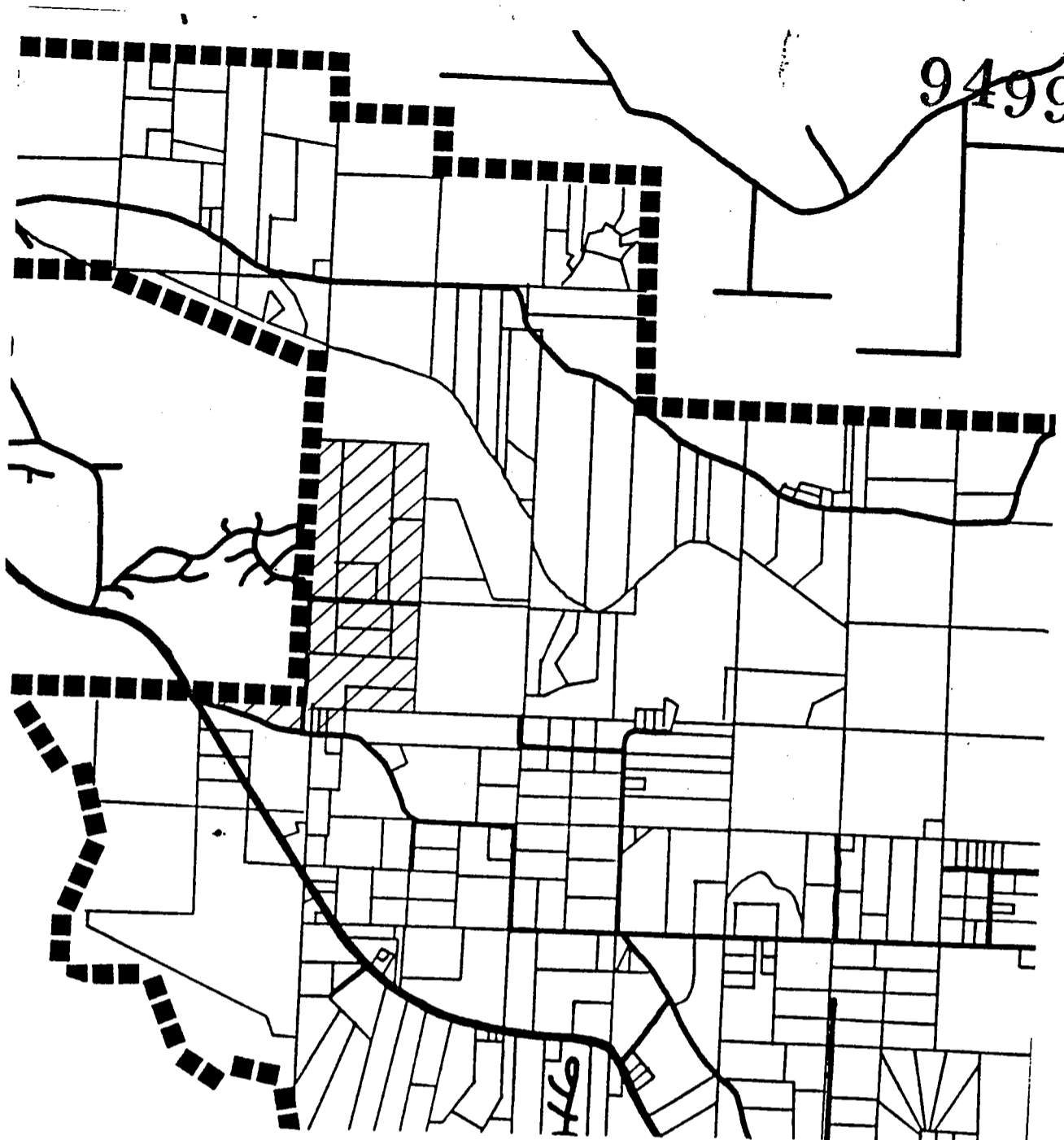
Proposed Amendment

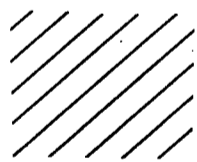
Amend proposed land use plan map to Urban, one home per acre.

Amend proposed Area Zoning Classification to SR(35000).

Motion WITHDRAWN.

9499



 SUBJECT
PROPERTIES

9499

CHARLES K. BURRIDGE
11221 S.E. 286th. ST.
KENT, WASHINGTON 98031
(206) 854-2396

TO: KING COUNTY COMMISSIONERS

JUNE 11, 1990

REFERENCE: 25 ACRES PRESENTLY ZONED S-R

LEGAL DESCRIPTION: LOT 1, KING COUNTY SHORT PLAT NO. 679103, RECORDED UNDER AUDITORS FILE NO. 8102060645, BEING A PORTION OF GOVERNMENT LOT 4 AND THE WEST HALF OF THE SOUTH-WEST QUARTER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

OWNERSHIP: PARTNERSHIP BETWEEN CHARLES K. BURRIDGE & JOSEPH L. & CAROL KROFCHECK. CHARLES K. BURRIDGE RESIDING AT 11221 S.E. 286TH. STREET, KENT, WASHINGTON 98031 TELEPHONE (206) 854-2396

PROPERTY LOCATION: NORTH OF 364TH. ST, APPROXIMATELY 288 FEET FROM THE EAST CITY LIMITS OF AUBURN (EXHIBIT "A" ATTACHED)

EXHIBITS ATTACHED: EXHIBIT "A", GENERAL LOCATION OF PROPERTY (RED DOT)

EXHIBIT "B", PRESENT ZONING (PROPERTY LOCATION RED DOT)

EXHIBIT "C", PROPOSED ZONING (PROPERTY LOCATION RED DOT)

EXHIBIT "D", PRESENT HOUSING DEVELOPMENT 288 FEET FROM PROPERTY SHOWING LOCATION OF 12" SEWER LINE INDICATED IN GREEN.

EXHIBIT "E", PROPERTY OUTLINED IN YELLOW, (BURRIDGE PROPERTY)

PROPERTY OUTLINED IN BLUE (SUBMITTED TO KING CO. FOR PLATTING FALL OF 89, HAS RECEIVED APPROVAL FROM CITY OF AUBURN FOR SEWER AND WATER EXTENSION)

PROPERTY OUTLINED IN ORANGE (HAS BEEN HOOKED UP TO AUBURN CITY WATER AND SEWER FOR ABOUT TWO YEARS)

GREEN CIRCLE ON UPPER LEFT SIDE INDICATES LOCATION OF 12" SEWER LINE COMING OUT OF DEVELOPMENT NEXT WITH EASEMENT BETWEEN HOMES. 12" WAS INSTALLED BY DEVELOPER OF PLAT AT REQUEST OF CITY OF AUBURN TO SERVICE THIS AREA TO EAST OF CITY LIMITS ZONED S-R.

EXHIBIT "F" BURRIDGE PROPERTY SHOWING CANYON AREA, OUTLINED IN GREEN, WHICH WILL BE LEFT FOR COMMON USE OF LOCAL RESIDENTS. CANYON AREA COVERS APPROXIMATELY 9 ACRES, WHICH LEAVES APPROXIMATELY 16 DEVELOPABLE ACRES.

REQUEST: FIRST CHOICE----- S-R ZONING

SECOND CHOICE----- RS-15000

THIRD CHOICE----- RS-35000

9499

PAGE 2-of-2

SUMMARY: THE PROPERTY IS NOT SUITABLE FOR AGRICULTURE BECAUSE OF ITS LIMITED SIZE AND THE LOCATION OF THE CANYON WITHIN ITS BOUNDRIES.

ALL OF THE PROPERTIES TO THE EAST, WEST, AND SOUTH ARE RESIDENTIAL WITH HOMES ON THEM IN THE PRICE RANGE OF \$180,000 to \$350,000, EXCEPT FOR ONE PARCEL TO SOUTH EAST WHICH IS A COMMERCIAL HORSE BOARDING BARN. (SEE PROPERTIES NUMBERED 1 ON EXHIBIT "E")

NEXT TO THE ABOVE HORSE BOARDING PROPERTY IS A PROPERTY WHICH IS IN THE PROCESS OF PLAT APPROVAL FOR UPPER INCOME HOME SITES. (SEE PROPERTY NUMBERED 2 ON EXHIBIT "E") THIS PROPERTY I UNDERSTAND WILL BE GRANDFATHERED UNDER THE NEW PLAN.

SOME OF THE SURROUNDING PROPERTIES HAVE RECREATIONAL HORSES AND SOME HAVE A HEAD OR TWO OF CATTLE FOR THEIR OWN PERSONAL USE. THERE ARE NOT AND COMMERCIAL AGRICULTURAL OR LIVESTOCK FARMS IN THE IMMEDIATE AREA, AND THE AREA IS NOT SUITABLE FOR SUCH PURPOSES. (SEE EXHIBIT "F" ONLY 16 ACRES OF THE 25 IS USEABLE)

I AM SURE THAT IF I PUT A LIVESTOCK OPERATION ON THE PROPERTY IT WOULD CREATE A PROBLEM WITH THE BORDERING LAND OWNERS.

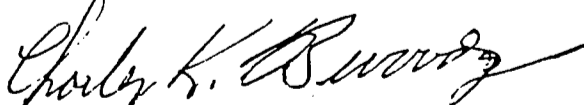
BURRIDGE AND KROFCHECK HAVE INVESTED OVER \$300,000 IN THIS PROPERTY IN PURCHASE PRICE AND ENGINEERING SERVICES. WE ESTIMATE THAT IT WILL COST ANOTHER \$300,000 TO PUT IN THE ROADS AND UTILITIES REQUIRED BY KING COUNTY. THIS IS A TOTAL OF AT LEAST \$600,000 BEFORE CONSTRUCTION CAN BEGIN.

THANK YOU FOR ALLOWING ME TO PRESENT OUR REQUEST TO YOU. WE BELIEVE WE CAN MAKE A VERY ATTRACTIVE RURAL RESIDENTIAL AREA HERE THAT WE THE COUNTY AND THE BORDERING PROPERTY OWNERS WOULD BE PROUD OF.

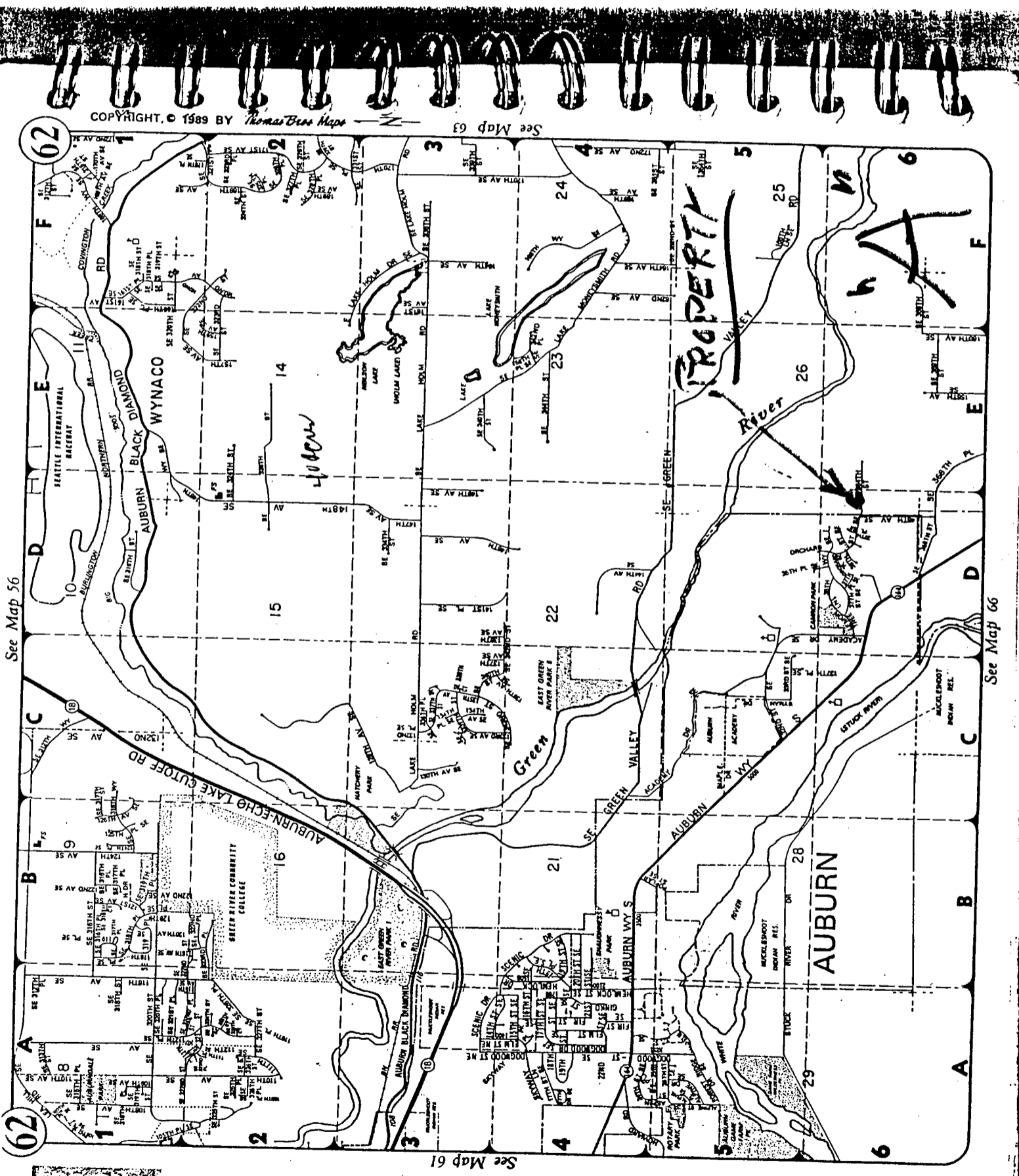
PLEASE REMEMBER WE ARE WILLING TO MAKE THE CANYON AREA AVAILABLE TO THE PUBLIC. IT IS ACCESSIBLE FROM THE SOUTH SIDE OF THE GREEN RIVER.

SINCERLY YOURS

CHARLES K. BURRIDGE



COPYRIGHT © 1989 BY Thomas Bros Maps See Map 63



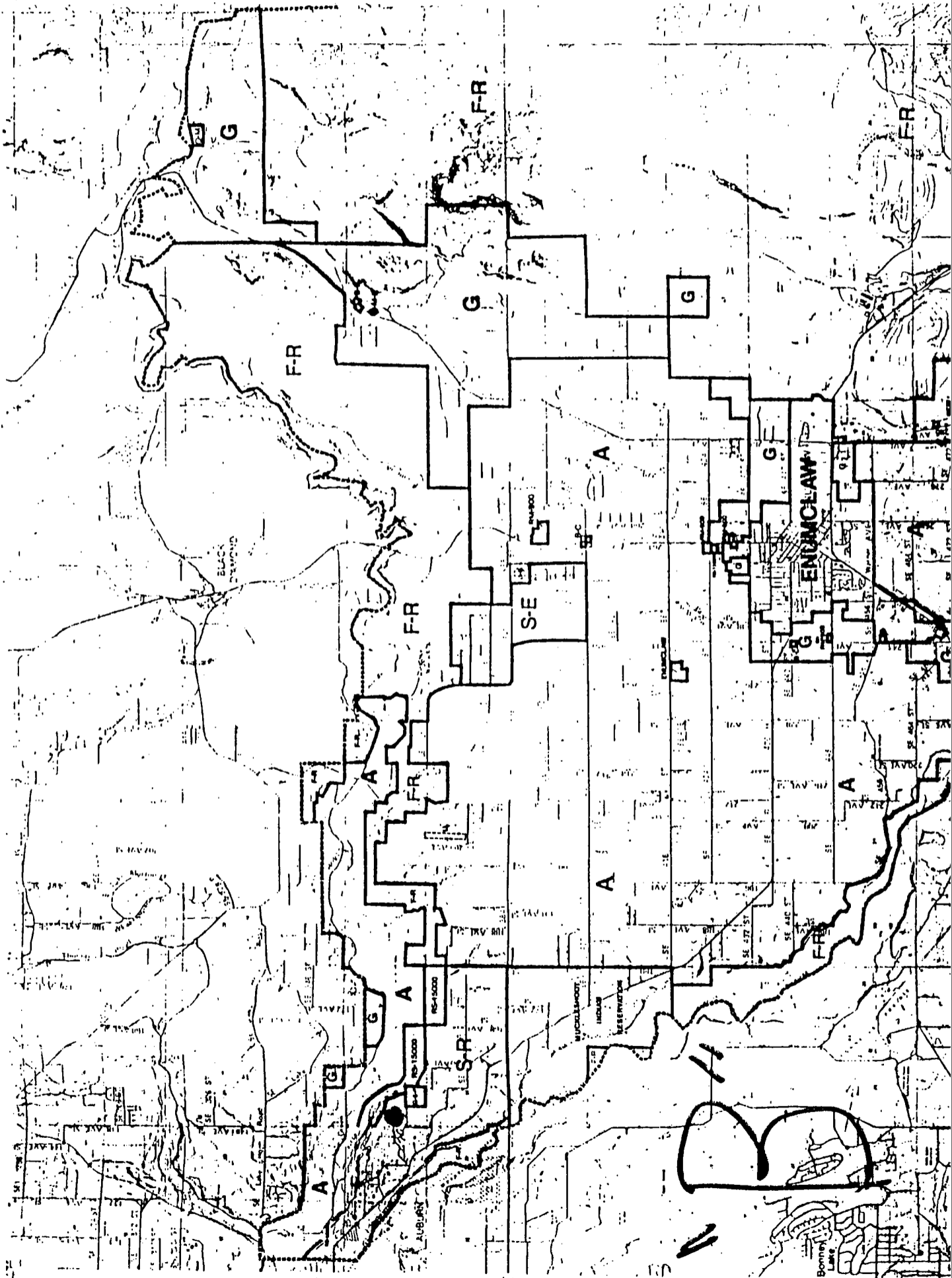
See Map 56

See Map 61

See Map 66

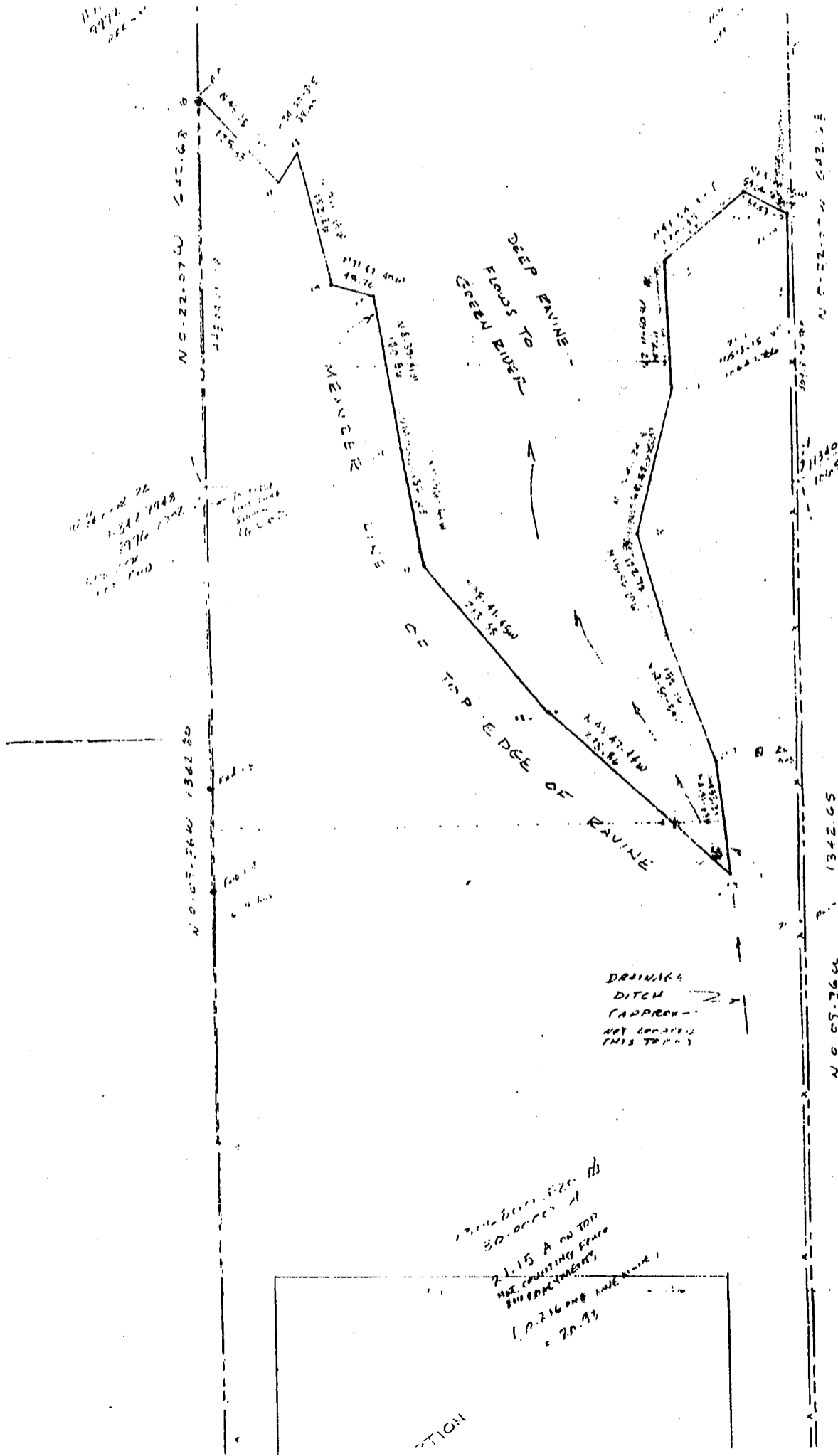
62

62



9499

H.H.
9992
200-10



10 26 1942
1 34 2 1943
1976
1977

11340.70 FT
11454.42 FT
11568.14 FT

17.71608 MILE
21.15 A ON TOP
THE CHITTING PLACE
SUN BRACKET
20.93

SECTION

9499

1
39.25
AC

5
26.75
AC

1

" E "

TR. 2

1

LOT 1

Pct. 2

lot 1

KC SP 679103
8102060745

KC 7809210691
SP 777061

TR. 1

KC 7703080683
SP 1274022

1

1

LOT 2

1

Pct. 1

S. E. 364 TH. ST.

HORSE

1

1

2

ENUMCLAW COMMUNITY PLAN AND AREA ZONING

Sponsors Derdowski

9499

Amendment No. 13

Properties in Section 29, Township 21, Range 6

Existing Council Committee Recommendation

Revise Executive's proposed land use map designation from Agriculture - 10 acres to Agriculture - 35 acres.

Revise Executive's proposed area zoning classification from A-10-P to A-35-P.

Proposed Amendment

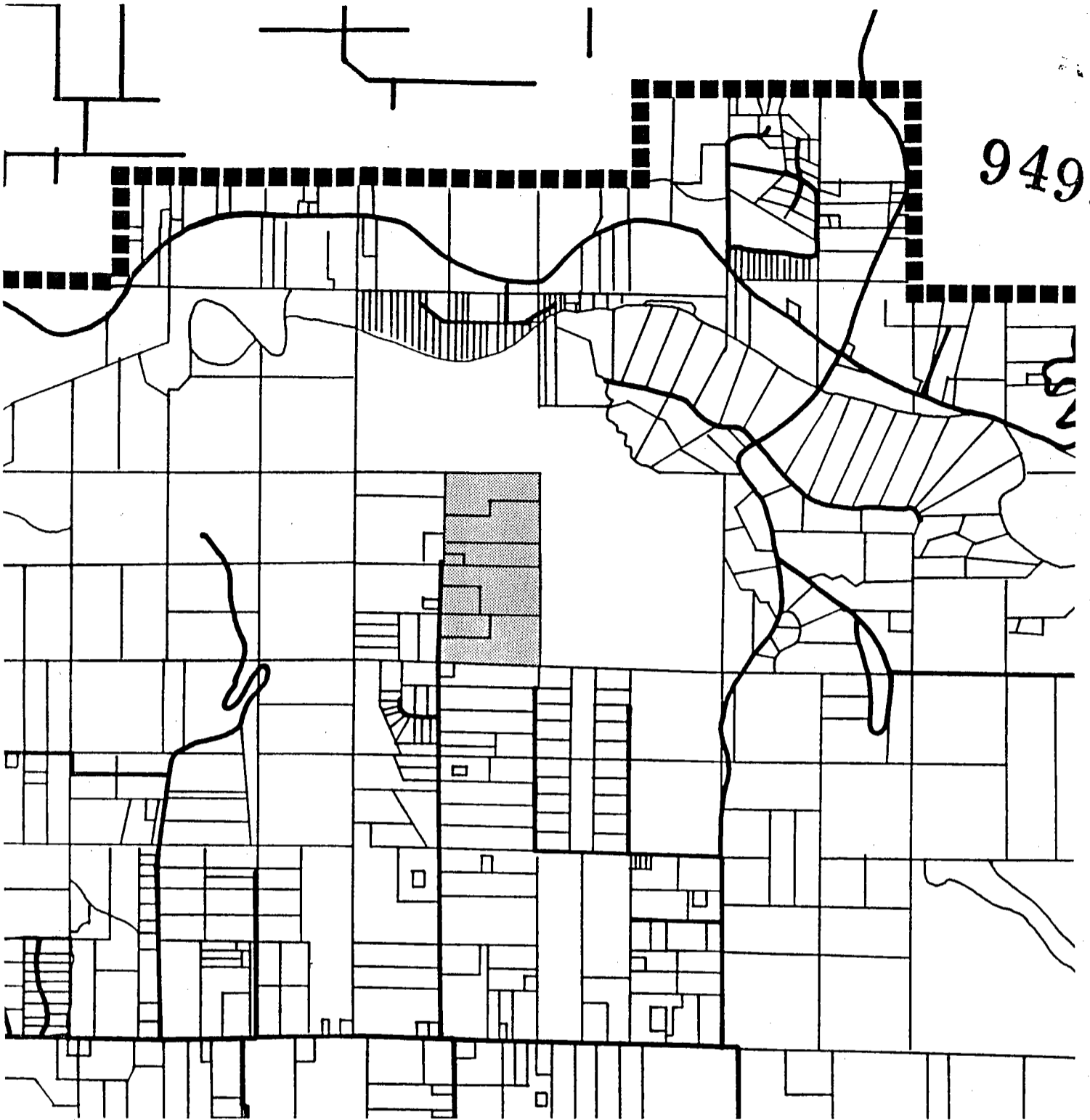
Amend Council Committee recommendation as follows:

Return to the Executive's proposed land use map designation of Agriculture - 10 acres for those properties in the Eastern 1/2 of the Southwest 1/4 of Section 29, Township 21, Range 6.

Return to the Executive's proposed area zoning classification of A-10-P for those properties in the Eastern 1/2 of the Southwest 1/4 of Section 29, Township 21, Range 6.

Motion PASSED 8 to 0, Ms. Sullivan excused.

9499



ENUMCLAW COMMUNITY PLAN AND AREA ZONING

Sponsors Derdowski

9499

Amendment No. 14

Areawide P-Suffix Condition for Properties Designated A-35

Proposed Amendment

Amend Council Committee recommendation as follows:

Add the following Areawide P-suffix Development Condition to all lands designated A-35:

No restrictions on uses or densities in the Enumclaw area zoning for the agricultural production districts shall be construed as contrary to the covenant, terms and conditions of a "Deed of and Agreement Relating to Defelopment Rights" entered into between King County and peoperty owners prior to the effective date of this ordinance.

Motion WITHDRAWN.

Amendment No 15

REVISED
ENUMCLAW AREA ZONING ISSUE PAPER

9499

Issue #: RURAL RESIDENTIAL ISSUE #10

Applicant: Palmer Coking Coal

Location: 30-21-07 Tax Lot 1

Acreage: Approximately 400.00 acres

Existing Zoning: FR

Exec. Proposed Zoning: AR-10P and AR-5 Bonus

GMP & E Proposed Zoning: AR-10P and AR-10

Applicant's Zoning Request: AR-5-P

Surrounding Uses: To the south of the parcel are large parcels of logged off land.

Comments: The site is within the South King County Critical water supply area, the soils on the site are rated by the U.S. Soil Conservation Service as having "none to slight" limitations for septic tank systems. There are no sensitive features on the parcel. The property is in the Assessor's timber tax program. The CAC wished to keep the AR-5 bonus density zone located on the east side of the Enumclaw-Franklin Road, specifically away from lands located adjacent to the Green River. The applicant originally requested AR-5 Bonus Density on some of these properties before the GMP & E Committee removed the AR-5 Bonus zone from the proposed Enumclaw Plan. Once the committee removed this zoning classification from the plan, the applicant submitted a revised request for AR-5.

P & CD Recommendation: Approve AR-5-P (stream corridor conditions) on that portion of tax lot 1, and 24 located east of the Enumclaw-Franklin Road; approve AR-5-P (stream corridor conditions) for tax lots 20, 21 and 23. Retain AR-10 on that portion of tax lot 1 lying south of the Fish Hatchery and west of the Enumclaw-Franklin Road; Approve AR-5 for Government Lot 2.

Basis for Recommendation: EN 27 and EN 29.

The majority of these parcels meet the criteria for 5 acre density. The parcels are free of sensitive areas and are not adjacent to resource districts. It is therefore recommended this request be approved to AR 5 zoning. The AR-5-P zoning is recommended for that portion of tax lot 2 lying west of the Enumclaw-Franklin Road to protect the Green River. That portion of Tax lot 1 lying south of the Fish Hatchery and west of the Enumclaw-Franklin Road will not be considered in this request since it is not part of the area that was changed by the GMP & E committee from AR-5 Bonus to AR-10.

Council staff Recommendation: Retain Executive Proposed Zoning (AR-10-P) on the 40 acres west of the Franklin-Enumclaw Road; ~~Retain-GMP-&-E-Proposed-Zoning-of-AR-10-for property-located-east-of-the-Franklin-Enumclaw-Road.~~

Concur with the Executive recommendation for the property located east of the Franklin-Enumclaw Road with additional conditions requiring cluster development away from the coal mine and seismic hazard areas.

Basis for Council staff Recommendation:

The land west of the Franklin-Enumclaw Road is surrounded by a fish hatchery, the Green River and wooded land. Allowing lower density in this area protects the scenic value of the Green River Gorge.

For the land east of the Franklin-Enumclaw Road, the land contains coal mine and seismic hazard areas. The staff recommends cluster developments away from the coal mine and seismic hazard areas for protection for residents.

GMC& E Committee Recommendation: AR-5-P (stream corridor conditions) on that portion of tax lot 1, and 24 located east of the Enumclaw-Franklin Road; approve AR-5-P for tax lots 20, 21, and 23.

Approve AR-5-P for Government Lot 2 with stream corridor conditions to protect the Green River.

Retain AR-10 on that portion of tax lot 1 lying south of the Fish Hatchery and west of the Enumclaw-Franklin road.

Moved by Mr. Pullen, motion FAILED 3 to 6, Mr. Barden, Mr. Pullen and Mr. Laing voting "YES."

JUNE 11, 1990
KING COUNTY COUNCIL
COUNCIL CHAMBERS
ROOM 402, KING COUNTY COURTHOUSE
516 THIRD AVENUE
SEATTLE, WASHINGTON 98104

9499

DEAR COUNCIL MEMBERS:

LEGAL COUNCIL, MR. T. HUGHLON MC DOWELL, ATTORNEY AT LAW, HAS REQUESTED CONTINUANCE OF THE ZONING DECISION FOR THE PATTERSON PROPERTY WITH THE LEGAL DESCRIPTION AS FOLLOWS:

SECTION 06, TWP. 20, RANGE 07
SE 1/4 OF NW 1/4 & 3/4 5 IN
NW 1/4 LESS PORS THOF DAF POR
LY NLY OF LN RNG N 89-09-51 W
FR PT ON E LN 115.00 FT SLY FR
NE COR TAP ON W LN 106.50 FT

APPLICATION IS HEREBY BEING PRESENTED FOR YOUR CONSIDERATION TO GRANT AR-5 ZONING ON THE EASTERLY THIRTY (30) ACRE PORTION OF THE PATTERSON PROPERTY WITH THE LEGAL DESCRIPTION AS ABOVE LISTED.

SEVERAL PROPERTIES ARE LOCATED BETWEEN THE PATTERSON PROPERTY AND THOSE PROPERTIES BEING USED FOR AGRICULTURE. THIS ALREADY EXISTING WELL DEFINED BUFFER AREA INCLUDES PROPERTIES LOCATED TO THE EAST OF THE PATTERSON PROPERTY IN DIMENSIONS AS FOLLOWS: (1) 5.55 ACRES, (2) 5.59 ACRES, (3) 7.18 ACRES, (4) 6.89 ACRES, (5) 5.47 ACRES, (6) 5.46 ACRES, (7) 8.53 ACRES, AND (8) 8.42 ACRES.

REASONABLE PEOPLE MAY OFTENTIMES DIFFER ON THE SAME SET OF FACTS. WE BELIEVE YOUR GRANTING OF THIS ZONING REQUEST WILL NOT AFFECT THE ENVIRONMENT OF THE ENUMCLAW RURAL AREA.

THANK YOU.

SINCERELY YOURS,

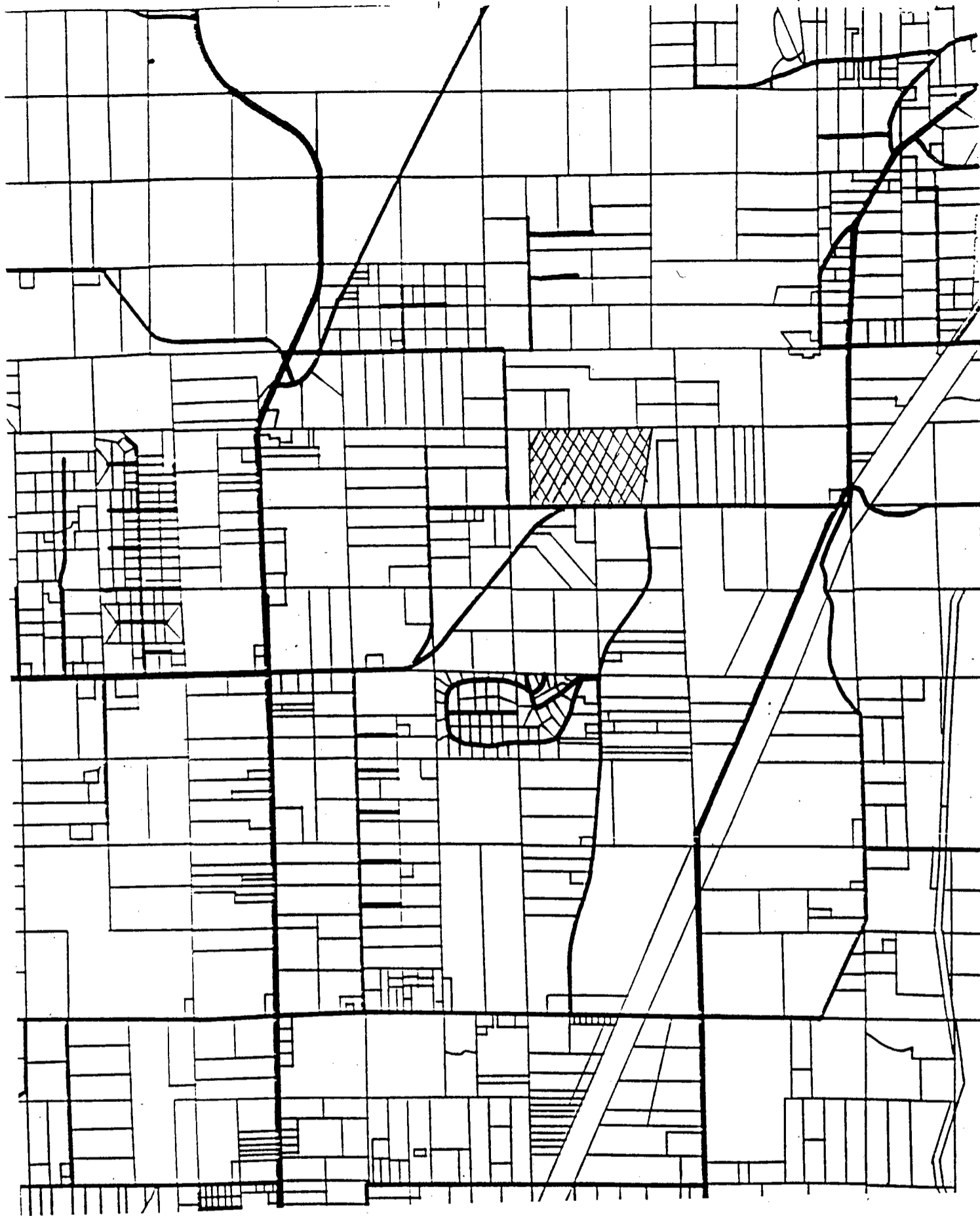
Marlene "Faith" Ouren Patterson

MARLENE "FAITH" OUREN PATTERSON

ENCLOSED MAPS

CC: T. HUGHLON MC DOWELL, INC. P.S.
ATTORNEY AT LAW
SUITE 300, 3801-150TH S.E.
BELLEVUE, WASHINGTON 98006-1611
(206) 746-1322

9499



PATTERSON