

MOTION NO. 2439

A MOTION granting the appeal of the applicant in the matter of the reclassification request from A and SE to ML petitioned by JOSEPH GUNTER, ET AL, designated Building and Land Development File No. 254-75-R, and stating conditions of approval.

WHEREAS, the subject reclassification request was recommended for denial or continuance by the Deputy Zoning and Subdivision Examiner and such recommendation was appealed by the applicants; and,

WHEREAS, the Planning and Community Development Committee has reviewed the record on the above matter; and,

WHEREAS, the subject properties are not suitable for agricultural use without considerable investment in drainage facilities; and,

WHEREAS, the subject properties are so located and impacted by adverse conditions for agriculture that their reclassification as modified herein should not be considered as applying to surrounding agricultural lands, and should not be interpreted as a change in Council policy regarding the preservation of agricultural land in the Green River Valley; and,

WHEREAS, a Council study of the agricultural lands in the Green River Valley is expected to be completed by January, 1977.

NOW THEREFORE, BE IT MOVED by the Council of King County: The subject property requested for reclassification by JOSEPH GUNTER, ET AL, designated Building and Land Development File No. 254-75-R is reclassified from A (Agriculture) and SE (Suburban Estates) to ML-P subject to the following conditions:

1. The property owners shall obtain approval of a drainage plan for the subject properties in accordance with the provisions of Chapter 20.50, King County Code. The King County Division of Hydraulics, in reviewing a proposed drainage plan for the subject properties, shall consider the potential reduction in

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surface water storage capacity which filling and partial paving of the properties may entail. The Division shall stipulate such conditions as it finds necessary in order to assure that adjacent properties and the general public are not adversely impacted by a reduction in the water storage capacity of these properties.

- 2. The property owners shall work with the King County Department of Public Works in improving the capacity of Frager Road to handle year-round industrial traffic by filling and grading as directed, that portion of road adjacent to the property which is subject to seasonal flooding.
- 3. Parcel I of subject properties is reclassified for the specific purpose of allowing its use as a storage area for contractor's vehicles and equipment. No additional structures shall be permitted on Parcel I and no portion of the properties shall be paved except for driveways which will not exceed 10% of the utilized area.
- 4. Parcel II of the subject properties, the north 3.5 acres under separate ownership, is reclassified for general maintenance and storage and shall be allowed structures and paving as needed for that purpose.

BE IT FURTHER MOVED by the Council of King County:

Condition No. 3 above will be reviewed by the Council in January 1977 in light of the results of the on-going agricultural study to determine if said condition is still appropriate.

PASSED at a regular meeting of the King County Council this 26th day of April, 1976.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Dave Mooney
Chairman

ATTEST:

Jessie M. Owens
Clerk of the Council