

11/4/77

Introduced by: Bernice Stern

77-1025

MOTION NO. 03302

1
2 A MOTION remanding the Proposed Plat
3 of Leisure Lakes, Building and Land
4 Development File No. 1076-4, to the
5 Zoning & Subdivision Examiner for
6 reconsideration.

7 WHEREAS, the Office of the Zoning & Subdivision Examiner has
8 forwarded a Report and Recommendation to the King County Council
9 pertaining to the preliminary plat of LEISURE LAKES, Building
10 and Land Development Division File No. 1076-4; and

11 WHEREAS, the subject preliminary plat is located in north-
12 east King County in an area covered by the Bear Creek Middle Plan,
13 adopted by Ordinance No. 1018 in 1971; and

14 WHEREAS, Middle Plans and Community Plans are adopted as an
15 augmentation and compilation to the King County Comprehensive
16 Plan and intended to provide short range policies to guide the
17 nature and timing of developments in areas which are undeveloped
18 or in the process of developing and where there is not yet a
19 commitment to urban services; and

20 WHEREAS, "G" General zoning is intended to regulate the use
21 of land to prevent the premature establishment of urban land uses
22 before proper and sufficient roads, utilities and governmental
23 services are provided; and

24 WHEREAS, the proposed Leisure Lakes plat is located in a
25 portion of the Bear Creek Middle Planning area which is
26 undeveloped and where there are no urban services presently
27 available and is zoned "G" General; and

28 WHEREAS, a November 3, 1977 written opinion of the Hearing
29 Legal Counsel, pertaining to section 19.28.020 of the King County
30 Code, states that "Preliminary plats which have not received
31 approval by the King County Council should not be acted upon by
32 the King County Council until they are accompanied by a letter
33 of approval from the Health Department for the method of sewage
disposal and water supply", and the proposed preliminary plat
of Leisure Lakes has not received such a letter of approval at

1 this time.

2 NOW THEREFORE, BE IT MOVED by the Council of King County:

3 1. The Council finds that Conclusion #2 of the September
4 29 Report of the Hearing Examiner on the preliminary plat of
5 Leisure Lakes is in error as applied to "G" General zoned
6 property and hereby remands the subject plat to the Hearing
7 Examiner for further consideration.

8 2. In reconsidering said plat, the Hearing Examiner is
9 requested to give weight to the policies guiding the nature and
10 timing of development which are set forth in the Comprehensive
11 Plan and the Bear Creek Middle Plan as well as the zoning for
12 the subject property.

13 3. The applicant for the preliminary plat of Leisure
14 Lakes is hereby requested to comply with the requirements for
15 preliminary approval as set forth in the opinion of the Hearing
16 Legal Counsel dated November 3, 1977.

17 PASSED this 21st day of November, 1977.

18 KING COUNTY COUNCIL
19 KING COUNTY, WASHINGTON

20 *Mike Lowery*
21 Chairman

22 ATTEST:

23
24 *Janet M. Quinn* DEPUTY
25 Clerk of the Council