

9/18/86

September 18, 1986  
9639A:SM:clt

Introduced by: Audrey Gruger  
Bill Reams

Proposed No.: 86-562

MOTION NO. 6636

A MOTION directing the Department of Planning and Community Development to prepare a community plan revision study pursuant to K.C.C. 20.12.070(c) for the consideration of the property known as Tax Lots 42, 47, 84, and 85 located in Section 15, Township 26N, Range 5E of the Northshore Community Plan.

WHEREAS, the Northshore Community Plan was adopted in August of 1977 by Ordinance 3325 and the area zoning was adopted in June of 1981 by Ordinance 5534, and

WHEREAS, the land use designation for the property, which legal description is provided as Attachment B, is industrial and the zoning is MP-P, and

WHEREAS, the Northshore Community Plan and P-suffix zoning conditions require that development of the property be compatible with surrounding land uses, and

WHEREAS, past efforts to develop a business park on this property within the existing zoning has met strong community opposition, and

WHEREAS, the owners of the properties would like to respond to the developmental concerns of area residents, businesses and King County, and

WHEREAS, the owner of this property has examined alternative concepts for development that compliment surrounding land uses (wineries, agriculture and recreation), and

WHEREAS, a masterplanned community of "Country French" design that includes multi-family dwellings, speciality shops, mini-wineries, professional offices and a restaurant is now proposed and appears to have some community and neighboring property support, and

1 WHEREAS, the proposed development includes extensive water  
2 and landscape in its regard for open space, recreation, the  
3 Sammamish River and valley agriculture, and

4 WHEREAS, K.C.C. 20.12.060 through K.C.C. 20.12.080 establish  
5 the procedures and criteria for the consideration of community  
6 plan amendments, and

7 WHEREAS, the criteria identified in K.C.C. 20.12.070 for  
8 advancing a plan amendment study has been satisfied, and

9 WHEREAS, it is in the public interest to prepare a community  
10 plan revision study of limited scope to further the King County  
11 goal of sensitivity and compatibility in development of this  
12 property with surrounding land uses;

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

14 The department of planning and community development is  
15 requested to complete a revision study for the properties in the  
16 Northshore Community Plan area as described in Attachment A and B.

17 PASSED this 29th day of September, 1986.

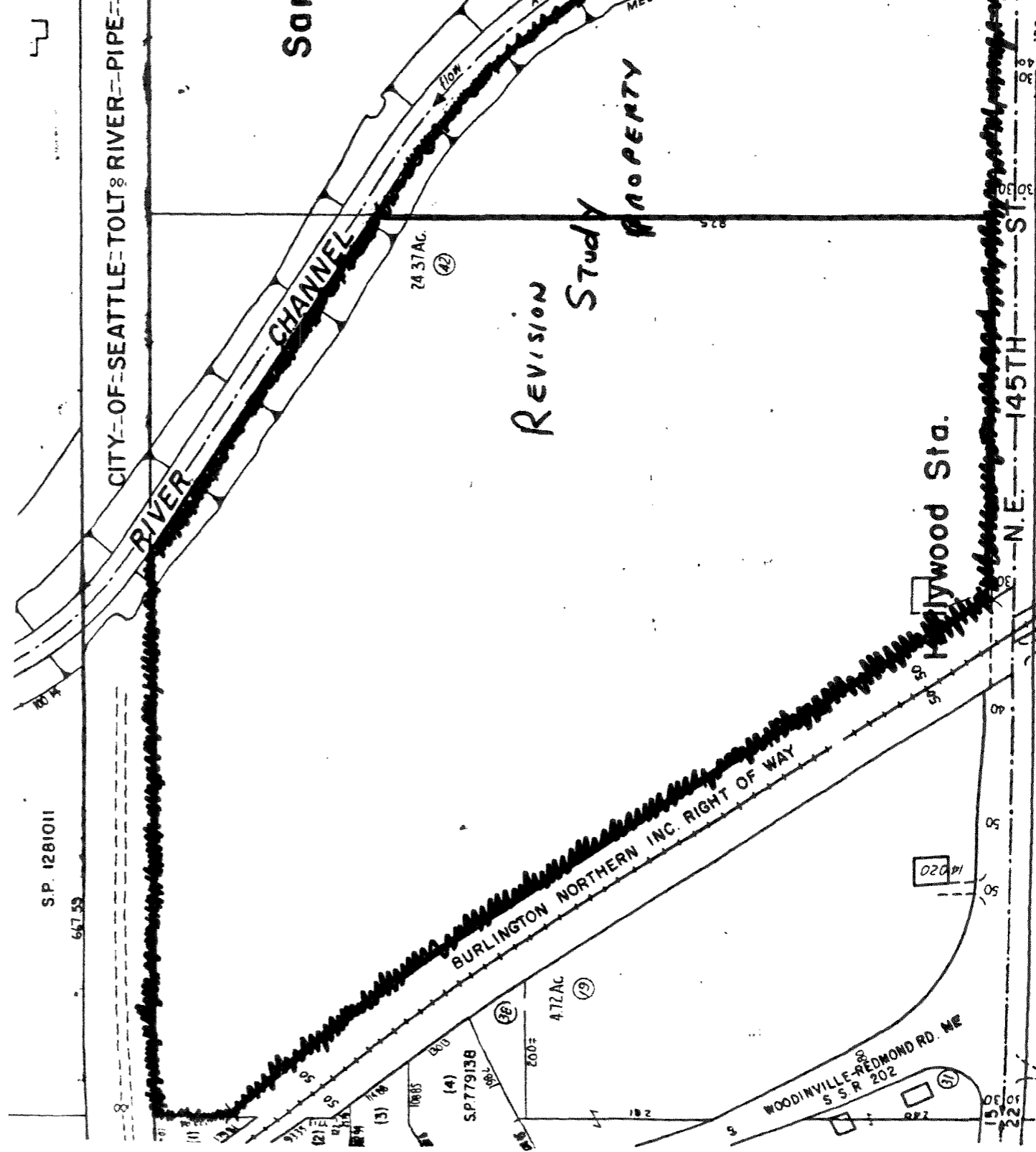
18 KING COUNTY COUNCIL  
19 KING COUNTY, WASHINGTON

20 Audrey Linger  
21 Chair

22 ATTEST:

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24 Dorothy M. Revere  
25 Clerk of the Council

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**LEGEND**

- (10) COUNTY TAX LOT NO.
- (5) APPROX. STORIES
- (77) RAILROAD BUILDING HOUSE NUMBER

**ATTACHMENT A**

EXHIBIT "B"

PARCEL A:

That portion of the Southwest quarter of the Southeast quarter of Section 15, Township 26 North, Range 5 East, W.M., in King County, Washington, described as follows:

BEGINNING at a point on the South boundary line of said subdivision, distant West 356.50 feet from the Southeast corner thereof;  
thence North parallel with the East boundary line of said subdivision 855 feet, more or less, to the South boundary line of a tract of land conveyed by Arthur Peterson to Machias Mill Company by deed recorded under King County Recording No. 1630904, records of said county;  
thence along the South line of said tract West 768.50 feet, more or less, to the Northeasterly margin of the Northern Pacific Railway Company right of way;  
thence Southeasterly along the Northern Pacific Railway Company right of way to the South boundary line of said subdivision;  
thence East 209.50 feet, more or less, to the POINT OF BEGINNING;

EXCEPT the South 30 feet thereof conveyed to King County for road purposes under King County Recording No. 943519.

PARCEL B:

That portion of the Southwest quarter of the Southeast quarter of Section 15, Township 26 North, Range 5 East, W.M., in King County, Washington, described as follows:

BEGINNING at the Southeast corner of said subdivision;  
thence North 855.00 feet, more or less, to the Southwesterly line of Sammamish River Drainage Ditch, said point being the Southeast corner of a tract of land conveyed by Arthur Peterson to Machias Mill Company by deed recorded under King County Recording No. 1630904, records of said county;  
thence along the South line of said tract West 356.50 feet;  
thence parallel with the East line of said subdivision South 855.00 feet, more or less, to the South line of said subdivision;  
thence on said South line East 356.50 feet to the POINT OF BEGINNING;

EXCEPT the South 30 feet thereof conveyed to King County for road purposes under King County Recording No. 943519.

PARCEL C:

BEGINNING at the Northwest corner of the Southwest quarter of the Southeast quarter of Section 15, Township 26 North, Range 5 East, W.M., in King County, Washington;  
running thence South 195.6 feet to the Northeasterly right of way line of the Northern Pacific Railway;

Exhibit "B" - page 2

thence Southeasterly along said right of way line 310 feet to the South boundary line of a tract of land conveyed by Arthur Peterson to Machias Mill Company by deed recorded under King County Recording No. 1630904;  
thence East 1,125 feet along the South line of said tract to the East line of the Southwest quarter of the Southeast quarter of said Section 15, at a point on the Southwesterly right of way line of the Sammamish River drainage ditch in Drainage District No. 3, King County, Washington, said point being the Southeast corner of said Machias Mill Company tract;  
thence Northwesterly along said right of way line of the drainage ditch to the North line of the Southwest quarter of said Section 15;  
thence West 684 feet to the POINT OF BEGINNING;

**EXCEPT** that portion thereof condemned for Tolt River Pipe Line in King County Superior Court Cause No. 514489.

That portion of the Southeast quarter of the Southeast quarter of Section 15, Township 26 North, Range 5 East, W.M., King County, Washington, lying Southwesterly of Sammamish River and North of SR 202.