

March 14, 1997

Introduced By: Pullen

schiffner.kn

Proposed No.:

97-232

MOTION NO.

**10196**

1  
2 A MOTION requesting the Office of the  
3 Hearing Examiner to conduct a public  
4 hearing on extending the period of time to  
5 satisfy a pre-effective condition  
6 established at the time of a zoning  
7 reclassification.  
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9 FINDINGS:

- 10 1. In 1995 an application was submitted for a zoning  
11 reclassification for property in the four corners area of  
12 Maple Valley.  
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14 2. On June 23, 1995 the Hearing Examiner approved the  
15 zoning reclassification, from R-12 to CB, subject to  
16 conditions(see Department of Development and  
17 Environmental Services File No. L94RZ001).  
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19 3. One of the conditions listed in the Hearing Examiner's  
20 recommendation was pre-effective, which required that a  
21 complete application for a building permit for  
22 development of the property for CB use would be obtained  
23 within two years following Metropolitan King County  
24 Council approval of the zoning reclassification.  
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26 4. On July 17, 1995 the Metropolitan King County Council  
27 concurred with the Hearing Examiner's recommendation,  
28 and the zoning reclassification was approved subject to  
29 the conditions recommended by the Hearing Examiner.  
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31 5. Pursuant to Ordinance 12196 a certificate of water  
32 availability is required for a complete application for  
33 a building permit.  
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35 6. This property is within the Covington Water District  
36 which currently has a moratorium on all certificates of  
37 water availability.  
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- 7. A complete application for a building permit is not feasible until the water moratorium is lifted. To realize the CB zoning that was granted to the property owner in 1995, the building permit application must be filed with the Department of Development and Environmental Services by July 17, 1997. If this does not occur, the property owner would be required to submit a new application for a rezone.
- 8. Additional time is needed to obtain a certificate of water availability from Covington.
- 9. In accordance with K.C.C. 20.24.230, the Council may extend the period for the conditions to be satisfied if after a public hearing by the Hearing Examiner, the Council finds an extension will be in the public interest and the extension was requested by the applicant within the initial time period.

NOW, THEREFORE BE IT MOVED by the Council of King County:  
 The zoning reclassification file no. L94RZ001 shall hereby be referred to the Office of the Hearing Examiner for a public hearing on an extension of the period for the pre-effective condition to be satisfied.

PASSED by a vote of 12 to 0 this 28<sup>th</sup> day of April, 1997.

KING COUNTY COUNCIL  
 KING COUNTY, WASHINGTON

Jane Hagan  
 Chair

ATTEST:

Paul Mason  
 ACTING Clerk of the Council

Attachments: