

03/09/99
ShorelineB:CW

Introduced By: Kent Pullen

Clerk 03/11/99, 9/8/99

Proposed No.: 1999-0169

MOTION NO. 10752

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A MOTION requesting the hearing examiner to conduct a hearing to consider a shoreline redesignation on approximately nine hundred feet of certain property located between one hundred and two hundred feet from the ordinary high water line on the southeastern shore of the Cedar River from the mouth of Molasses Creek to its intersection with the southern edge of the Renton-Maple Valley Highway right of way.

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WHEREAS, a shoreline redesignation constitutes an amendment to the King County shoreline master program, and

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WHEREAS, shoreline designations and amendments thereto are development regulations for purposes of the Washington State Growth Management Act, and

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WHEREAS, in 1978, King County adopted, under Ordinance 3688, the King County shoreline master program to meet the requirements of the Washington State Shoreline Management Act, and

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WHEREAS, the Shoreline Management Act directs local governments to incorporate existing land use development patterns, as well as public interest aspirations, into the formulation of a shoreline environment, and

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1 WHEREAS, the adoption of the King County shoreline master program on May 2,
2 1978, by Ordinance 3688 established the current shoreline environment designation of
3 “conservancy” on the subject property that allows approximately one dwelling unit per
4 acre, and

5 WHEREAS, King County adopted the 1994 King County Comprehensive Plan and
6 implementing development regulations, including areawide zoning, to meet the
7 requirements of the Washington State Growth Management Act, and

8 WHEREAS, the King County Comprehensive Plan areawide zoning became
9 effective on February 2, 1995, and identified the subject property as urban residential with
10 a zoned density of four dwelling units per acre (R-4), and

11 WHEREAS, multiple or “parallel” shoreline environment designations are
12 recognized by the state in the Department of Ecology’s Shoreline Management Guidebook,
13 and

14 WHEREAS, the subject property physically consists of three areas and may be
15 appropriate for a parallel shoreline environmental designation, and

16 WHEREAS, an application for a parallel shoreline environmental designation at
17 this location was previously submitted as L96SD001 and considered by the hearing
18 examiner, and

19 WHEREAS, on September 19, 1997, shoreline redesignation number L96SD001
20 was remanded by the hearing examiner for further review after completion of an
21 environmental impact statement to disclose the significant adverse environmental impacts
22 of a proposed county trail adjacent to the Cedar River, and

1 WHEREAS, King County acquired on October 30, 1998, the portion of the site
2 required to locate the planned regional recreational trail, consistent with the county's adopted
3 regional trail plan, and

4 WHEREAS, the county's acquisition of a portion of this property constitutes a
5 changed circumstance by eliminating the trail siting as a component of the redesignation
6 proposal and therefore warrants the reopening of this matter by the hearing examiner, and

7 WHEREAS, all shoreline redesignation proposals must be approved by the council
8 by ordinance and sent to the Washington State Department of Ecology for final state
9 approval and adoption;

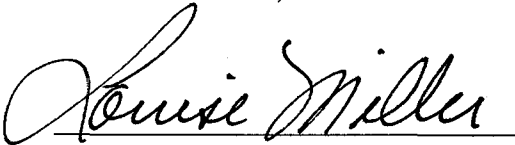
10 NOW, THEREFORE, BE IT MOVED by the Council of King County:

11 The King County council hearing examiner is directed to conduct a hearing under
12 K.C.C. 20.24.070 to consider a shoreline redesignation from "conservancy" to "urban" on
13 that portion of the subject property that extends southerly from the northern property line of
14 Parcel 222305-9012 through Parcel 222305-9028 less the southerly ± 300 feet and from a
15 line 100 feet landward of the ordinary high water line of the Cedar River extending to a
16 line two hundred feet landward of the ordinary high water line. This hearing is to be

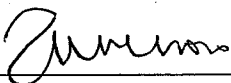
1 scheduled following the completion of a staff report by the land use services division of the
2 department of development and environmental services. This report is to be completed no
3 later than thirty days following the adoption of this motion, but the completion date may be
4 altered to accommodate an environmental impact statement, if one is required. Unless
5 funding is otherwise approved by the council, all shoreline redesignation proposals shall be
6 subject to the payment of application and review fees by the applicant, as provided by
7 K.C.C. Title 27.

8 PASSED by a vote of 11 to 0 this 7th day of September, 1999.

9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

11 
12 Chair

13 ATTEST:

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15 Clerk of the Council

16 Attachments: None