



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

April 28, 2015

Motion 14347

Proposed No. 2015-0171.2

Sponsors Dunn

1 A MOTION providing direction to the King County
2 hearing examiner regarding review of Proposed Ordinance
3 2015-0170.

4 WHEREAS, Ordinance 17893 declared an emergency and established a one-year
5 moratorium on the acceptance of applications for new development on isolated industrial
6 parcels expiring September 22, 2015, and

7 WHEREAS, Ordinance 17893 required a report from the executive identifying all
8 isolated industrial zoned parcels in unincorporated King County and any proposals for
9 zoning changes, and

10 WHEREAS, Ordinance 17893 defined "isolated industrial zoned parcels" as
11 "industrial [(I)] zoned parcels in the Rural Area that are:

12 A. Not located in a Rural Town, in a designated area adjacent to the Rural
13 Neighborhood Commercial Center of Preston, or an area located along SR-169 on lands
14 that have been and continue to be used for industrial purposes and have a designation as a
15 King County Historic site;

16 B. Not located in or directly adjacent to the urban growth boundary; and

17 C. Without direct access from arterials or freeways," and

18 WHEREAS, on March 11, 2015, the executive transmitted "Isolated Industrial
19 Parcels in Unincorporated King County ", 2015-RPT0028 ("Report"), which analyzed the

20 location of all the industrial zoned parcels in unincorporated King County. Out of
21 twenty-nine identified industrial zoned parcels, only Parcel No. 2022069011 met the
22 criteria of an "isolated industrial parcel" as defined in the development moratorium, and

23 WHEREAS, the Report analyzed the zoning history, use and adjacent zoning of
24 Parcel No. 2022069011 and found the property is surrounded by rural residential
25 properties and is without direct access to an arterial roadway. The Report also notes that
26 while the zoning for this parcel is "Industrial" (I), the Comprehensive Plan land use
27 designation is "Rural Area," and

28 WHEREAS, the Report recommends the council initiate a change of zoning
29 designation of this isolated industrial parcel to Rural Area with a 5 acre minimum (RA-
30 5), and

31 WHEREAS, Proposed Ordinance 2015-0170 would rezone Parcel No.
32 2022069011 to RA-5, and

33 WHEREAS, the King County hearing examiner routinely holds hearings on
34 behalf of the council and issues findings, conclusions and recommendations on proposed
35 rezones;

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

37 A. Once Proposed Ordinance 2015-0170 is referred to the hearing examiner, the
38 hearing examiner is requested to:

- 39 1. Conduct a quasi-judicial hearing process and hearing on the proposed rezone;
- 40 2. Review whether any of the immediately abutting property, including public
41 rights-of-way, should also be rezoned from I to RA-5;

42 3. As part of the quasi-judicial hearing, hold the charter-required public hearing
43 on Proposed Ordinance 2015-0170; and

44 4. Within ninety days of referral of Proposed Ordinance 2015-0170, issue a
45 recommendation to the council supported by findings of fact and conclusions of law from
46 the record. The examiner may take longer than ninety days only if necessary to satisfy
47 any mandatory legal requirements. The findings and conclusions should address, but are
48 not limited to:

49 a. the proposed rezone's consistency with the King County Comprehensive
50 Plan and other applicable laws, policies and objectives of King County;

51 b. the impact of the proposed rezone on the health, safety, interest, morals or
52 general welfare of the public; and

53 c. whether there are changed of circumstances since the original zoning of
54 Parcel No. 2022069011.

55 B.1. The clerk of the council is directed to issue notice for the hearing examiner's
56 public hearing on the proposed rezone, including the time, place and purpose of the
57 public hearing, at least thirty days before the hearing.

58 2.a. Notice of the hearing shall be provided by:

59 (1) mailing the notice to the property owner of Parcel No. 2022069011;

60 (2) mailing the notice to property owners within five hundred feet of the

61 Parcel No. 2022069011, including at least twenty property owners in the vicinity of the
62 property; and

63 (3) mailing the notice to any person who provided comment at the public
64 hearing for Ordinance 17893, or who is an interested party and has provided a mailing
65 address for pending county land use permit applications on Parcel No. 2022069011.

66 b. Failure of any person to receive the notice described in subsection B.2.a.(2)
67 and (3) of this motion shall not constitute a procedural violation.

68

Motion 14347 was introduced on 4/27/2015 and passed as amended by the
Metropolitan King County Council on 4/27/2015, by the following vote:

Yes: 7 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
Ms. Lambert, Mr. McDermott and Mr. Dembowski
No: 0
Excused: 2 - Mr. Dunn and Mr. Upthegrove

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments: None