

July 16, 1980

Introduced by: GARY GRANT

Proposed No.: 80-585

ORDINANCE NO. 5006

AN ORDINANCE relating to zoning decisions with the Highline Community Planning Area prior to adoption of an area zoning ordinance; amending Ordinance No. 3747, Section 2 and K.C.C. 20.24.165.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3747, Section 2 and KCC section 20.24.165 are each amended as follows:

Reclassification and proposed plat review guidelines.

(a) The Highline and Northshore communities plans constitute official county policy for the respective geographic area of each plan. Until such time as area zoning based on these community plans has been adopted, the guidelines set forth in subsections (b) and (c) of this section shall apply to the review of reclassifications and proposed plats.

(b) The following guidelines shall apply to the review of applications for reclassification:

(1) In case of conflict between the use and density designations indicated in the Comprehensive Plan and the Community Plan, the Community Plan governs ((?)) ; provided that within the White Center sub-area of the Highline Community Plan, as shown in the White Center Development Plan Map, a reclassification may be approved where the Council determines that:

a. the use and density applied for is similar to or less intensive than the use and density designation for the property indicated by the Community Plan; and

b. the use and density applied for complies with the policies of the Community Plan; and

d. the applicant has established that, because of exceptional circumstances, the proposed use and density better achieves and implements the policies of the Community Plan than

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1 the use and density designated in the Community Plan.

2 (2) In case of conflict between the permitted use
3 specified, if any, in the Community Plan and the present zoning,
4 the Community Plan governs.

5 (c) The following guidelines shall apply to the review of
6 proposed plats and short plats;

7 (1) Plats and short plats in those areas where the
8 adopted community plan and the present area zoning conflict,
9 the community plan shall govern.

10 INTRODUCED AND READ for the first time this 12th day
11 of May, 1980.

12 PASSED this 21st day of July, 1980.

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14 KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

15
16 Bill Reams
17 Chairman

18 ATTEST:

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20 Donald A. Peterson
21 ACTING Clerk of the Council

22 APPROVED this 30th day of July, 1980.

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26 John Spillman
King County Executive