

ORDINANCE NO. 6186

AN ORDINANCE relating to Planning, amending the Revised Northshore Community Plan; amending Ordinance No. 5534, Section 1 and K.C.C. 20.12.210.

PREAMBLE:

For the purpose of effective area-wide planning and regulation, the King County Council makes the following legislative finding:

(1) The Revised Northshore Community Plan, adopted June 22, 1981 by Ordinance 5534, augments and amplifies the King County Comprehensive Plan.

(2) King County has studied a portion of the Revised Northshore Community Plan and determined the need to amend the plan pursuant to K.C.C. 20.12.041-20.12.044.

(3) A Declaration of Non-significance was filed by the Planning Division on August 27, 1982.

(4) Amendment of the Northshore Community Plan will provide for the coordination and regulation of public and private development and bears a substantial relationship to, and is necessary for the public health, safety and general welfare of King County and its' citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3325, Section 2, Ordinance 5534, Section 1 and K.C.C. 20.12.210 are hereby amended to read as follows:

A. The Northshore Community Plan, attached to Ordinance 3325 as Appendix A, is adopted as an augmentation of the Comprehensive Plan for King County, and as such constitutes official county policy for the geographic area defined therein.

B. The Northshore Community Plan Revision, attached to Ordinance 5534 as Appendix A, is adopted as an amplification to the Comprehensive Plan for King County. Where there are differences between these two documents the Northshore Community Plan Revision governs.

C. The Northshore Community Plan Area Zoning, attached to Ordinance 5534 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined

1 therein.

2 D. A Northshore Community Plan map amendment, attached to  
3 Ordinance 6186 as Appendix A is adopted as an amplification of  
4 the Comprehensive Plan for King County.

5 INTRODUCED AND READ for the first time this 27th day  
6 of September, 1982.

7 PASSED this 1st day of November, 1982.

8 KING COUNTY COUNCIL  
9 KING COUNTY, WASHINGTON

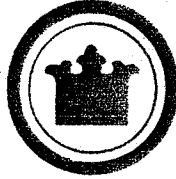
10 Lois North  
11 Chairman

11 ATTEST:

12 Janet M. Owens  
13 Deputy Clerk of the Council

14 APPROVED this 10th day of November, 1982.  
15 VETOED

16 Randy Reece  
17 King County Executive



**King County Executive**  
Randy Revelle

November 10, 1982

The Honorable Lois North  
Chairman, King County Council  
C O U R T H O U S E

RE: King County Ordinances 6186 and 6189

Dear Madam Chairman:

Enclosed are Ordinances 6186 and 6189 which I have vetoed pursuant to the authority granted to the Executive by the King County Charter, Section 230.20

I have carefully reviewed the issues involved in these Ordinances and reluctantly conclude they do not meet the test of King County Code 20.12.050-080. The Code establishes the following criteria justifying a community plan revision.

"A. Development activity is substantially greater than anticipated in the plan, as indicated by:

1. County-wide or community plan area total residential unit construction as measured by building permits and by annual subdivision activity as measured by number of lots created or by acreage, is one hundred percent higher for twelve consecutive months than the average level for the previous three years, or
2. County-wide or community plan area total annual vacant land consumption is occurring at a rate of one hundred percent higher for twelve consecutive months than the average rate for the previous three years;

B. In the review of a request for a zone reclassification, planned unit development, subdivision or unclassified use permit, the Council finds that the request is inconsistent with an adopted community plan, but circumstances affecting the area in which the proposal is

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KING COUNTY COUNCIL

located may have undergone changes substantially and materially different from those anticipated or contemplated by the community plan, and that the impacts from the changed circumstances make consideration of a plan revision necessary. The application shall be denied without prejudice, or deferred at the request of the applicant until the Department of Planning and Community Development completes a study to determine the need for a plan revision and a plan revision, if any, is adopted by the Council.

- C. Issues of current concern to area residents or the County, including but not limited to: policy conflicts due to subsequent comprehensive plan amendments, regional service or facility needs, annexations or other circumstances not anticipated in the community plan to make it necessary to consider a revision to one or more community plans. (Emphasis added.)"

The County Council majority apparently concluded that two rezones allowing motels in the vicinity of the Boushee rezone request justified a revision to the Northshore Community Plan. The Department of Planning and Community Development's plan revision study, however, demonstrated that both of these rezones were anticipated by the Northshore Community Plan map and policies.

The rezone application that precipitated the two enclosed Ordinances was recommended for denial by both the Building and Land Development Division and the Zoning and Subdivision Examiner. The Examiner recommended that the applicant revise his proposal to make it consistent with the Revised Northshore Community Plan adopted in June, 1981.

The applicant's appeal of these recommendations resulted in a plan revision study by the Department of Planning and Community Development. By the enclosed June 17, 1982 letter, I transmitted the study to the County Council and recommended that a plan revision process not be carried out. My recommendation was based on the following study findings:

- o During the County Council review of the Revised Northshore Community Plan, the applicant submitted a request for a commercial designation on his property. The request was denied by the Council Panel reviewing the Plan. Before making a final recommendation, the Panel also considered a higher density multifamily designation. The Panel's final recommendation was low density multifamily.

The Honorable Lois North  
November 10, 1982  
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- o There has been little change in the area since the Council Panel completed their review and the Revised Northshore Plan was adopted by the full County Council.
- o The eastern 90 feet of the Boushee property can be developed at a density equivalent to RM-2400 zoning, pursuant to the transitional lot provisions of the Code. This could result in 15 additional units on the property.

I am vetoing these two Ordinances to protect the integrity of King County's community planning process. Pursuant to the Code cited above, the County should support adopted community plans unless there are overriding circumstances that require revision. In my judgment, this is not the case in this instance.

Since I am convinced that the Code criteria for revising a community plan have not been met in this instance, it is my Charter responsibility to veto Ordinances 6186 and 6189.

If you have any questions about this veto, please contact me personally or Holly Miller, Director, Department of Planning and Community Development, at 344-7503.

Sincerely,



RANDY REVELLE  
King County Executive

RR:HR:eg

cc: King County Councilmembers  
    ATTN: Mary M. Jones, Council Administrator  
    Holly Miller, Director, Department of Planning and Community  
        Development  
    ATTN: Harold Robertson, Manager, Planning Division  
    Jim O'Connor, Zoning Examiner  
    Neils Anderson, President, Friends of Northshore  
    Robert Tjossem, Attorney at Law, Livengood, Silverdale,  
        Carter and Tjossem  
    Michael Boushee



King County Executive  
Randy Revelle  
June 17, 1982

The Honorable Lois North  
Chairman, King County Council  
Room 402,  
C O U R T H O U S E

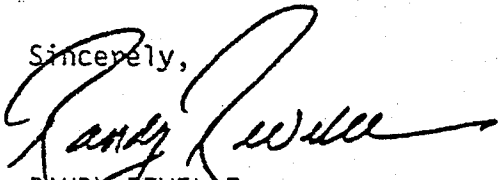
RE: Northshore Community Plan Revision Study

Dear Madam Chairman:

Enclosed is a study regarding possible amendments to the Northshore Communities Plan. The study was prepared by the Department of Planning and Community Development, pursuant to KCC 20.12.041-20.12.044. The study was requested by the County Council on February 1, 1982 prior to acting on a rezone request from SR-7200, Potential RD-3600-P, to RM-1800, (BALD File No. 138-81-R).

Based on the study, I recommend that the King County Council adopt the enclosed proposed Motion. The Motion concurs with the finding of the study that a revision process to consider amending the plan is not necessary.

Planning Division staff will attend the Council review sessions of this issue. If you have any questions regarding the study or the recommendation, please contact Harold Robertson, at 344-4218.

Sincerely,  
  
RANDY REVELLE  
King County Executive

RR:m1m

Enclosures

- cc: King County Councilmembers
- Harry Thomas, Deputy Executive
- Gary Tusberg, Director, Department of Planning and Community Development
- ATTN. Ron McConnell, Acting Manager, Building and Land Development
- ATTN. Harold Robertson, Manager, Planning Division
- Jim O'Conner, Zoning and Subdivision Examiner
- ATTN. Michelle McFadden, Deputy Zoning and Subdivision Examiner
- Joe Tovar, Director, Department of Community Development, City of Kirkland