

ORDINANCE NO. 6232

AN ORDINANCE sustaining the appeal of the Zoning and Subdivision Examiner's recommendation upon the application for reclassification petitioned by ROBERT W. KRYGER, designated Building and Land Development File No. 123-82-R, and reclassifying subject property to SE (Suburban Estates).

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This Ordinance does hereby reverse the findings and conclusions contained in the report of the Zoning and Subdivision Examiner dated August 4, 1982, which was filed with the Clerk of the Council on August 19, 1982, to Continue on Call pending the adoption of a new Community Plan and Area Zoning Map for the Lower Snoqualmie Valley, upon the application for reclassification from A (Agricultural) to SE (Suburban Estates), petitioned by ROBERT W. KRYGER, designated by the Building and Land Development Division, Department of Planning and Community Development, File No. 123-82-R.

SECTION 2. The King County Council does hereby reclassify the subject property from A (Agricultural) to SE (Suburban Estates).

INTRODUCED AND READ for the first time this 24th day of May, 1982.

PASSED this 13th day of December, 1982.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Lois North
Chairman

ATTEST:

Jessie M. Owens
Clerk of the Council

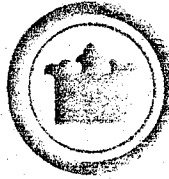
APPROVED this _____ day of _____, 19____.

DEEMED ENACTED WITHOUT
COUNTY EXECUTIVE'S SIGNATURE,

DATED: 12/23/82

King County Executive

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King County Executive
Randy Revelle

December 27, 1982

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

RE: Ordinance 6232

Dear Madam Chairman:

I have decided not to sign Ordinance 6232 into law because it conflicts with King County's land use policies for the Lower Snoqualmie River Basin. The ordinance becomes law without my signature.

Ordinance 6232 grants the reclassification petition of Robert W. Kryger. The Ordinance reclassifies the zoning designation on a 30.84 acre parcel in the Lower Snoqualmie River Basin from A (Agricultural) to S.E. (Suburban Estates). The Ordinance reverses the King County Zoning Examiner's August 4, 1982 denial of the rezone and ignores the Department of Planning and Community Development's consistent opposition to the rezone.

The Kryger property is located within the Lower Snoqualmie Valley Agricultural District and contains Agricultural Lands of County Significance, as defined in Ordinance 3064. The property is also within the designated area for development rights acquisition in the Second Priority of the Farmlands and Open Space Preservation Program identified in Ordinance 4341. Moreover, the property is within the Current Use Taxation Program as agricultural land and benefits from a reduced property tax assessment.

The Kryger property is currently used for pasture and contains a barn, silo, and other sheds. Ordinance 6232 permits converting the property to nonagricultural uses, which could have an adverse effect upon the agricultural potential of the Lower Snoqualmie River Valley Agricultural District. While the property does not contain a significant amount of Class II or III soils, the use of the property is important to the agricultural community for the following reasons:

- (1) The property is actively used as dairy pasture;
- (2) Rezoning would allow an intrusion of nonagricultural uses into a productive agricultural area;
- (3) The rezone could establish an unfortunate precedent, allowing the conversion of farmlands in the Lower Snoqualmie Valley to other uses. This action is inconsistent with King County's attempts to preserve farmlands through the Farmlands and Open Space Preservation Program.

The Honorable Lois North
December 27, 1982
Page Two


The King County Farmlands and Open Space Preservation Program was established to preserve vital agricultural lands in the Lower Snoqualmie and other river valleys. The success of the program and the vitality of King County's farmlands are threatened by the intrusion of nonagricultural uses, such as those that may be allowed by zoning reclassifications.

I will therefore consider vetoing future ordinances similar to Ordinance 6232 for either of the following two reasons:

- (1) The ordinance grants a zoning reclassification to permit land uses which could have a significant adverse effect upon the agricultural potential of a King County Agricultural District; or
- (2) The ordinance would establish a legislative precedent harmful to the implementation of the Farmlands and Open Space Preservation Program or to the continued integrity of the King County Agricultural Districts.

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

Sincerely,



RANDY REVELLE
King County Executive

RR:GD:me

cc: King County Councilmembers

ATTN: Gerald Peterson, Council Administrator

Holly Miller, Director, Department of Planning and Community Development

ATTN: Gene Duvernoy, Administrator, Agriculture Office

James N. O'Connor, Zoning and Subdivision Examiner