

ORDINANCE NO. 6281

AN ORDINANCE amending Ordinance No. 6221, denying approval of the Preliminary Plat of EAST SOUND VISTA, designated BALD File No. 582-21.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance No. 6221 denying approval of Preliminary Plat of East Sound Vista is hereby amended as follows:

The report of the Zoning and Subdivision Examiners dated July 21, 1982 was filed with the Clerk of the Council on August 5, 1982. The Zoning and Subdivision Examiner's recommendation was to approve, subject to conditions (modified) the Preliminary Plat of East Sound Vista designated by Building and Land Development Division, Department of Planning and Community Development, File No. 582-21.

((The Council finds and concludes the Zoning and Subdivision Examiner made an error in judgment and the Preliminary Plat of East Sound Vista is hereby denied.))

The Council makes the following findings and conclusions:

FINDINGS:

1. The County Council finds that the proposed plat of East Sound Vista, as recommended for approval by the Hearing Examiner, would be comprised of 7,200 square foot lots which is the minimum lot size permitted under the community plan. The site in question is surrounded by homes on larger lots within the city of Normandy Park and in unincorporated King County.
2. The County Council finds that the access proposed for the plat of East Sound Vista along S.W. 187th Street passes through the city of Normandy Park which has an already overburdened street system. In addition, the route for access would be circuitous and indirect.
3. The alternate access along South 186th Street is inadequate.

4. The Council further finds that when a development will have a material detrimental impact on the environment, it is permissible to require lesser density than that allowed under the zoning code or the community plan.

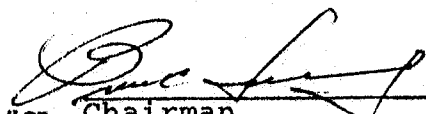
CONCLUSIONS:

In view of the incompatibility of the proposed plat of East Sound Vista with surrounding uses, inadequate access and the environmental impact of the plat, it is concluded that the examiner has erred in recommending approval of the plat of East Sound Vista and that the subject plat is hereby denied.

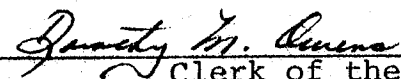
INTRODUCED AND READ for the first time this 21th day of December, 19 82.

PASSED this 3rd day of January, 19 83.

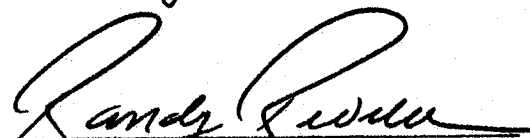
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


VICE Chairman

ATTEST:


Clerk of the Council

APPROVED THIS 10th day of January, 19 83


King County Executive