

ORDINANCE NO. 6344

1 AN ORDINANCE granting an appeal from the recommendation  
2 of the Zoning and Subdivision Examiner and denying the  
3 application for preliminary approval of the Planned  
4 Unit Development, petitioned by Panther Lake North,  
designated Building and Land Development File  
No. 200-82-P.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. This Ordinance does hereby reverse the findings and  
7 conclusions contained in the report of the Zoning and Subdivision Examiner  
8 dated October 8, 1982, which was filed with the Clerk of the Council on  
9 October 28, 1982, to grant preliminary approval, subject to conditions  
10 (modified), to the application for a planned unit development petitioned by  
11 PANTHER LAKE NORTH, designated by the Building and Land Development Division,  
12 Department of Planning and Community Development, File No. 200-82-P.

13 SECTION 2. The King County Council makes the following findings and  
14 conclusions:

15 1. The sensitive areas map folio indicates on Map No. 5 that the east  
16 edge of the subject property is within a Class III seismic hazard area. In  
17 addition, the eastern third of the subject property lies within the 100 year  
18 flood plain of Panther Lake. The low flat area of the subject property is  
19 approximately one-half of the site and is a designated wetland within a  
20 shoreline management area used by anadromous fish. The Audubon Society has  
21 reported 60 species of birds on the site, including several which are  
22 unadaptable to human habitation.

23 2. The access along S.E. 200th St. is inadequate for an additional 400  
24 to 600 automobile trips per day. In addition, the Benson Highway adjacent to  
25 this site is at capacity and cannot adequately serve added traffic from the  
26 proposed planned unit development.

27 3. The proposed development will have a material detrimental impact on  
28 the environment and development at a lesser density would be more  
29 appropriate on this sensitive site.

30 4. In view of the incompatibility of the proposed Planned Unit  
31 Development of Panther Lake North with surrounding wetlands and wildlife  
32 habitat, inadequate access and the environmental impact of the Planned Unit  
33 Development, it is concluded that the Examiner has erred in recommending

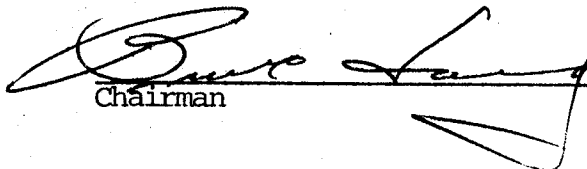
1 approval of the Planned Unit Development of Panther Lake North.

2 SECTION 3. The King County Council does hereby deny the application  
3 for a Planned Unit Development petitioned by PANTHER LAKE NORTH.

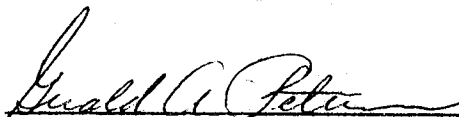
4 INTRODUCED AND READ for the first time this 7th day of  
5 December, 1981.

6 PASSED this 14th day of March, 1983.

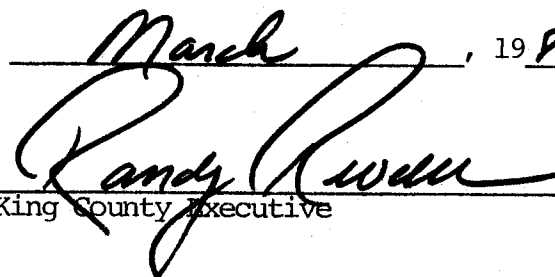
7 KING COUNTY COUNCIL  
8 KING COUNTY, WASHINGTON

9   
10 Chairman

11 ATTEST:

12   
13 Deputy Clerk of the Council

14 APPROVED this 30th day of March, 1983.

15   
16 King County Executive