

ORDINANCE NO. 6486

1 AN ORDINANCE reversing the recommendation of the
 2 Zoning and Subdivision Examiner and approving a
 3 reclassification to RM 2400-P upon the application
 4 for reclassification from RS 7200 (Potential RM 2400)
 to RM 2400 petitioned by PHIL SIMMONS, designated
 File No. 214-83-R, adding and deleting findings and
 conclusions, and amending Condition 3.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. This Ordinance does hereby reverse the recommendation
 7 of the Zoning and Subdivision Examiner contained in the April 20, 1983
 8 report, which was filed with the Clerk of the Council on May 5, 1983, to
 9 deny the reclassification from RS 7200 (Potential RM 2400) to RM 2400,
 10 petitioned by PHIL SIMMONS, designated by the Building and Land Development
 11 Division, Department of Planning and Community Development File No. 214-83-R.

12 SECTION 2. The King County Council does hereby approve the
 13 reclassification petitioned by PHIL SIMMONS to RM 2400-P, subject to the
 14 conditions recommended by the Building and Land Development Division as
 15 modified by Conclusion No. 5 below, and adopts as its own the findings and
 16 conclusions contained in the Examiner's April 20, 1983 report with the
 17 following deletions and additions:

18 Delete Findings Nos. 8 and 9 made by the Examiner, and add the
 19 following findings:

20 11. The Building and Land Development Division has further recommended
 21 that should this application be approved, reclassification should be to
 22 RM 2400-P, subject to the following conditions:

23 1. A site plan pursuant to KCC 21.46.150-21.46.200.
 24 2. No access to South 104th Street shall be permitted.
 25 3. The existing large trees on the site shall be retained and
 26 other landscaping shall be provided pursuant to the Highline Community Plan
 27 and KCC 21.51 (Landscaping Ordinance). A bond shall be provided to insure
 28 the installation and one years' survival and maintenance of said landscaping.

29 12. The subject property has adequate facilities and services
 30 available to serve the proposed use, and this reclassification is consistent
 31 with the King County Comprehensive Plan, Highline Communities Plan and
 32
 33

1 area zoning.

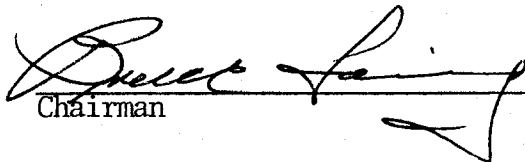
2 Delete Conclusions Nos. 2, 3 and 4 made by the Examiner, and add the
3 following conclusion:

4 5. If approved subject to the conditions recommended by the Building
5 and Land Development Division, modified to provide that large trees on the
6 site shall be retained to the maximum extent feasible, the proposed
7 reclassification will comply with the goals and objectives of the King County
8 Comprehensive Plan, other official policies and objectives for the growth
9 of King County, and will not be unreasonably incompatible with or
10 detrimental to affected properties and the general public. This
11 reclassification is required for the public necessity, convenience and
12 general welfare.

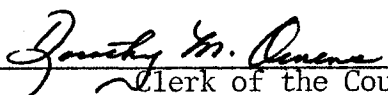
13 INTRODUCED AND READ for the first time this 7th day of
14 March, 1983.

15 PASSED this 1st day of August, 1983.

16 KING COUNTY COUNCIL
17 KING COUNTY, WASHINGTON

18 
19 Chairman

20 ATTEST:

21
22 
23 Clerk of the Council

24 APPROVED this _____ day of _____, 19____.

25 DEEMED ENACTED WITHOUT
26 COUNTY EXECUTIVE'S SIGNATURE

27 DATED: 8/11/83
28 King County Executive