

6939

ORDINANCE NO. _____

1 AN ORDINANCE modifying the recommendation of
2 the Zoning and Subdivision Examiner, amending
3 King County Zoning Resolution No. 25789, as
4 amended, by reclassifying certain property
upon the application of BERT MC NAE, INC.,
designated Building and Land Development
File No. 100-81-R.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. This ordinance adopts and incorporates the
7 findings and conclusions of the June 13, 1984 report of the
8 zoning and subdivision examiner, filed with the clerk of the
9 council on June 28, 1984, on the application of BERT MC NAE, INC.
10 to reclassify certain property described in building and land
11 development file no. 100-81-R.

12 SECTION 2. The council also finds that direct vehicular
13 access between the property east of the subject property and the
14 proposed business development adjacent to the west may be
15 detrimental to the public safety, and concludes that such direct
16 vehicular access is not required for the public health, safety
17 and welfare.

18 SECTION 3. The recommendation of the zoning and subdivision
19 examiner to reclassify the subject property from RS (9600)
20 (Potential RM 2400) to RM 2400-P, subject to conditions, is
21 hereby adopted by the council of King County, with the following
22 modifications:

23 Pre-effective conditions nos. 1 and 2 shall be post-effective
24 conditions.

25 Pre-effective condition no. 3 is stricken, and replaced by
26 the following post-effective condition:

27 The southerly 30 feet of the subject property shall be
28 dedicated to King County for public right-of-way, unless
29 an alternative right-of-way for access to the adjacent
30 properties to the east is available consistent with King
31 County road standards. There shall be no reduction in
32 permitted density of development upon the subject property
33 as a consequence of this dedication, if required.

1 Post-effective condition no. "1.b" is modified to provide
2 as follows:

3 b) There shall be at least one direct, public pedestrian
4 route between the adjacent 40 acres to the east and the
5 proposed business development to the west. This route
6 may be reserved by easement until such time as the adjacent
7 properties to the east and west are developed. Improvements
8 to this easement need not be made by the developer of the
9 subject property, and there shall be no reduction in
10 permitted density of development upon the subject property
11 as a consequence of the reservation of this easement. This
12 easement shall be of sufficient width and so located as to
13 meet reasonable standards of the building and land
14 development division. The terms of the easement may provide
15 that if King County does not request dedication of the
16 easement right-of-way within ten years after site plan
17 approval, the easement shall lapse.

18 SECTION 4. As modified above, the action by the King County
19 council on this application is to approve reclassification of the
20 subject property to RM 2400-P, subject to the following post-
21 effective conditions:

22 1. The King County council shall approve a Sewer
23 Comprehensive Plan amendment which makes provision for adequate
24 sewer service to the subject property to serve the number of
25 units authorized by this reclassification.

26 2. Sewer improvements are constructed consistent with said
27 Sewer Comprehensive Plan amendment.

28 3. The southerly 30 feet of the subject property shall be
29 dedicated to King County for public right-of-way, unless an
30 alternative right-of-way for access to the adjacent properties
31 to the east is available consistent with King County road
32 standards. There shall be no reduction in permitted density of
33 development upon the subject property as a consequence of this

1 dedication, if required.

2 4. Site plan approval shall meet the requirements of KCC
3 21.46.150-200, which shall include, among other matters:

4 a) Curbs, gutters and sidewalks for all public streets
5 within and adjacent to the subject property;

6 b) There shall be at least one direct, public pedestrian
7 route between the adjacent 40 acres to the east and the
8 proposed business development to the west. This route
9 may be reserved by easement until such time as the
10 adjacent properties to the east and west are developed.

11 Improvements to this easement need not be made by the
12 developer of the subject property, and there shall be no
13 reduction in permitted density of development upon the
14 subject property as a consequence of the reservation of
15 this easement. This easement shall be sufficient width
16 and so located as to meet reasonable standards of the
17 building and land development division. The terms of
18 the easement may provide that if King County does not
19 request dedication of the easement right-of-way within
20 10 years after site plan approval, the easement shall
21 lapse.

22 c) The access point at the southwest corner of the
23 subject property shall be coordinated with the access
24 road into the adjacent property to the west, or shall
25 be located not closer than 200 feet from the entrance
26 road to Pine Lake Junior High School.

27 5. The applicant shall dedicate sufficient right-of-way at
28 the northeast corner of the subject property to facilitate
29 an orderly connection of roads which may serve the adjacent
30 properties to the east from the north and northwest.

1 SECTION 5. The building and land development division shall
2 amend the official zoning maps of King County to reflect this
3 action.

4 INTRODUCED AND READ for the first time this 8th day of
5 December, 1980.

6 PASSED this 17th day of September, 1984.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 Gary Grant
10 Chairman

11 ATTEST:

12 Jessie M. Owens
13 Clerk of the Council

14 APPROVED this 28th day of September, 1984.

15 Randy Lowell
16 King County Executive