

ORDINANCE NO. 7527

AN ORDINANCE concurring with the recommendation of the Zoning and Subdivision Examiner, amending King County Zoning Resolution No. 25789, as amended, by reclassifying certain property upon the application of THURMAN INDUSTRIES, Inc. designated Building and Land Development Division File No. 213-85-R.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This ordinance adopts and incorporates the findings and conclusions of the February 14, 1986 report of the zoning and subdivision examiner, filed with the clerk of the council on March 6, 1986 on the application of HERBERT CHAFFEY to reclassify certain property described in building and land development file no. 213-85-R.

SECTION 2. The recommendation of the zoning and subdivision examiner to reclassify the subject property from B-C-P (Potential BR-C) and RM 2400 to BC-P, subject to conditions is hereby adopted by the council of King County. Those conditions, if any, which must be satisfied before this ordinance becomes effective must be satisfied on or before December 31, 1986, or all authority granted by this ordinance shall expire and this ordinance shall be of no further force or effect. (If none, the effective date shall be ten days after enactment.) Upon this ordinance

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1 becoming effective, the building and land development division shall
2 amend the official zoning maps of King County to reflect this action.

3 INTRODUCED AND READ for the first time this 17th day of

4 June, 1985.

5 PASSED this 10th day of March, 1986

6
7 KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

8 Audrey Iruyer
9 Chair

10 ATTEST:

11 Dorothy M. Quinn
12 Clerk of the Council

13 APPROVED this _____ day of _____ DEFERRED ACTION WITHOUT, 19____.
14 COUNTY EXECUTIVE'S SIGNATURE

DATED: 3/20/86

15 _____
16 King County Executive
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King County Executive
Tim Hill

March 20, 1986

The Honorable Audrey Gruger
Chair, King County Council
402 King County Courthouse
Seattle, WA 98104

RE: Ordinance No. 7527

Dear Councilmember Gruger:

I am allowing Ordinance 7527 to become law without my signature because it approves a zone reclassification that conflicts with the Tahoma/Raven Heights Communities Plan.

The ordinance converts land designated for multifamily residential use to retail business without a plan amendment as called for by King County Code chapter 20.12.070. This change is not for an alternative zone within a land use category, rather, it is for approval of a different and more intensive land use category designation.

I have not vetoed this ordinance because this particular 4.62 acre zone reclassification is not itself of major consequence. I am concerned, however, that future zoning reclassifications be approved consistent with existing community plans or, in accord with accepted amendment procedures.

If you have any questions about this matter, please call Joe Nagel at 344-7503.

Sincerely,

Tim Hill
King County Executive

TH:JN:cl

cc: King County Councilmembers
 ATTN: Cheryl Broom, Program Director
 Jerry Peterson, County Administrator
Joe Nagel, Acting Director, Planning and Community Development
 ATTN: Bill Jolly, Acting Manager, Planning Division



King County Executive
Tim Hill
Department of Planning and Community Development

March 18, 1986

TO: Tim Hill, King County Executive

J.N. (G.D.)
FM: Joe Nagel, Acting Director, Planning and Community Development Department

RE: Ordinance No. 7527

This ordinance would approve a zone reclassification that conflicts with the Tahoma/Raven Heights (T/RH) Communities Plan. I recommend the ordinance be allowed to take effect without your signature.

Generally, P&CD adopts a liberal posture when determining whether development proposals are consistent with adopted community plans. However, this ordinance would convert land designated for multifamily residential use to retail business without a plan amendment as called for by King County Code Chapter 20.12.070. The requested change is not for an alternative within a land use category. Rather, it is for approval of a different and more intensive land use category designation.

I have not recommended a veto because this particular 4.62 acre zone reclassification is not itself of major consequence and does not appear to warrant such a strong response. I do recommend that the Executive allow the ordinance to become law without signature to minimize the potential for establishing a precedent allowing the Zoning and Subdivision Examiner to unilaterally recommend approval of rezones that are inconsistent with adopted community plans.

JN:PR:am
CP008/TRH

cc: Bill Jolly, Acting Manager, Planning Division
Bryan Glynn, Manager, Building and Land Development Division
Richard H. Holmquist, Chief Deputy, Civil Division