

October 15, 1986  
9743A:MMc:clt

Introduced by: GARY GRANT

Proposed No.: 86 - 318

ORDINANCE NO. 7844

AN ORDINANCE relating to Planning, amending the Soos Creek Plateau Communities Plan, amending Ordinance 4572, Sections 1 and 2 and K.C.C. 20.12.270.

PREAMBLE:

For the purpose of effective area-wide planning and regulation, the King County council makes the following legislative findings:

(1) The Soos Creek Plateau Community Plan, adopted November 14, 1979 by Ordinance 4572, augments and amplifies the King County Comprehensive Plan.

(2) King County has studied a portion of the Soos Creek Plateau Communities Plan and determined the need to amend the plan pursuant to K.C.C. 20.12.070-20.12.080.

(3) A Declaration of Non-Significance was filed by the Planning Division in 1986.

(4) Amending the Soos Creek Plateau Communities Plan will provide for coordination and regulation of public and private development and bears a substantial relationship to, and is necessary for, the public health, safety, and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 4572, Sections 1 and 2 and K.C.C. 20.12.270 are hereby amended to read as follows:

A. The Soos Creek Plateau Communities Plan, attached to Ordinance 4572 as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County, as such constitutes official county policy for the geographic area defined therein.

B. The Soos Creek Plateau Communities Plan Area Zoning, attached to Ordinance 4572 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

1 C. The land use plan amendment attached to Ordinance 7844  
2 as Appendix A, is adopted as an amendment to the Soos Creek  
3 Plateau Communities Plan. An amendment to the Soos Creek Plateau  
4 Communities Plan Area Zoning, attached to Ordinance 7844 as  
5 Appendix B, is adopted as the official zoning control for that  
6 portion of unincorporated King County defined therein. The  
7 properties designated Potential RM-900 and Potential B-C with  
8 P-suffixes on Appendix B are subject to the following P-suffix  
9 conditions:

10 1. The access to tax lots 31, 103, 104 and 105 shall be  
11 consolidated to the maximum extent possible to reduce access  
12 problems relative to SR 516. If additional parcels are combined  
13 in one application to actualize the potential zoning, then the  
14 examiner shall evaluate the entire proposal and shall limit  
15 access as necessary to facilitate the operation of SR 516.

16 2. Site plans for any proposed development shall be  
17 subject to review and approval pursuant to K.C.C. 21.46.150-200.

18 3. A minimum building set-back of 20 feet along property  
19 lines shall be provided adjacent to properties with single family  
20 residential use. The building set-back area shall be landscaped  
21 with conifers, planted berm or wide hedge which should become an  
22 effective visual screen within 3 years.

23 4. Provide a minimum building set-back 20 feet along S.E.  
24 272nd St. (Kent-Kangley Road). The building set-back area shall  
25 be landscaped with a 3-foot hedge or 3-foot planted berm  
26 supplemented with other plantings. Plant trees spaced at a  
27 maximum of 25 feet.

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5. In the potential RM-900 zones, when the zoning is actualized the height of any building shall not exceed the height permitted by zoning on properties located immediately adjacent to the north and east.

INTRODUCED AND READ for the first time this 7<sup>th</sup> day of June, 1986.

PASSED this 3<sup>rd</sup> day of November, 1986.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

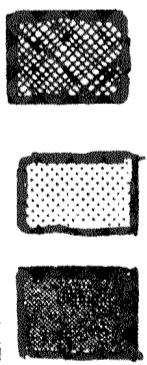
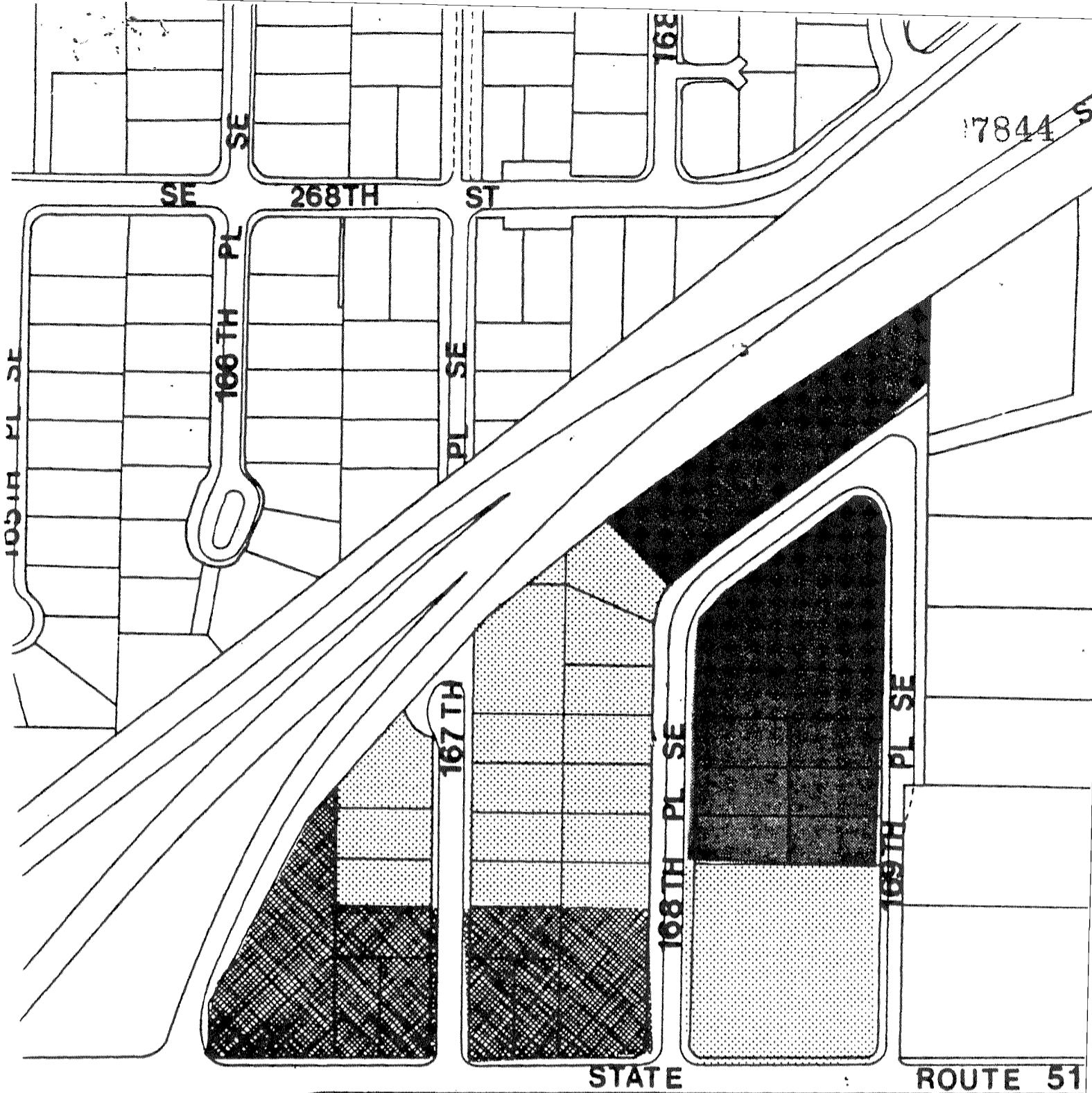
Audrey Linger  
Chair

ATTEST

Janet M. Stevens  
Clerk of the Council

APPROVED this 13<sup>th</sup> day of November, 1986.

Bill Hill  
King County Executive



- Community Retail Business
- Maximum Density Multifamily
- Medium Density Multifamily

APPENDIX "A"

