

5/24/87

Introduced by Cynthia Sullivan

DMD:jm:pc

Proposed No. 86-362

ORDINANCE NO. 18093

AN ORDINANCE modifying the recommendation of the zoning and subdivision examiner and granting the appeal of the applicant, to approve, subject to conditions, the preliminary plat of SHADOWBROOK, designated building and land development file no. 486-3.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The recommendation of the zoning and subdivision examiner having been based upon an erroneous conclusion, this ordinance does hereby adopt and incorporate herein the attached findings and conclusions in Attachment A and the findings and conclusions regarding the plat in the zoning and subdivision examiner's report dated March 25, 1987.

SECTION 2. The preliminary plat of Shadowbrook, designated applicant's preferred design, as revised and received February 10, 1987 as a revision to the application, building and land development division file no. 486-3, is hereby approved, as follows:

A. Subject to the 43 conditions for final plat approval set forth at pages 28 to 33 in the revised report and recommendation of the zoning and subdivision examiner dated March 25, 1987, filed with the clerk of the council on April 16, 1987.

B. Subject to the condition that the construction of all trails shall be completed prior to the time that any lots are offered for sale and that a demonstration be made that the trails within the plat can be linked to the existing regional trail system.

INTRODUCED AND READ for the first time this 23rd day of June, 1986.

PASSED this 26th day of May, 1987.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chairman

ATTEST:

Donna M. Owens
Clerk of the Council

APPROVED this 5th day of June, 1987.

[Signature]
King County Executive

Attachment A to Ordinance 8093

Based on the record before the King County Council and the hearing held April 27, 1987 on the request for a rezone and preliminary plat approval in Shadowbrook, Building and Land Development File Nos. 122-85-R and 486-3 the King County Council reverses and modifies the recommendation of the Zoning and Subdivision Examiner in his March 25, 1987 report and recommendation and finds and concludes as follows:

Findings:

1. A reclassification of this property to 'SC-P would be consistent with applicable policies of the King County Comprehensive Plan, Bear Creek Middle Plan (BCMP) and the requirements of King County Code section 20.24.190.
2. The SC-P zone is consistent with the policies of the King County Comprehensive Plan - 1985 and the 1971 BCMP.
3. The area zoning, adopted by Ordinance No. 1019 concurrently with the BCMP, assigns to the subject property zone classifications which require low density development.
4. The SC zone provides for the same low density contemplated in the 1971 BCMP and in addition provides for the preservation of open space and sensitive areas in a more effective manner than in a 'G' or 'SE' zone. The SC zone is within the spirit and intent of the middle plan for the subject property.
5. The close proximity of the plat of Bear Creek Country Club Estates and the rezone of that property for G to SC-P effects the subject property in a manner and design differently than other property in the area. Further, although the designation of the subject property will be changed from G, SE and A to SC-P, and thus technically constitutes a 'reclassification', the density will remain the same. Accordingly, the usual reasons for requiring compliance with K.C.C. 21.24.190 are not applicable.

1 Conclusions:

2 1. To the extent that compliance is required with K.C.C.
3 20.24.190, the impacts from the changed conditions and cir-
4 cumstances in the area affect the subject property in a
5 manner and decree different than they affect other properties
6 in the vicinity.

7 2. The preponderance of the evidence is that the requested
8 reclassification is in the public interest.

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