

August 18, 1988
3427D/ple

Introduced by: Bruce Laing

Proposed No. 88-165

ORDINANCE NO. **8624**

AN ORDINANCE concurring with the recommendation of the Zoning and Subdivision Examiner, and adding a modification, amending King County Zoning Resolution No. 25789, as amended, by denying in part and reclassifying in part, certain property upon the application of ERADCO CORPORATION, designated Building and Land Development File No. 202-88-R.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Except as modified by sections 3 and 4, below, this ordinance adopts and incorporates the findings and conclusions of the May 13, 1988 and June 24, 1988 reports of the zoning and subdivision examiner, on the application of Eradco Corporation, to deny, in part, and to reclassify, in part, certain property described in building and land development file no. 202-88-R.

SECTION 2. The recommendation of the zoning and subdivision examiner to reclassify the eastern 151 (approximate) feet from RM-2400-P to RM-1800-P, subject to conditions (modified), and to reclassify the central portion from RM-2400-P to (revised) RM-2400-P, subject to conditions (modified), and to deny reclassification of the RS-7200 portion of the subject property 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 within one year of council approval, or all authority granted by this ordinance shall expire and this ordinance shall be of no further force or effect. (If there are no conditions to be satisfied, the effective date shall be ten days after enactment.) Upon this ordinance becoming effective, the building and land development division shall amend the official zoning maps of the King County to reflect this action.

SECTION 3. The council finds that:

A. The examiner erred in his June 24, 1988, conclusions no. 2 and 6, by stating that if the applicant voluntarily dedicates right of way that density credit should not be granted;

B. Providing the opportunity for future development of 114th Avenue Southeast consistent with county standards is an important and legitimate public purpose; and

C. The portion of comprehensive plan policy F-206 that relates to density credit for arterial right of way dedication is a guideline and not a regulation.

SECTION 4. The applicant is permitted to dedicate the west thirty feet of the subject property to 114th Avenue Southeast right of way. If the applicant makes such a dedication, he shall not lose any development density credit attributable to the dedicated portion of the subject property.

INTRODUCED AND READ for the first time this 22nd day of February, 1988.

PASSED this 15th day of August, 1988.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chair

ATTEST:

Jarathy M. Owens
Clerk of the Council