

June 7, 1995

Introduced By: Chris Vance

Reid: CW

Proposed No.: 95 - 431

ORDINANCE NO. **11934**

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AN ORDINANCE relating to zoning; amending Ordinance 11653, Appendix O, 1994 Parcel List, as amended December 19, 1994 and Appendix A, 1994 Zoning Atlas dated November 1994, as amended December 19, 1994, to reclassify nine parcels of property located in the East Sammamish Planning Area (tax lots: 212406-9014, 212406-9019, 212406-9022, 212406-9024, 212406-9029, 212406-9049, 212406-9056, 212406-9093, 212406-9098) from Industrial (I) to Community Business (CB).

FINDINGS:

1. Clarification of Council's intent for zoning of these nine parcels of property is necessary because of mistakes made during the Council's review of areawide zoning.

2. Robert Reid owns nine contiguous parcels (tax lots: 212406-9014, 212406-9019, 212406-9022, 212406-9024, 212406-9029, 212406-9049, 212406-9056, 212406-9093, 212406-9098) in the East Sammamish Planning Area.

3. In the East Sammamish Community Plan, these parcels were zoned Manufacturing Park with P-Suffix(s) condition(s) (MP-P) and are referenced in policy CI-7 as an Employment Center.

4. The 1994 King County Comprehensive Plan, adopted under the Growth Management Act, designated the land use for these parcels as Community Business (CB). This property is included in the Issaquah Employment Center which is designated as a Community Business Center by Comprehensive Plan Policy U-618.

5. The Executive-proposed zoning to implement the 1994 Comprehensive Plan designated these nine parcels Industrial with P-Suffix condition(s) (I-P). Mr. Reid was notified by a letter dated November 10, 1994 that the Executive-proposed zoning for this property was Industrial with a P-Suffix condition(s) (I-P).

1 6. Mr. Reid submitted an area zoning request for
2 this property requesting Regional Business (RB) or
3 Community Business (CB) zoning instead of
4 Industrial (I).
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6 7. DDES prepared a matrix showing that the
7 Executive and Council staffs' recommendation for
8 zoning of these nine properties, after review of
9 the area zoning request submitted by Mr. Reid, was
10 Community Business (CB). At the King County
11 Council public hearing on areawide zoning held
12 December 9, 1994, Markham A. Quehrn, an attorney
13 representing Mr. Reid, received the DDES matrix
14 indicating that Executive and Council staffs were
15 recommending Community Business zoning for these
16 nine parcels of property. Mr. Quehrn was speaker
17 number three at the hearing and his testimony
18 indicates that as a result of the information on
19 the matrix, he believed that his client would
20 receive Community Business zoning for these
21 properties.
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23 8. Councilmembers used the December 9, 1994
24 matrix to determine whether zoning amendments
25 should be made to the Executive-proposed zoning.
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27 9. Prior to the January 9, 1995 Council adoption
28 of zoning, the December 9, 1994 matrix was
29 revised. This revision included a change in the
30 recommendation column for these nine parcels from
31 CB to I. Councilmembers were not alerted to the
32 matrix revision which affected these nine parcels.

33 10. On January 9, 1995, a Zoning Atlas and
34 corresponding Data File dated December 19, 1995
35 was adopted by the King County Council. Both the
36 atlas and the data file show Industrial Zoning
37 with a P-Suffix condition (I-P) for these nine
38 parcels.

39 11. Due to the CB zoning listing on the December
40 9, 1994 matrix, amendments may not have been
41 sponsored for these nine parcels of property to
42 amend the proposed zoning from Industrial to
43 Community Business. Council did not have the
44 opportunity to consider this rezone from
45 Industrial to Community Business zoning. There is
46 also some question as to whether, and to what
47 extent, some or all Councilmembers may have
48 intended to adopt CB for these parcels based upon
49 the December 9, 1994 Matrix.

50 12. The Council, by this action, is revisiting
51 their legislative zoning decision to clarify their
52 intent with respect to these parcels.
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BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Amend Ordinance 11653, Appendix O, 1994 Parcel List, as amended December 19, 1994 and Appendix A, 1994 Zoning Atlas dated November 1994, as amended December 19, 1994, to reclassify tax lots: 212406-9014, 212406-9019, 212406-9022, 212406-9024, 212406-9029, 212406-9049, 212406-9056, 212406-9093 and 212406-9098 which are located in the East Sammamish Planning Area from Industrial (I) to Commercial Business (CB).

INTRODUCED AND READ for the first time this 12th day of June, 1995.

PASSED by a vote of 12 to 0 this 14th day of August, 1995.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 22nd day of August, 1995

Ray Fisher
King County Executive

Attachments: