

June 25, 1997  
CW/TF:sw

Introduced By: BRIAN DERDOWSKI

Proposed No.: 97-325

ORDINANCE NO. **12816**

AN ORDINANCE relating to zoning; amending Ordinance 11653, Appendix I, 1994 Parcel List, as amended December 19, 1994 and Appendix A, 1994 Zoning Atlas dated November 1994, as amended, to reclassify a portion of property located in the Snoqualmie Valley Planning Area (tax lots 132308-9093 and 132308-9125, and a portion of tax lot 132308-9098) from Urban Reserve Potential Industrial (URP/POT-IP) to Industrial(IP).

STATEMENT OF FACTS:

1. Clarification of the Council's intent for zoning of this property is necessary because of mistakes made during the Council's review of areawide zoning.
2. Thomas Weber owns parcels 132308-9093 and 132308-9125 in the Snoqualmie Valley Planning Area, within the City of North Bend's Urban Growth Area. The property is in the middle of a row of properties fronting on Southeast North Bend Way and extending north to Southeast 140th Street.
3. In the Snoqualmie Valley Community Plan, this property was zoned outright Light Manufacturing with P-Suffix(s) condition(s) (ML-P) and is specifically referenced as Issue 19-B in Ordinance 9118, which adopted the Snoqualmie Valley Community Plan and Area Zoning. Since adoption of the Snoqualmie Valley Community Plan, the property boundary lines have been adjusted from north-south to east-west. As a result, the zoning data in the Department of Development and Environmental Services Geographic Information System also shows a similar split in the zoning on the adjacent parcel, tax lot 132308-9098, owned by Tanner Electric Co-op.
4. The 1994 King County Comprehensive Plan, adopted under the Growth Management Act, designated the land use for the subject property and

1 adjoining properties as Rural City Urban Growth Area, and these  
2 properties are within the City of North Bend's designated Urban Growth  
3 Area. The City of North Bend's land use plan for the area includes Map  
4 2B, Proposed Zoning, which shows the entire Weber property, as well as  
5 the Tanner Electric property, as Employment Park 2, a classification  
6 comparable to King County's Industrial zone.

7 5. The Executive-proposed zoning to implement the 1994 Comprehensive  
8 Plan was intended to make no zoning changes in the vicinity of the subject  
9 property except to convert the existing classifications from King County  
10 Title 21 to those in the new Zoning Code, King County Title 21A. The  
11 proper conversion zoning for the subject property should have been  
12 Industrial, with the existing P-suffix conditions (IP).

13 6. The Department of Development and Environmental Services has  
14 testified that an incorrect map was inadvertently included in the Executive-  
15 proposed zoning in 1994. Properties on either side of the Weber property,  
16 except for a portion of tax Lot 132308-9098 owned by Tanner Electric, are  
17 zoned IP all the way from Southeast North Bend Way to Southeast 140th  
18 Street. There is no Comprehensive Plan policy or map basis for zoning  
19 the north half of the subject property or the Tanner Electric property with  
20 potential rather than outright Industrial zoning.

21 7. On January 9, 1995, a Zoning Atlas and corresponding Data File dated  
22 December 19, 1995 was adopted by the King County Council. Both the  
23 atlas and the data file show Urban Reserve/ Potential Industrial Zoning  
24 with a P-Suffix condition (URP/I-P) for the north half of the subject  
25 property and outright Industrial with a P-suffix condition (IP) for the  
26 south half of the subject property, and a similar split for the Tanner  
27 Electric property.

28 8. The P-suffix conditions originally adopted by Ordinance 9118 for the  
29 subject property and other properties in the vicinity and set forth on pages  
30 40-42 of the published Snoqualmie Valley Community Plan Area Zoning,  
31 relating to issues such as environmental protection, aesthetics and  
32 vehicular access, were readopted by Ordinance 11653 and remain in  
33 effect.

34 9. A. King County, with the assistance of citizens of King County,  
35 business and community representatives, the incorporated cities and towns  
36 and other public agencies, studied and considered alternative policies for  
37 growth and development, during preparation of both the Snoqualmie  
38 Valley Community Plan and Area Zoning and the 1994 King County  
39 Comprehensive Plan and its area zoning. King County considered the  
40 environmental impacts of both the Snoqualmie Valley Community Plan

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and Area Zoning and the 1994 King County Comprehensive Plan and its area zoning.

B. The technical correction affected by this ordinance is within the range of alternatives considered by the environmental documents prepared for the Snoqualmie Valley Community Plan and Area Zoning and the 1994 King County Comprehensive Plan and its area zoning, and would not have a significant adverse impact on the environment. Therefore, the environmental checklists, threshold determinations and environmental documents prepared for the Snoqualmie Valley Community Plan and Area Zoning and the 1994 King County Comprehensive Plan and its area zoning apply to this ordinance. Additional SEPA review may be required for development at the time a building permit or other permit is applied for by the property owner.

C. This finding meets the requirements of Section 50C, Ordinance 12196.

10. The Council, by this action, is revisiting their legislative zoning decision to clarify their intent with respect to this portion of King County including tax lots 132308-9093, 132308-9125, and 132308-9098, which was to convert it to outright Industrial zoning based on the area zoning adopted by Ordinance 9118.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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SECTION 1. Amend Ordinance 11653, Appendix I, 1994 Parcel List, as amended, and Appendix A, 1994 Zoning Atlas dated November 1994, as amended, to reclassify the entire area of tax lots 132308-9093 and 132308-9125, and tax lot 132308-9098, which are located in the Snoqualmie Valley Planning Area from Urban Reserve/Potential Industrial (URP/IP) to Industrial(IP), as shown on the map labeled Attachment A.

INTRODUCED AND READ for the first time this 16<sup>th</sup> day of

June, 1997.

PASSED by a vote of 13 to 0 this 28<sup>th</sup> day of July

1997.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Janet Hagie  
Chair

ATTEST:

[Signature]  
Clerk of the Council

APPROVED this 8 day of August, 1997.

[Signature]  
King County Executive

Attachments:  
A. Map

12816 UR

SE 140th St

UR  
[RB-P]

UR

~~UR-P  
[I-P]~~

I-P

455th PI SE

I-P

RB-P

I-P

1323089093

1323089125

1323089098




~~UR-P  
[I-P]~~

SE North Bend Way

I-90

# North Bend UGA Area Zoning Amendment Attachment A

May 7, 1997

-  Area of Zoning Change
-  Existing Zoning Boundaries
-  Parcels

