



## Legislation Details (With Text)

<b>File #:</b>	2004-0468	<b>Version:</b>	2
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed
<b>File created:</b>	9/27/2004	<b>In control:</b>	Hearing Examiner
<b>On agenda:</b>		<b>Final action:</b>	1/10/2005
<b>Enactment date:</b>		<b>Enactment #:</b>	15112
<b>Title:</b>	AN ORDINANCE concurring with the recommendation of the hearing examiner to approve, subject to conditions, reclassification of certain property located west of 468th Avenue Southeast between Southeast 140th Street and Southeast North Bend Way as described in department of development and environmental services file no. L03TY402 from Urban Reserve (UR) with Potential Industrial (I) and Special District Overlay (SO-170) to Industrial (I) with P-suffix conditions and a pre-effective condition, at the request of Puget Western; and amending K.C.C. Title 21A, as amended, by modifying the zoning map to reflect this reclassification.		
<b>Sponsors:</b>	Larry Phillips		
<b>Indexes:</b>	DDES/DPER, Hearing Examiner, North Bend, City of, Plats		
<b>Code sections:</b>			
<b>Attachments:</b>	1. Ordinance 15112.pdf, 2. 2004-0468 Cougar Ridge Newspaper Cover Memo.doc, 3. 2004-0468 Cougar Ridge Rezone Clerk's Legal Ad.doc, 4. 2004-0468 Cougar Ridge Rezone Cover Memo.doc, 5. 2004-0468 Hearing Notice.doc		

Date	Ver.	Action By	Action	Result
1/10/2005	2	Metropolitan King County Council	Passed	Pass
9/27/2004	1	Metropolitan King County Council	Introduced and Referred	

Clerk 01/03/2005

AN ORDINANCE concurring with the recommendation of the hearing examiner to approve, subject to conditions, reclassification of certain property located west of 468th Avenue Southeast between Southeast 140th Street and Southeast North Bend Way as described in department of development and environmental services file no. L03TY402 from Urban Reserve (UR) with Potential Industrial (I) and Special District Overlay (SO-170) to Industrial (I) with P-suffix conditions and a pre-effective condition, at the request of Puget Western; and amending K.C.C. Title 21A, as amended, by modifying the zoning map to reflect this reclassification.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This ordinance adopts and incorporates the findings and conclusions of the November 30, 2004, report and recommendation of the hearing examiner, filed with the clerk of the council on December 29, 2004, upon the application of Puget Western to reclassify certain property described in department of development and environmental services file no. L03TY402.

SECTION 2. The recommendation of the hearing examiner to reclassify the subject property from Urban Reserve (UR) with Potential Industrial (I) and Special District Overlay (SO-170) is hereby adopted, subject to the post-effective conditions and the following pre-effective condition:

Within five years of rezone approval the Applicant shall document King County Council approval of a sewer comprehensive plan for the City of North Bend that includes provisions for sewer service extension to the property. Failure to meet this pre-effective condition shall operate to invalidate this rezone approval; provided that, this pre-effective condition shall be deemed waived if within five years King County amends K.C.C. Title 13 to allow on-site wastewater treatment systems to serve the Corporate Park property.

Upon this ordinance becoming effective, the land use services division shall amend the official zoning maps of King County to reflect this action.