

CITY OF WOODINVILLE, WASHINGTON

ORDINANCE NO. 282

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING FROM PUBLIC/INSTITUTIONAL (P/I) TO NEIGHBORHOOD BUSINESS (NB) WITH A TOURIST DISTRICT OVERLAY (TDO) THAT PROPERTY LOCATED AT 14700 148TH AVENUE N.E. AND OWNED BY THE SAMMAMISH VALLEY GRANGE

WHEREAS, the Sammamish Valley Grange is the owner of certain property located at 14700 148th Avenue NE, and

WHEREAS, the Sammamish Valley Grange applied for a Comprehensive Plan and zoning map amendment from Public Institutional to Neighborhood Business, and

WHEREAS, the City conducted the required Environmental Review under the State Environmental Policy Act (SEPA), and

WHEREAS, the Planning Commission held Public Hearings on the proposed Comprehensive Plan Amendments on May 3rd, May 17th, June 7th, and June 21st, 2000, and forwarded its recommendation of approval to the City Council, and

WHEREAS, the City Council has received and reviewed the Planning Commission's report and recommendations, and

WHEREAS, the City Council has approved the Comprehensive Plan Amendments including the redesignation of the subject property for Neighborhood Business land use and zoning, and

WHEREAS, the Planning Commission conducted a Public Hearing on the Zoning Map Amendment on November 15, 2000, and forwarded its Findings and Recommendation of Approval to the City Council, and

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The City Council hereby adopts the Findings of Fact and Conclusions of the Planning Commission set forth as Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. The City's official zoning map is hereby amended to rezone the property set forth on Exhibit A from Public Institutional to Neighborhood Business with a Tourist District Overlay.

Section 3. The Planning Director is hereby authorized and directed to make the necessary changes to the City's zoning map as set forth in this ordinance.

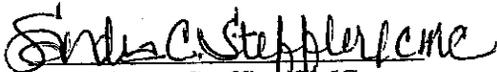
Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF WOODINVILLE THIS 11th DAY OF December, 2000.


RANDOLPH L. RANSOM, MAYOR

ATTEST:


Sandra C. Steffler/CMC
City Clerk

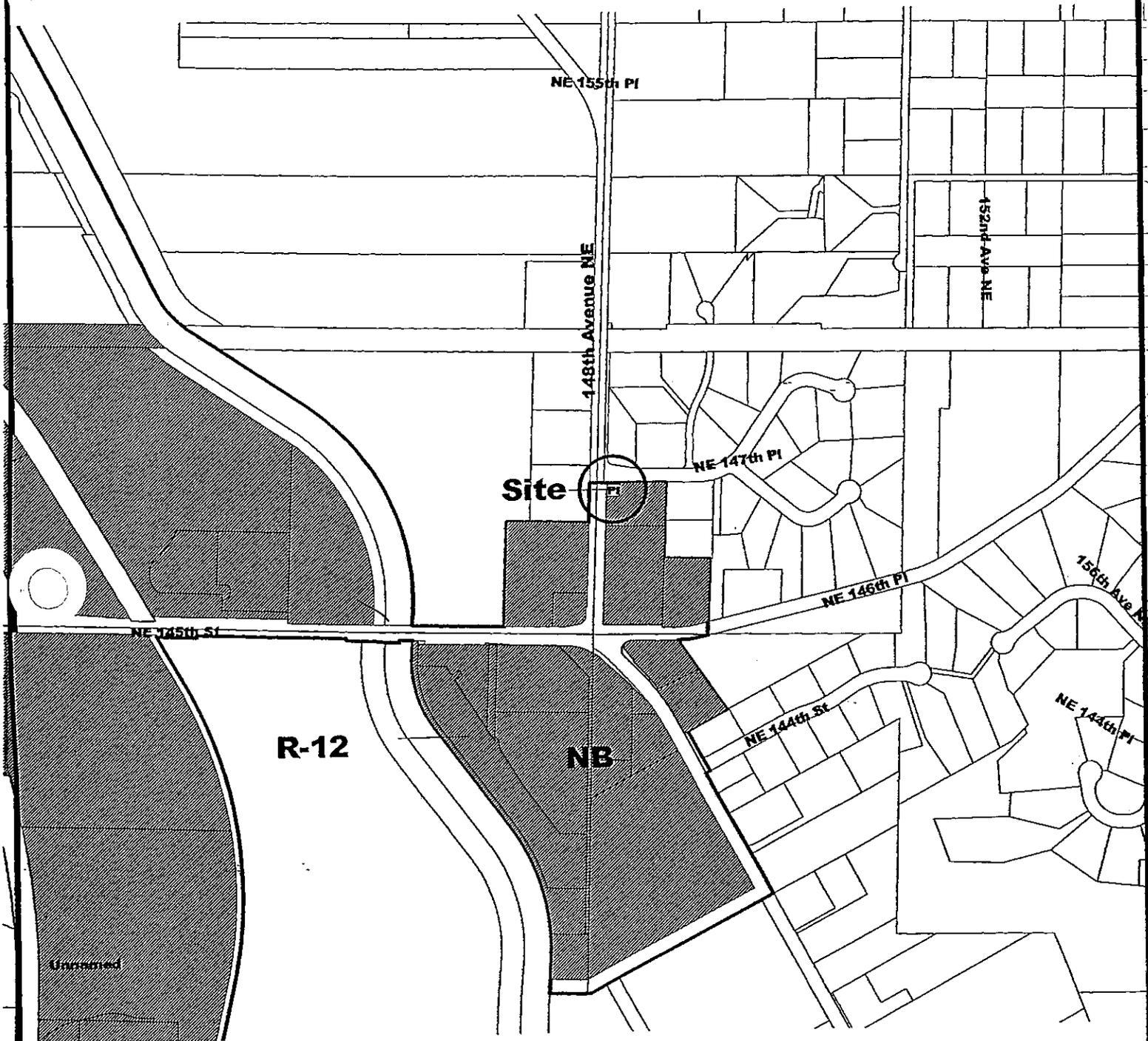
APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By 
Jeff Taraday
City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL: 12-11-2000
PUBLISHED: 12-18-2000
EFFECTIVE DATE: 12-23-2000
ORDINANCE NO. 282

**Proposed Zoning Map Amendment
From Public Institution (PI) to
Neighborhood Business / Tourist District Overlay**

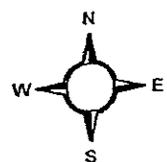
EXHIBIT 2
PAGE 1 OF 1



Public Institution - PI

Neighborhood Business - NB

Tourist District Overlay - TDO (shaded area)



land owned by the University of Washington in the Grace Neighborhood and by the Woodinville Water District.

Joint Planning Area

This designation has been given to the Grace Neighborhood in anticipation of annexation by the City of Woodinville. This area is subject to joint planning activities and agreements to ensure a smooth transition from Snohomish County to the City of Woodinville.



3.4.2 Amending the Future Land Use Map

From time to time, the City may be asked to amend the designations of the Future Land Use Map. The Planning Commission and City Council must carefully evaluate such requests to amend the Future Land Use Map to determine the long-term benefits and costs to the City. Requests will be considered annually. The factors listed below should be considered in reviewing map amendment requests. Whether initiated by the City or a private party, the burden of proof is upon the proponent to demonstrate the long-term benefit to the City.

1. How is the proposed land use designation supported by or consistent with the existing policies of the various elements of the Comprehensive Plan? If it isn't, the development should demonstrate how the change is in the best long-term interest of the City.
2. How does the proposed land use designation promote a more desirable land use pattern for the community? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.
3. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility with the uses of other properties in the vicinity?
4. Comments received from affected property owners and residents.

3.5 Annexation

Annexation is the process by which unincorporated lands adjacent to the city boundary become part of the City. When annexed to the City, land use and zoning designations are assigned. The main reasons for annexation include, but are not limited to, increasing the efficiency and reducing the fragmentation in the delivery of municipal services, greater control of land use and service planning within a geographically related area, more logical city boundaries, and the desire of adjacent residents to be part of the city.

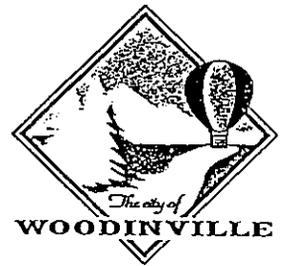
certain goals are being met. For those types of actions which can be quantified, the City should maintain an up-to-date database which can be easily revised to measure such items as land consumption, inventory of vacant land of various types (single family residential, multiple family, commercial, industrial, etc.), employment levels, building permits, housing costs, vacancy rates, and population. The City's land use monitoring program will be useful in coordinating local and regional efforts to implement the countywide planning policies for King and Snohomish Counties.

The more subjective qualities, such as overall community appearance, quality of life, and neighborhood character, are more difficult to measure yet very important in rating the overall effectiveness of the Land Use Element. Periodic public opinion surveys can be used to gauge these less tangible items. Typically, subjective aspects of community life have had more effect on the land use decisions made by appointed and elected decision makers than measurable trends, data, and growth projections. Land use plan decisions are often based on intuition, or "how things feel" rather than on measurable statistical factors. Although often immeasurable, perceptions about the quality or character of growth must be understood if they are to be used as a basis for amending policies of the Land Use Element.

3.7.2 Amending Policies

The policies of the Land Use Element are the basis for many actions taken by the City and private sector. The foundation for the policies should be grounded in legal requirements, such as the Growth Management Act, sound planning and land use principles, the community's vision and values, and the community's anticipated future growth needs. From time to time laws are changed, economic conditions or social values change, growth trends cause a shift in land use needs, or the community's idea of what it wishes to be may be altered. When such changes occur, it is appropriate to review the Goals and Policies.

The policies of the Land Use Element are intended to provide a stable framework to guide the long-term physical growth within the Woodinville Planning Area. Therefore, consideration of changes to the land use policies should be based on the long-term benefit to the community. Changes to the foundations upon which the policies are based may cause a need to change the policies and subsequent programs or regulations which implement the policies. Major policy changes should be viewed in the context of changes to the law, changed socioeconomic conditions, shifts of community opinion and priorities, and significant changes to the amount and characteristics of anticipated future growth. Changes will be considered every five years.



"Citizens, business and local government;
a community commitment to our future."

CITY OF WOODINVILLE
DETERMINATION OF NON-SIGNIFICANCE
PROJECT: Sammamish Grange

Threshold Determination: Determination of Non-Significance
Date of Issuance: October 30, 2000
File Number: SEP2000-0084, ZMA2000-0082
Applicant: City of Woodinville
Proposal Location: 14700 148th Ave. NE, Woodinville, King County, Washington
S/T/R: 14/26/05
Proposal Description: SEPA for Zoning Map Amendment from Public Institutional (P/I) to Neighborhood Business (NB) in the Tourist District Overlay for compliance with the Comprehensive Plan
City of Woodinville
Lead Agency: City of Woodinville

NOTE: This determination does not constitute approval of the proposal. This proposal will be reviewed for compliance with SEPA Determination Review Procedures.

Threshold Determination:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

COMMENTS AND APPEALS:

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the signature date below.

Any interested party may submit written comments on this determination. Written comments or appeals must be received in the City of Woodinville, Department Planning and of Community Development **before 5:00 P.M. on November 13, 2000.**

Any appeal shall state with specificity the reasons why the determination should be reversed. **All appeals must be accompanied by a non-refundable \$180.00 filing fee.** Comments or appeals should be addressed to the responsible official designated below.

If you have any questions, please call Project Planner, Dana Jenkins at (425) 489-2754.

RESPONSIBLE OFFICIAL: Ray Sturtz
POSITION/TITLE: Director of Planning and Community Development
ADDRESS: 13203 NE 175th Street
Woodinville, WA 98072

SIGNATURE: _____

DATE: _____

13203 NE 175th Street • Woodinville, WA 98072-8534
425-489-2700 • Fax: 425-489-2705