

5/31/79

MOTION NO. 4287

1 A MOTION relating to the Proposed Plat of
2 Wellington designated Building and Land
3 Development File No. 777-4 and revising
4 conditions for approval established by
5 Motion No. 3567.

6 WHEREAS, Motion No. 3567 (attached hereto) adopted by the
7 King County Council, June 26, 1978, approved the Plat of Welling-
8 ton subject to the conditions recommended by the Zoning and Sub-
9 division Examiner, the completion of a planned unit development
10 under the provisions of K.C.C. 21.56, and to three additional
11 conditions, and

12 WHEREAS, in lieu of completing a planned unit development,
13 the applicant has submitted a revised plat dated March 5, 1979,
14 which meets the three additional conditions established by Council
15 Motion No. 3567 regarding density, minimum lot size, and placement
16 relative to adjacent properties, and

17 WHEREAS, the revised plat, dated March 5, 1979, has been
18 reviewed by the Subdivision Technical Committee and found to be
19 consistent with adopted County Code and policies, and reviewed by
20 the attorney for the appellant property owners and found to
21 address the concerns of the appellants, and

22 WHEREAS, the Council finds the revised plat, dated March 5,
23 1979, is compatible with abutting properties, eliminating the
24 necessity for redesign as a planned unit development.

25 WHEREAS, written notice has been given to all parties of
26 record in this proceeding.

27 NOW THEREFORE, BE IT MOVED by the Council of King County:

28 The approved preliminary Plat of Wellington, designated
29 Building and Land Development Division File No. 777-4, shall be
30 the revised plat dated March 5, 1979, and shall be subject to the
31 following conditions:

32 1) Motion 3567, granting preliminary approval to the Plat
33 of Wellington is revised to delete the requirement for completion
of a planned unit development.

2) The Plat of Wellington (File No. 777-4) is approved as
revised and submitted March 5, 1979 subject to the following

1 conditions recommended by the Subdivision Technical Committee.
2 These conditions supercede the conditions stated in Items 3-a
3 through 3-p of the May 5, 1978 Report and Recommendation of the
4 Zoning and Subdivision Examiner.

5 a. Compliance with all platting regulations of
6 Resolution No. 11048 and subject to standard conditions of pre-
7 liminary plat approval.

8 b. The dimensions of all lots shall meet the minimum
9 requirements of the S-E zone classification. Lot averaging shall
10 be permitted provided that no perimeter lot (except along the
11 Snohomish County boundary line) is less than 35,000 square feet,
12 and that lots abutting residences on lots of one acre or more
13 within 300 feet of the subdivision shall be one acre or larger.

14 c. Tract B shall be improved to the level of road
15 standards required by Snohomish County at the time the property
16 to the north is developed, and shall be limited to serve four
17 lots.

18 d. The access easement between 156th Avenue N.E. and
19 the west boundary of Lot 7 shall be improved to King County
20 standards for a rural half street, and that portion of the
21 easement within the subject subdivision shall be dedicated as a
22 public road.

23 e. Storm drainage plans shall be approved by the
24 Department of Public Works, Hydraulics Division. Said drainage
25 plans shall comply with King County Ordinance No. 2281.

26 f. Provide and maintain pollution separation facilities
27 to insure pollutants from the site do not enter the natural
28 drainage system.

29 g. Provide and maintain temporary sedimentation
30 collection facilities to insure sediment laden water does not
31 enter the natural drainage system. These facilities must be in
32 operation prior to clearing and building construction, and
33

1 satisfactorily maintained until construction and landscaping are
2 completed and the potential for on-site erosion has passed.

3 h. All retention/detention ponds required pursuant to
4 Ordinance Nos. 2281 and 2812 may be required to be located in
5 separate tracts with a drainage easement for maintenance. If
6 the pond is not adjacent to a roadway, a fifteen (15) foot
7 crushed rock roadway within an easement for ingress and egress
8 will be required between the pond and a roadway.

9 i. Temporary storm water retention/detention facilities
10 must be constructed and in operation prior to recording of the
11 final plat, unless otherwise approved by the Division of
12 Hydraulics.

13 j. All permanent storm water control facilities re-
14 quired under Ordinance No. 2281 must be in operation prior to
15 recording of the final plat, unless otherwise approved by the
16 Division of Hydraulics.

17 k. The applicant must obtain the approval of the King
18 County Fire Marshal for the adequacy of the water supply in
19 regards to fire flow under the standards of King County Ordinance
20 No. 3087.

21 l. The limit of the 25-year frequency flood plain must
22 be determined and may be required to be shown on the final plat.
23 No permanent dwellings can be constructed within the 25-year
24 frequency flood plain.

25 m. The curve radius of the southern-most east-west
26 street may be required to be increased to smooth the flow of
27 traffic.

28 n. The west $\frac{1}{2}$ of 64th Avenue N.E. shall be constructed
29 to King County standards for a half street (19 feet of paving).

30 o. The final plat shall include a restriction prohi-
31 biting the placement of septic tank drainfields within a
32 distance of one hundred (100) feet from any existing well so long
33 as the well is utilized as a source of domestic water supply.

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3) The easement described under Auditor's File No. 5135804, Vol. 4013, Page 192, and 5849321, Vol 4630, Page 257 being used to service the Plat of Wellington and adjoining properties is deemed necessary for purposes of fire safety and public circulation, and the Department of Public Works shall act to acquire said easement for public road purposes.

4) Mr. Wright shall:

- a. Dedicate the south 30 feet of right-of-way to King County for road purposes.
- b. Not object to abutting lots of 35,000 square feet. Mr. Godecke, the applicant, shall:
 - a. Deed 15 feet north of Wright's property line along Lot 1 and approximately 30 feet east of Wright's property along Lot 3 to equal 70,000 square feet to Mr. Wright.
 - b. Improve access along the center line to a width of 19 feet to 156th Avenue NE.
 - c. Move the existing chain link fence (in good condition) to reflect the change in property lines, and add those sections necessary to enclose the area.

PASSED this 4th day of June, 1979.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Ruby Chow
Chairman

ATTEST:

Dorothy M. Owens
Deputy Clerk of the Council