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MOTION NO. _____

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3 A MOTION approving and supplementing the
4 recommendation of the Zoning and Subdivision
5 Examiner regarding the Preliminary Plat of
6 CENTENNIAL ESTATES DIVISIONS 1, 2 & 3,
7 designated Building and Land Development
8 File No. 379-24

9 WHEREAS, the Deputy Zoning and Subdivision Examiner, by
10 report dated August 1, 1979, has recommended that the Proposed
11 Preliminary Plat of CENTENNIAL ESTATES DIVISIONS 1, 2 & 3, which
12 is the subject of Building and Land Development File No. 379-24,
13 be approved subject to conditions, and

14 WHEREAS, the recommendation of the Deputy Zoning and
15 Subdivision Examiner has been appealed by property owners
16 residing within the area proposed to be subdivided, and

17 WHEREAS, the Council determines that the recommendation
18 made by the Deputy Zoning and Subdivision Examiner should be
19 modified to consider access concerns expressed by the
20 appellants.

21 NOW THEREFORE, BE IT MOVED by the Council of King County:
22 The findings and conclusions contained in the report of the
23 Zoning and Subdivision Examiner dated August 1, 1979 regarding
24 the Preliminary Plat of CENTENNIAL ESTATES DIVISIONS 1, 2 & 3,
25 designated Building and Land Development File No. 379-24, are
26 adopted as the findings and conclusions of the Council, and
27 the Council does hereby concur with and adopt the recommendation
28 contained in the said report, with the following substitute
29 conditions for final plat approval:

30 15. The secondary access easement proposed between Division
31 1 and Division 2 shall be included in the final plat. There
32 shall be no access to S.W. 340th Street and the easement
33 shall be improved as a 16 foot paved section with an inverted
34 crown to control drainage. A homeowners association shall
35 be formed to assume responsibility for maintenance of the
36 improvements.

37 16. The secondary access easement proposed between Division
38 1 and Division 3 shall be included in the final plat on
39 that portion adjoining Lots 1-7 of Division 1. Access to

1 S.W. 340th Street shall be limited to Lots 8-10 of
 2 Division 1 and Lots 12 and 13 of Division 3. To accomplish
 3 this restriction the easement shall be divided into two
 4 easements and separated by a physical barrier in the
 5 vicinity of the property line between Lots 7 and 8 of
 6 Division 1. Lot 12 of Division 3 may access to either the
 7 north or the south. Both easements shall be improved as a
 8 16 foot paved section with an inverted crown to control
 9 drainage. Maintenance of such easements shall be the
 10 responsibility of a homeowners association.

11 17. Undeveloped corner lots in Division 2 and Division 3
 12 shall have a minimum width of 10% greater than the zoning
 13 minimum.

14 18. Complete 45 foot radius turnarounds shall be improved
 15 on the cul-de-sac streets in Division 2 and Division 3.
 16 Details of design and alignment to be further worked out
 17 with the Technical Committee.

18 PASSED THIS 8th day of October, 1979.

19 KING COUNTY COUNCIL
 20 KING COUNTY, WASHINGTON

21 Ruby Chow
 22 Chairman

23 ATTEST:

24 Dorothy M. Owens
 25 DEPUTY Clerk of the Council